



SOUTHWEST RANCH & FARM SALES PRESENTS



829 ± Acres ~ Legacy Ranch

Price Reduced! \$3,595,000

**Turnkey Pecan Orchard Business and
200-250 head Cattle Ranch**

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Property Description

Acres: 829 +/- Acres.

Price Reduced: \$3,595,000.

Animal Units: Will run 200/250 mother cows and calves.

Terms: No owner financing.

Location: Hugo, OK in Choctaw County, Approximately 15 miles S.W. of Hugo. County roads on three sides.

For an interactive map of the ranch go to: <https://app.terrastridepro.com/property/66567/map?referer=iframe>.

Comments: This highly improved Pecan Orchard/Cattle Ranch is a turnkey pecan operation business and a 200/250 mother cow cattle ranch. Ranch has a nice 1500 sq. ft. home, 2 bedroom/1 bath, with a pool. Nice screened in back porch. Outside 300 sq. ft. storage area with half bath. Everything is in place for both pecan and cattle operations. Of the 829-acre property, 114 acres are irrigated (from Boggy River) and 715 acres are non-irrigated. Main looped system water line is in place (not stubbed out) for 4000 more trees. <http://www.legacypecan.com/>

Irrigated Pecan trees as planted: (Approximately 3800 irrigated pecan trees)

700 Pawnee/Kanza trees planted in 2007.

1800 Pawnee/Kanza/Oconee/Choctaw trees planted in 2008.

764 Pawnee/Caddo trees planted in 2010.

336 Pawnee trees planted in 2017.

200 Pawnee/Kanza trees planted in 2018.

850 Native pecans (organic) – non-irrigated.

Pecan Equipment and Improvements:

Pecan barn 120'x60' w/electricity, lights, and elevated loading dock.

Covered in ground drop area w/conveyer:

Pit conveyer to de-sticker 22154.

De-sticker 5KH35MNB056A.

Blower-trash L3710T.

Eye Machine S363266146.

(2) Conveyers/Elevators 1441107, 22154.

Pecan sizer.

(3) Dryer Trailers.

Pump House:

4 floats w/25hp pumps.

Flex hose.

Valve House – 4 constant pressure valves.

Electric House:

Single phase to house from well.

(2) 3 phase inverters.

Electric plugs, connectors to river.

Irrigation pipe in orchard.

1200' hose water reel w/gear motor.

Property Description (page 2)

Cattle Operation:

Calving barn w/calving pen.
Storage barn 100'x50'.
Storage container.
Hydraulic squeeze chute/scale/neck bender.
Priefert working tub.
Priefert working alley.
Elevated loading chute-cattle.
Set sorting pens (6) in alley/water.
(2) Overhead feed bins (25T) on slab.
(3T) Feeder box-truck mount.

Tractors:

2011 Case M125 4wd W Loader Cab.
2009 Case M105 4wd W Loader Cab.
2000 Case M100 4wd W Loader Cab.
Mid 1990 Case 5288 2 Wd W Cab.
Mid 1990 JD 4020 2 Wd W Loader Cab Parts Included.
Mid 1990 New Holland Bidirst 4wd W Loader Cab.
2013 Kubota 7040 2wd W Loader.
*D8 Dozer (Needs Repair).
D3 Dozer Good Shape.
JD Backhoe W Loader.
John Deere 5100 Orchard Tractor.

Plows/Disc:

JD 1630 12' Disc.
Intl 350.
TWA Disc.
JD 235 Hyd Fold Disk.
IH 485 Hyd Fold Disk 21'.

Pecan Equipment:

Savage 8261 Harvester.
Savage 8548 Row Harvester.
Savage Row Vac.
Savage 500 Gal Spray Tank.
Savage Row Sweeper.
Savage 1000 Gal Spray Tank & 5740 Sprayer.
Savage Limb Rake.
Savage Large Shaker.
Savage Small Shaker.
Savage Blower.
22' Pecan Conveyor W/ Hopper.

Hay Equipment:

JD 468 Baler Round.
H&S Twin Rake-Double.
Disc Cutter Krone 323 10'6".
Disc Cutter Kuhn HD 77 9'.
5015 Batwing 15' Land Pride.
Rhino Ts 12 Batwing 12'.
Hay Van Trailer 4 Bale.
Batwing 15' Service.

