



SOUTHWEST RANCH & FARM SALES PRESENTS



100 +/- Acre Godwin Ranch

Price Reduced: \$1,100,000

Oklahoma Country Living

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Property Description

100 ± Acres, Godwin Ranch for Sale, Stuart, Oklahoma, Pittsburg County.

Price Reduced: \$1,100,000.

Animal Units: Horses and livestock are permitted.

Terms: No owner financing.

Location: Stuart, OK, Pittsburg County. Located just 25 minutes from McAlester and approximately 1.5 hours from both Oklahoma City and Tulsa.

Comments: Motivated Seller. Priced to sell! Country living on 100 beautiful, wooded acres. Excellent gravel roads.

Improvements:

3,945 sq ft, 6 bedroom/3.5 bath home built in 2012. Gas fireplace, country kitchen with granite countertops, breakfast nook, and desk built in. Formal dining room, large primary suite with walk-in closet and beautiful en-suite bathroom. Two-car-attached garage. Utility room with electric hookup for washer and dryer. In ground swimming pool, outdoor fireplace, and pergola for outdoor living. Basketball court. In ground storm shelter.

Three-car detached garage.

Loafing shed.

Two Metal carports.

Shop.

Unfinished cabin. Plumbed and wired on concrete slab.

Water: One pond. Rural water to house and cabin.

Terrain: Gently rolling terrain. 75% mature hardwoods, and one hay meadow.

Fences: 80% fenced with barbed wire fencing.

Grasses: Some hay production.

Game: Exceptional deer, turkey, and hog hunting.

No mineral rights owned by owner.

When buying property, offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.

For more information on this ranch please contact at Scott Johnston at (405) 249-8241.

PITTSBURG COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	41.1	45.5	53.9	61.7	69.9	78.2	82.6	81.9	74.3	63.3	52.1	43.3	62.3
DAILY MIN	30.2	34.2	42.4	50.1	59.8	68.2	72.0	70.7	62.9	51.5	40.9	32.9	51.3
DAILY MAX	52.0	56.7	65.3	73.3	80.0	88.2	93.2	93.3	85.8	75.2	63.3	53.6	73.3

Annual number of days max temperature is greater than 90°F: 73
Annual number of days max temperature is greater than 100°F: 12
Annual number of days max temperature is less than 32°F: 4
Annual number of days min temperature is less than 32°F: 66
Annual number of heating degree days (HDD): 3079
Annual number of cooling degree days (CDD): 2133
Annual length of growing season: 216 days
Date of first fall freeze: November 3
Date of last spring freeze: March 31

PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	2.23	2.39	4.41	4.63	5.30	4.46	3.37	2.96	3.66	4.17	3.01	3.02	42.61
NUMBER OF DAYS WITH RAIN	6.4	6.4	9.2	8.5	10.8	8.3	6.3	7.0	6.8	7.9	6.6	7.1	91.3

Annual snowfall (1981-2010): 3.6 in.
Annual percent sunshine (2006-2020): 63%
Annual number of thunderstorm days (1901-1995): 58
Annual number of hail (>1 in.) days (1986-2015): 4-5
Annual number of tornadoes (1950-2021): 1.10
Total number of tornadoes (1950-2021): 79

Notes:

- 1.) Average first and last freeze dates are based on the 50th probability percentile.
- 2.) Unless noted, averages/normals are based on the 1991-2020 period.

RECORDS & EXTREMES

Record high temperature: 116°F (August 10, 1936)

Record low temperature: -18°F (January 22, 1930)

Earliest freeze date: October 20

Latest freeze date: April 18

Wettest year: 78.65 in. (2015)

Driest year: 19.92 in. (1963)

Greatest daily rainfall: 11.77 in. (May 11, 1943)

Greatest seasonal snowfall (Sep - Apr): 25.0 in. (1977-1978)

