



SOUTHWEST RANCH & FARM SALES PRESENTS



TRI COUNTY RANCH

865 +/- ACRES \$1,985,175

Oklahoma Cattle Ranch with 2,000+ Pecan Trees

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Property Description

Acres: 865 +/- Acres.

Price: \$2,295 per acre.

Animal Units: 400-450 yearlings.

Terms: No owner financing.

Location: Carter, Jefferson and Love Counties, Oklahoma, 6 miles south of Ringling, OK off Highway 89.

Comments: This is one of the prettiest Pecan bottom ranches I've seen. With approximately 2,000+ huge, mature pecan trees that line the banks of the creek. Approximately 95% of the ranch is open with tremendous grasses. It also has frontage on two county roads.

Improvements:

Corral.

4 new metal loafing sheds.

Water: Numerous ponds, small lakes and a creek. 38.5 inch average rainfall.

Terrain: Gently rolling hills with creek running throughout the property.

Fences: Excellent barbed wire fences with metal t-posts.

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

Game: Whitetail deer, wild turkeys, some 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 ranch call us at (972) 542-8511.



TEMPERATURE

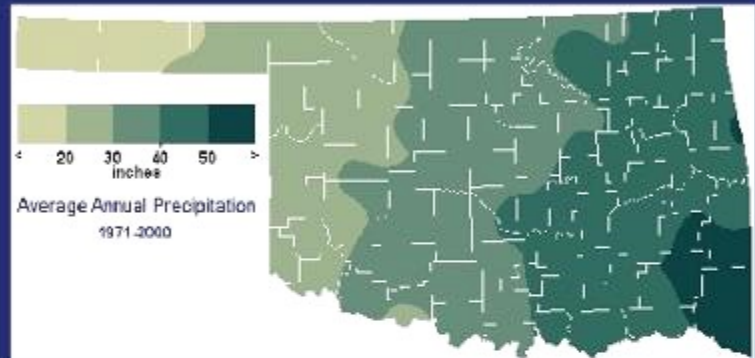
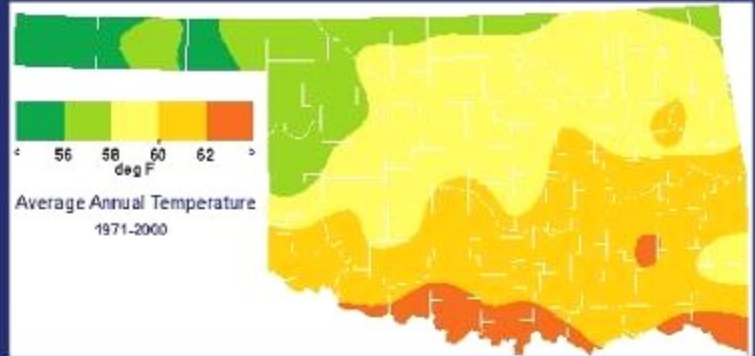
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 52 degrees
Highest: 115 degrees
(Heraldton, August 2, 1896)
Lowest: -14 degrees
(Heraldton, February 12, 1899)
Days of 90 Degrees or Higher: 85
Days of 20 Degrees or Lower: 11

PRECIPITATION

Average Annual: 38.53 inches
Days With Precipitation: 72
Wettest Year: 63.82 inches in 1915
Driest Year: 14.85 inches in 1963
Greatest Daily Rainfall: 7.44 inches
(Ardmore, April 12, 1967)

OTHER FACTS

Average Wind Speed: 7 mph
Sunshine: 50- 75%
Average Humidity: 69%
Thunderstorm Days: 45
Hail Events: 6 per year
Tornadoes (1950-2003): 46