Property Description (page 3)

Sprayer/ Grinder:

10' Hay Van No Til Drill.
12' Aerway w/ Wt Blocks.
Kuhn Knight 5143 Mixer Grinder.
Westfield Mx 80 X 61 W/ Hooper.
Blue Chassis Yellow Tank.
1000# Creep Feeder Mounted on Trailer.

Miscellaneous Equipment:

20' Gooseneck Alum Trailer.
2 - 24' Flat Bed Trailer No Sides.
28' Cattle Trailer-Steel.
20' Big Tex Pecan Trailer.
14' Green Bumper Pull Cattle Trailer.
2 Kubota Mules.
Honda Rancher.
Front End Loader Pallet Fork.
2 - 6' Loader Bucket Quick Attach.
Armstrong Ag 75" Grapple.
Front End Loader Hay Fork.
Front End Loader Pallet Fork.
2 Overhead Cube Bins.
2004 1 Ton Ford-C/C-Diesel, Flatbed.
2014 1 Ton Dodge Crew Cab.

Water: Boggy River runs through property. Several ponds. 4 water wells. 45" average annual rainfall.

Terrain: Level to gently rolling.

Fences: Excellent barbed wire fences.

Grasses: Bermuda grass, native rye grass, clovers, and numerous native grasses.

Game: Whitetail deer and wild hogs.

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 in order 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 Pecan Orchard and Cattle Ranch please contact at 972-542-8511.



TEMPERATURE

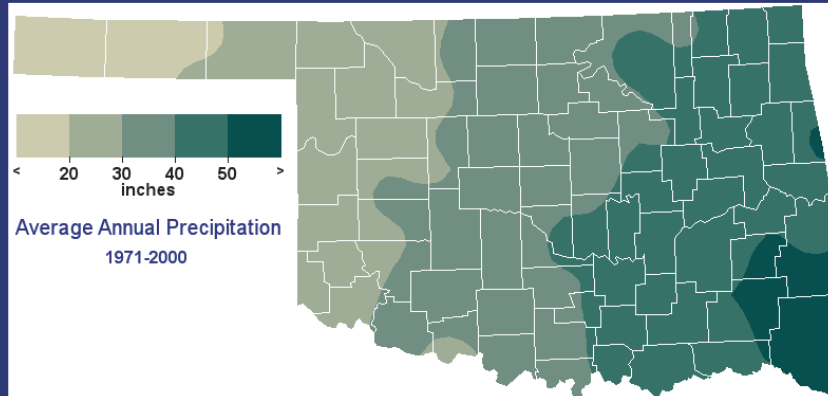
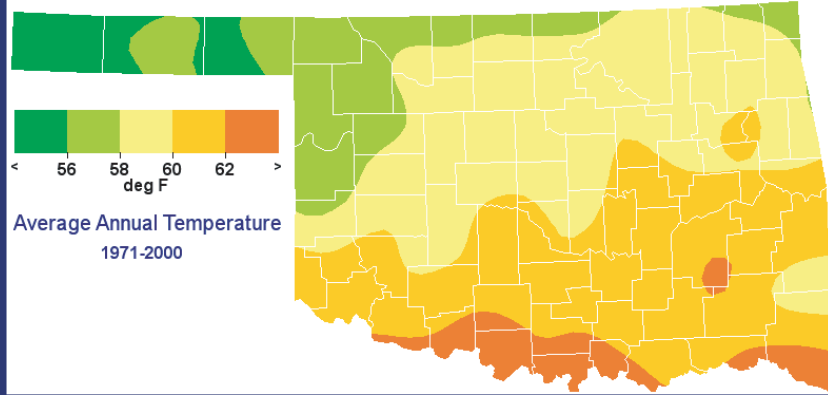
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 52 degrees
Highest: 118 degrees
(Hugo, August 10, 1936)
Lowest: -8 degrees
(Hugo, January 21, 1930)
Days of 90 Degrees or Higher: 83
Days of 20 Degrees or Lower: 10

PRECIPITATION

Average Annual: 49.24 inches
Days With Precipitation: 88
Wettest Year: 75.20 inches in 1957
Driest Year: 26.74 inches in 1963
Greatest Daily Rainfall: 10.00 inches
(Hugo, May 11, 1920)

OTHER FACTS

Average Wind Speed: 8 mph
Sunshine: 50- 76%
Average Humidity: 71%
Thunderstorm Days: 50
Hail Events: 2 per year
Tornadoes (1950-2003): 18