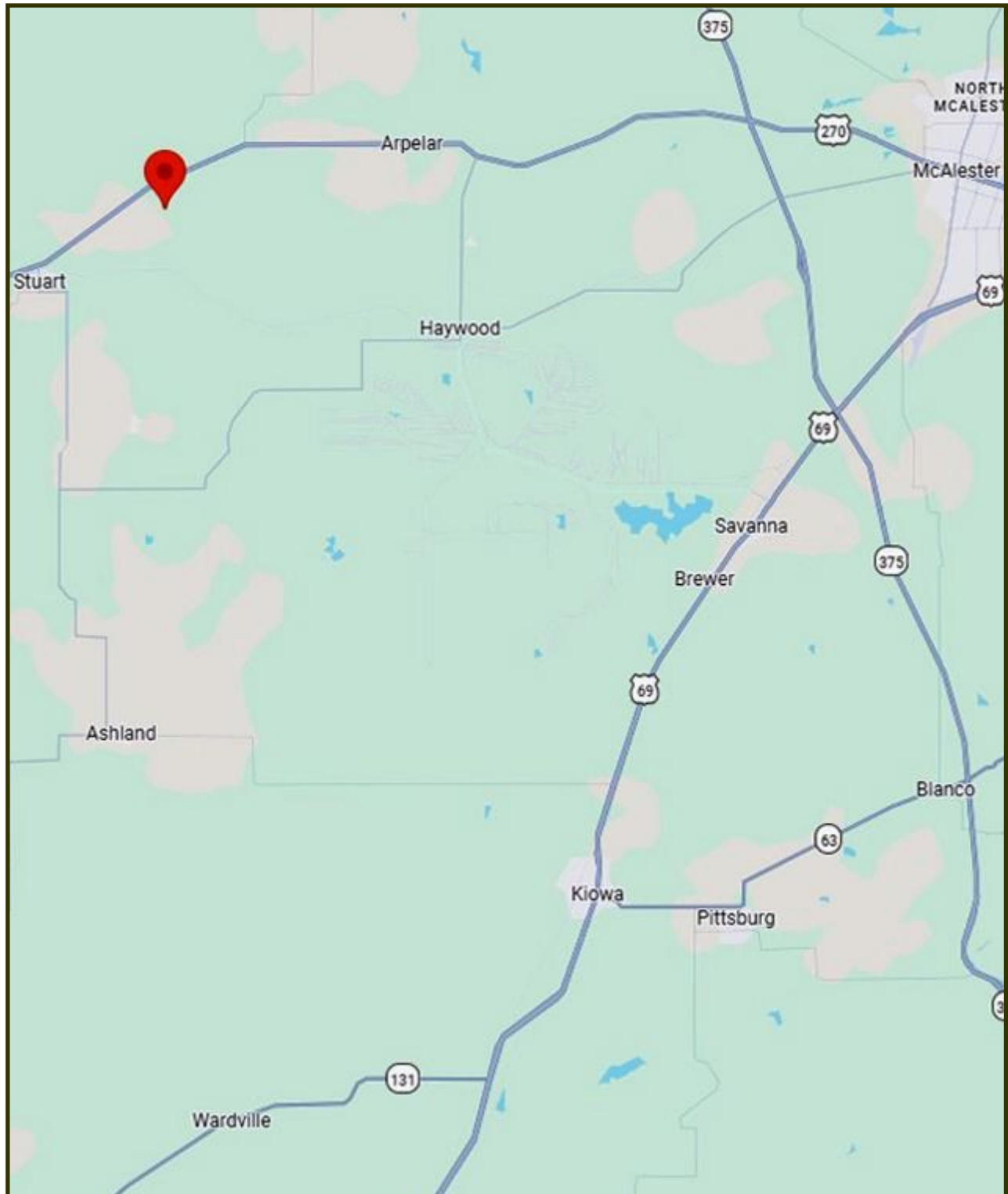
Greatest daily snowfall: 10.1 in. (February 23, 1975)

Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.

HOLIDAY STATS

	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	50	30	73 (1920)	5 (1969)
VALENTINE'S DAY, February 14	56	33	79 (2015)	5 (2021)
INDEPENDENCE DAY, July 4	91	69	104 (1911)	55 (1908)
HALLOWEEN, October 31	69	47	88 (1915)	18 (1917)
CHRISTMAS, December 25	50	28	75 (2016)	-2 (1983)