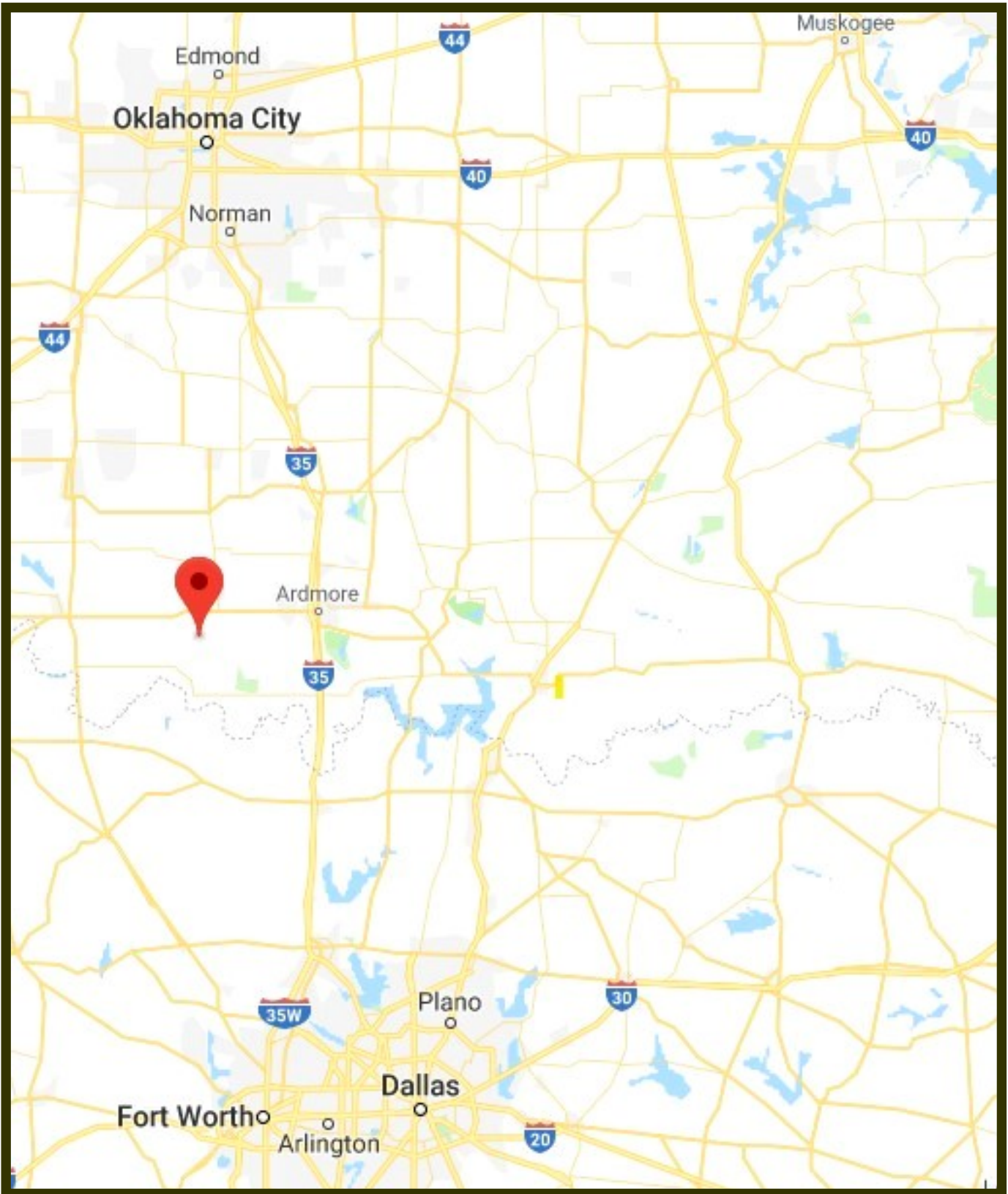


WINTER WEATHER

Average Annual Snowfall: 3.8 inches
Days with snow on ground: 2
Greatest Seasonal Snowfall: 18.3 inches (1977-1978)
Greatest Daily Snowfall: 8.0 inches
(Ardmore, December 29, 1954)
Last Freeze in Spring: March 28
First Freeze in Autumn: November 6
Growing Season: 223 Days