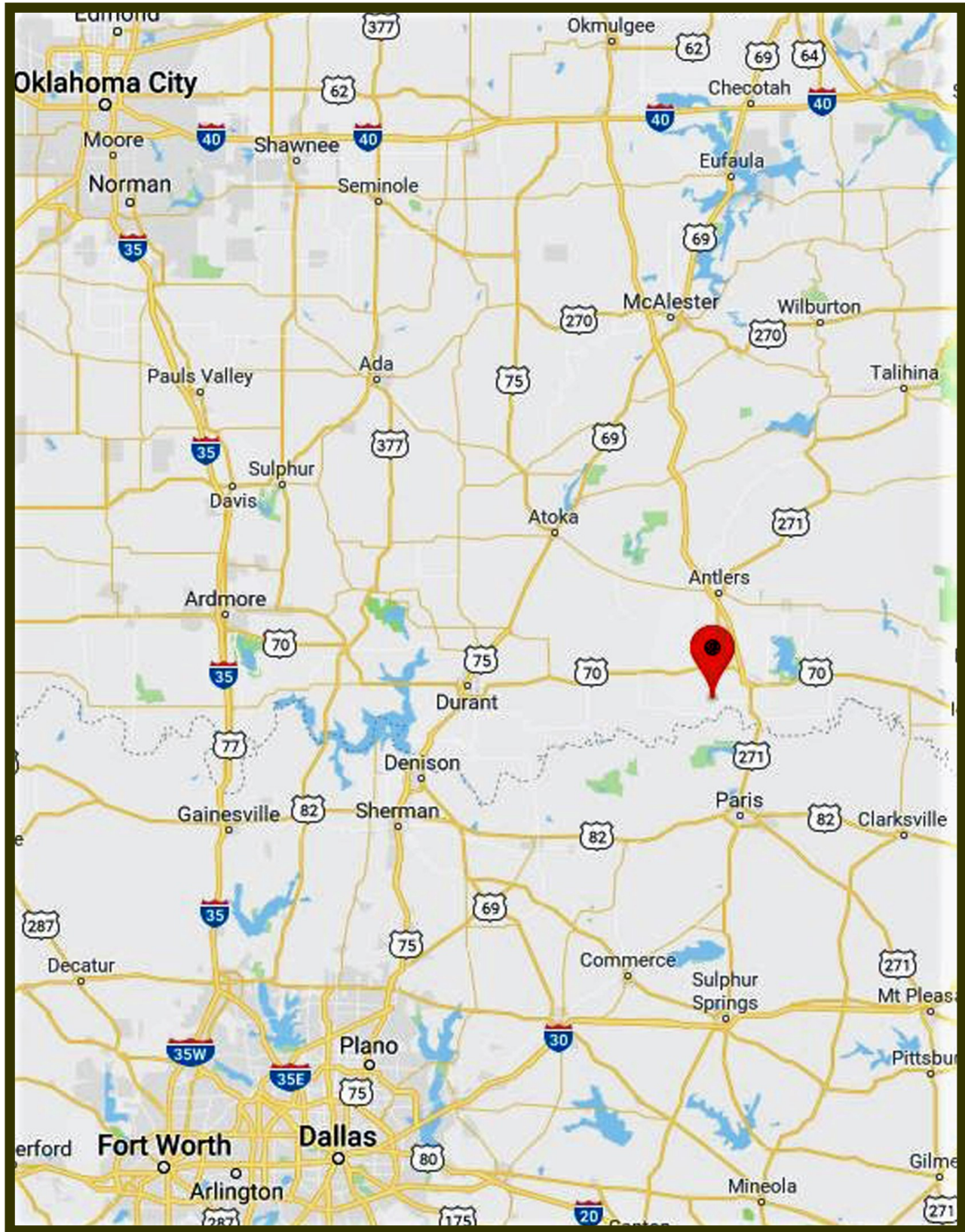
WINTER WEATHER

Average Annual Snowfall: 2.4 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 25.7 inches (1941-1942)
Greatest Daily Snowfall: 11.5 inches
(Boswell, March 1, 1942)
Last Freeze in Spring: March 29
First Freeze in Autumn: November 6
Growing Season: 221 Days