100 +/- Acre Godwin Ranch Location Map



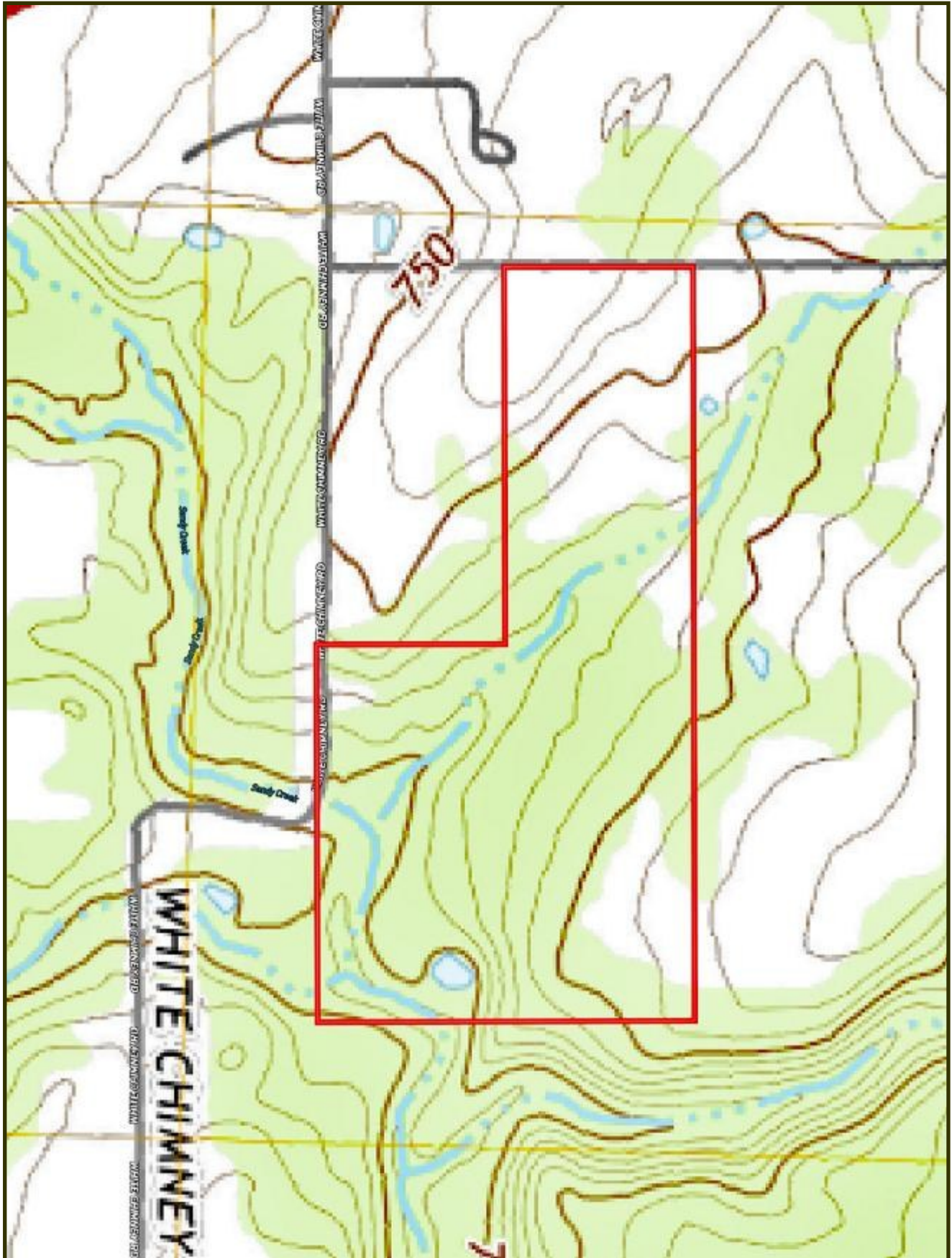
Directions: From Stuart, OK head east on US-270 E (3.1 mi). Turn right onto N3910 Rd/White Chimney Rd (0.5 mi). Turn left at private road for 555 White Chimney Rd, Stuart, OK, 74570.

34.9234, -96.0538.

100 +/- Acre Godwin Ranch Aerial Map



100 +/- Acre Godwin Ranch Topo Map







Ranch and Farm Sales with a Difference

Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate



Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the **Oklahoma Real Estate Commission** and **Texas Real Estate Commission**.



Scott Johnston is a native of Oklahoma where he has lived his entire life. He currently lives in Velma, Oklahoma with his wife Christi Johnston. Scott's passion for hunting and fishing led him to guiding hunters for the past 25 years. Scott is knowledgeable on the features you want for your hunting land, farm or cattle ranch. Give Scott a call if you are looking to buy or sell property in Central or Southwest Oklahoma.

Scott Johnston is a licensed Real Estate Sales Associate with the **Oklahoma Real Estate Commission**.

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