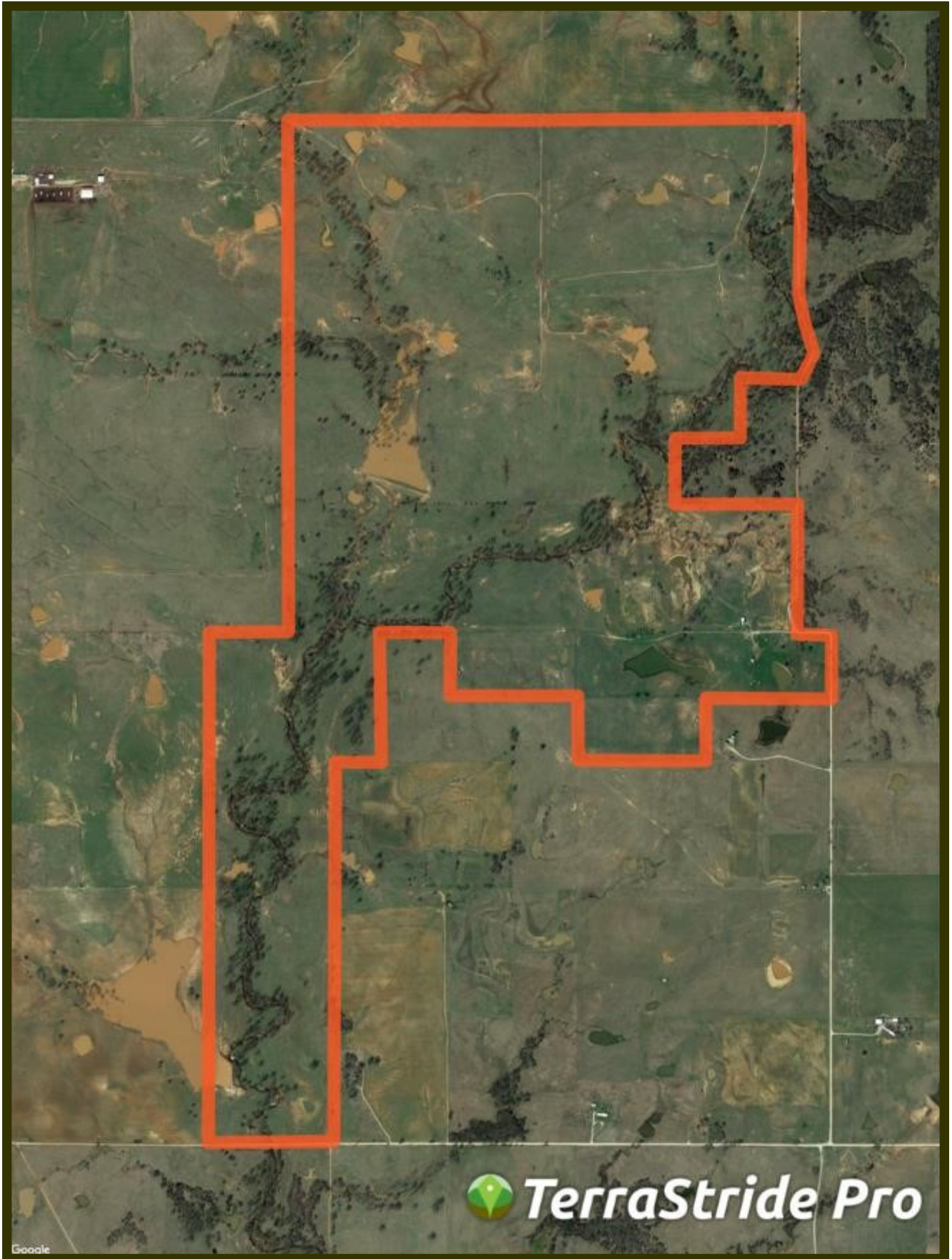


865 +/- Acre Tri County Ranch Location

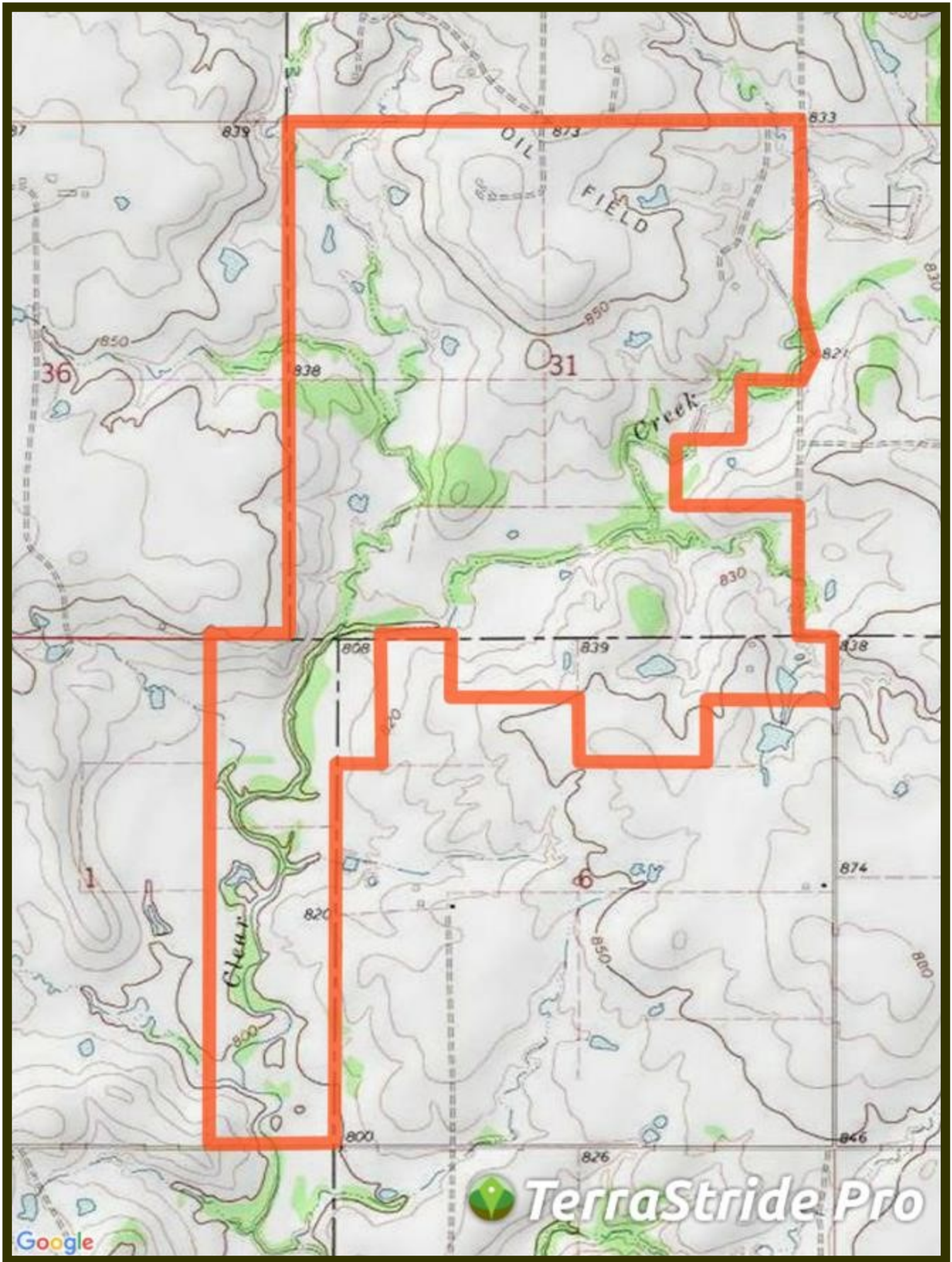


34.0858, -97.5449

865 +/- Acre Tri County Ranch Aerial Map