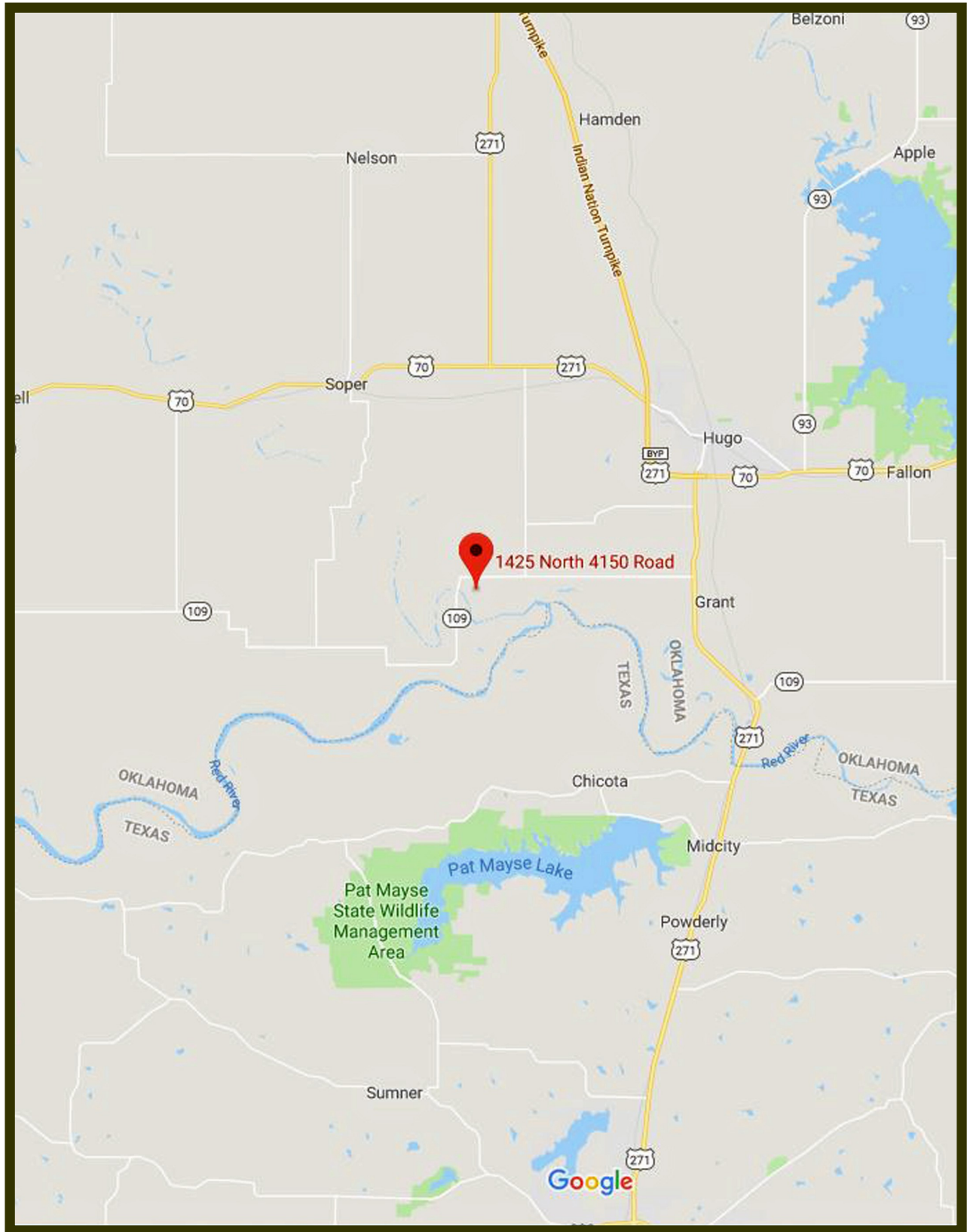
Choctaw County Climate Summary

829 +/- Acre Bench Pecan Orchard Location

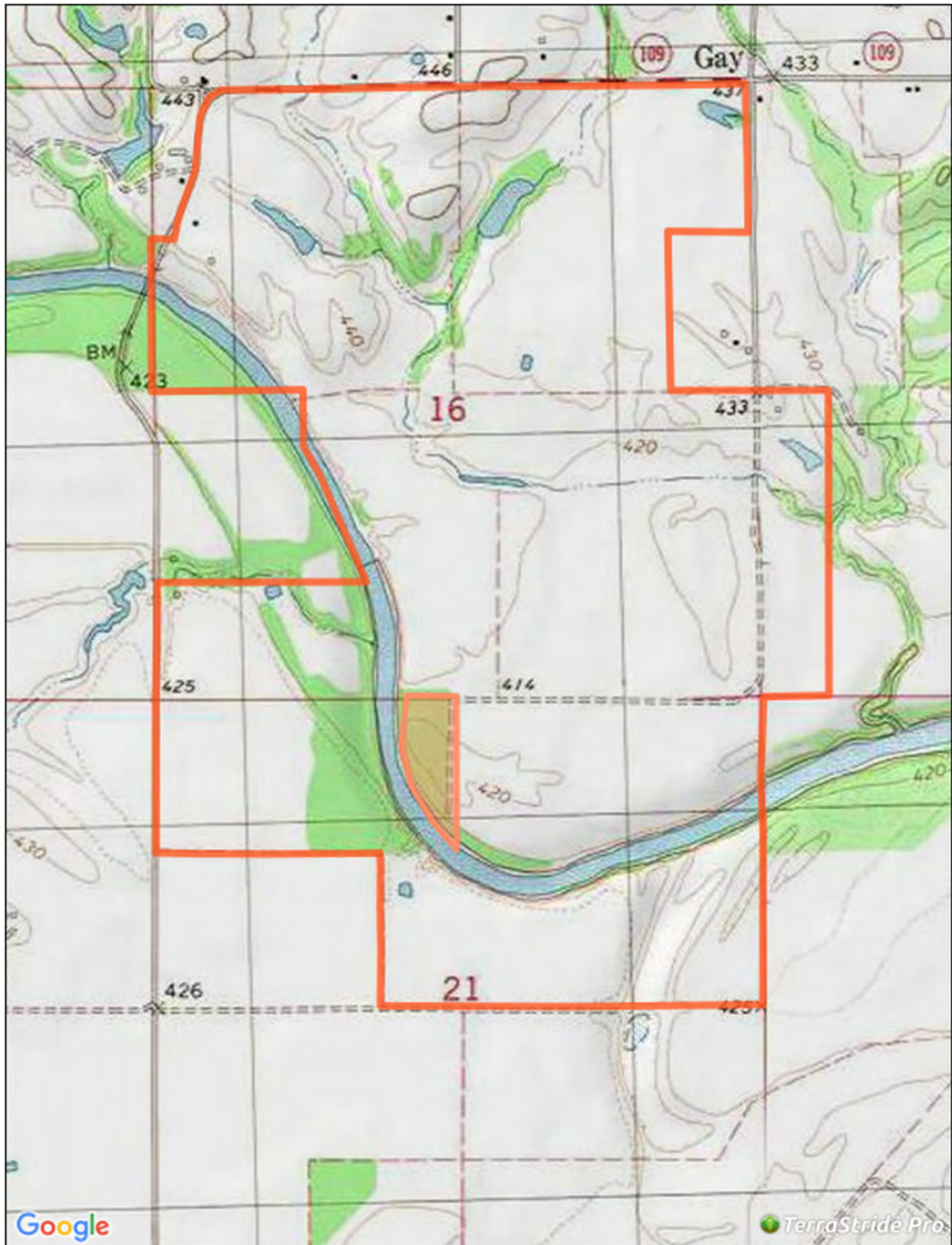


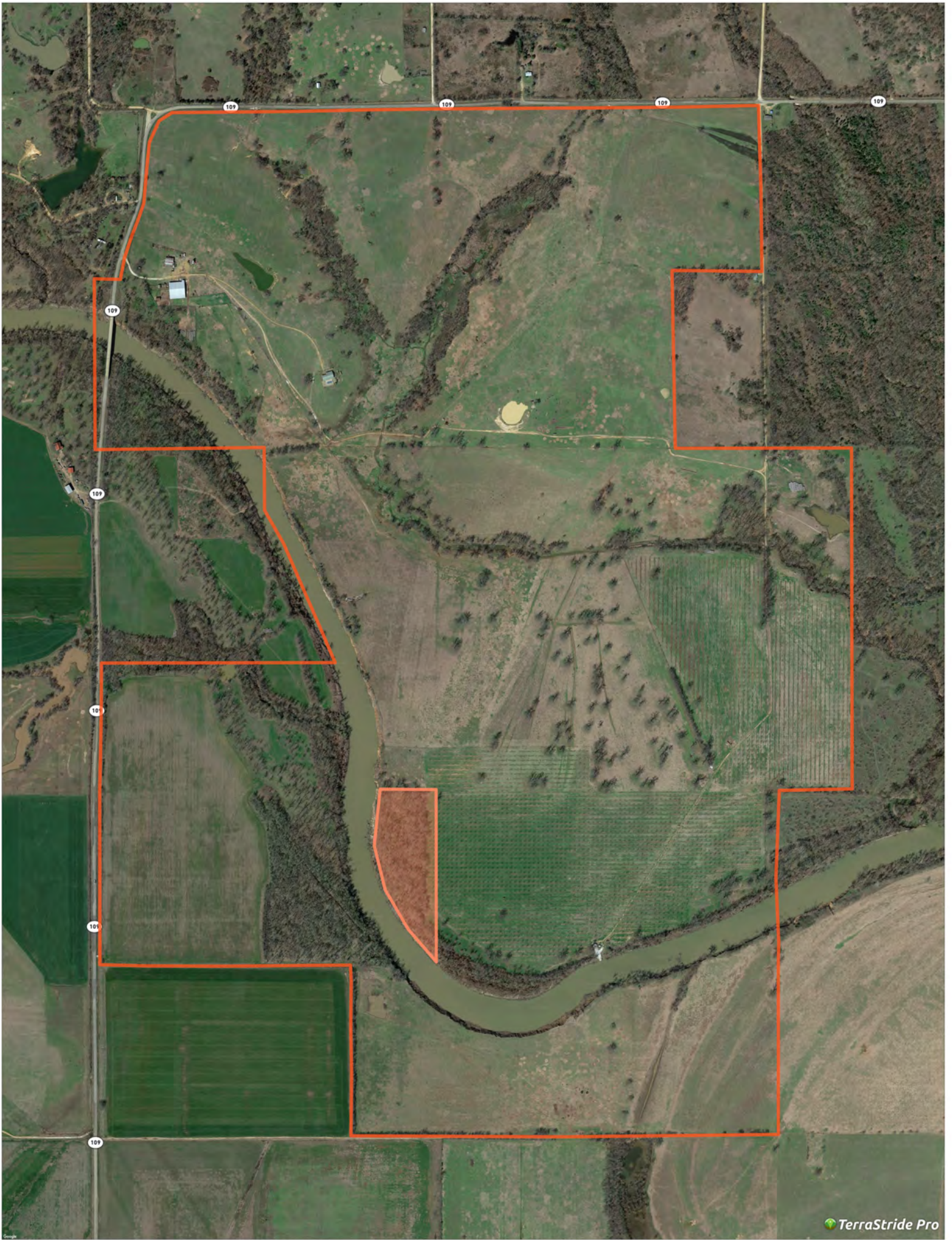
33.9503, -95.6418

829 +/- Acre Bench Pecan Orchard Location



Legacy Pecan, 1425 N 4150 Road, Hugo, OK 74743
33.9503, -95.6418









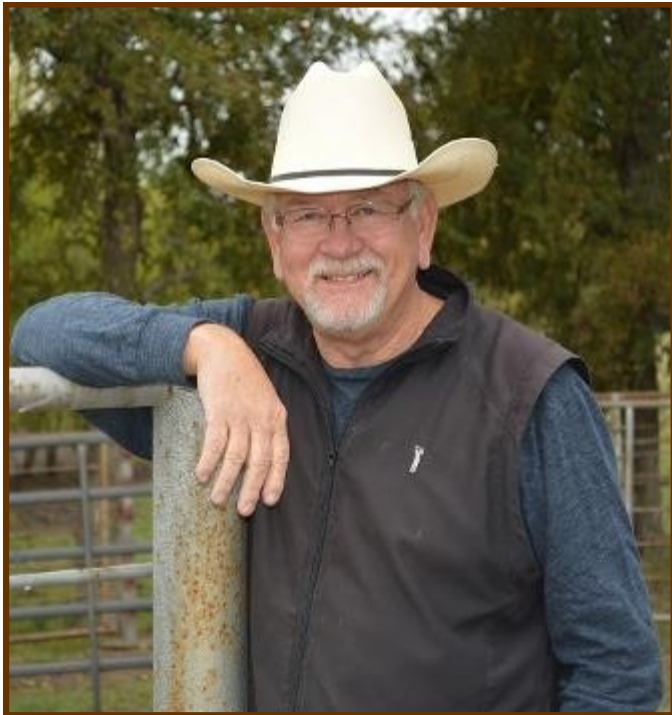






Ranch and Farm Sales with a Difference

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



Jim Long

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.

Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.

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