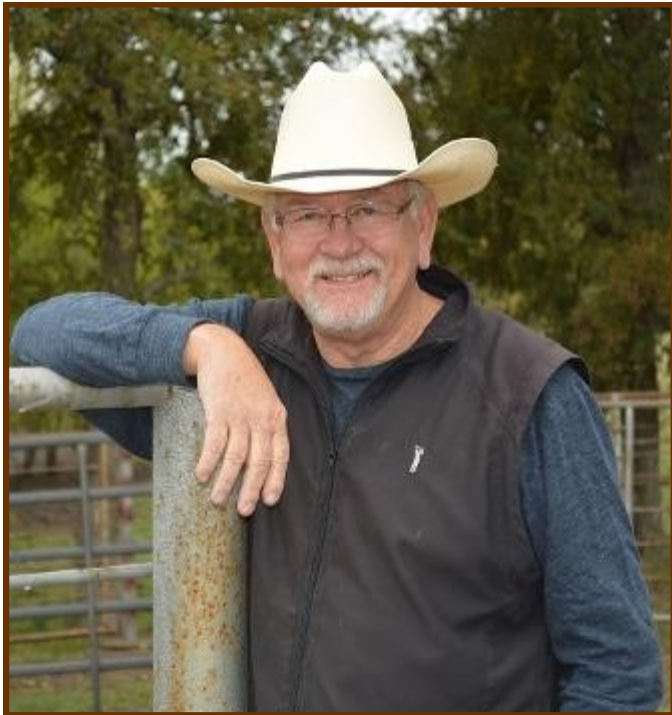
865 +/- Acre Tri County Ranch Topo Map





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.

***Call us at (972) 542-8511
or check out our website at www.swranchsales.com***