



# **SOUTHWEST RANCH & FARM SALES PRESENTS**



**9738 +/- Acre Four J Ranch**  
**\$13,995,000**

**Oklahoma Cattle & Hunting Ranch**

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# Property Description

**Acres:** 9738 +/- contiguous acres. (7,418 ac. deeded & 2,320 ac. state leased.)

**Price:** \$ 13,995,000

**Animal Units:** Runs 1,100 cows. Potential to run 1,500-2,000 cows.

**Terms:** No owner financing.

**Location:** Harper & Beaver Counties, Rosston, OK. Located 65 miles south of Dodge City, KS in N.W. Oklahoma.

**Comments:** 2,700 Ac. under irrigation, 3,000 gallons/minute wells, great hunting, 2 nice homes. Four miles of the Beaver River runs through ranch.

**Improvements:**

2 nice homes.

Calving Facilities.

2 Large sets of metal corrals.

85' truck scales.

**Water:** 4 main irrigation wells set on 3,000 gallon/minute, 10 livestock water wells, 2700 ac. under 10 pivots. 4 mile frontage on the Beaver River. 8,599 acre-feet of state issued water rights.

**Terrain:** Basically level.

**Fences:** Excellent Extensive Fencing.

**Grasses:** Ozarka Bermuda under some pivots (gradually sprigging this new grass under all pivots), native grasses.

**Game:** Large number of whitetail and mule deer. Excellent quail hunting, some wild turkeys. Outfitters lease - \$50,000 per year.

**Leases:** 2300 acres are leased from the State of Oklahoma.

*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 Oklahoma Cattle and Hunting Ranch For Sale call Southwest Ranch & Farm Sales at (972) 542-8511.

# Harper County Climate Summary

## Temperature

Average Annual: 57.5°F  
 Average Maximum: 70.8°F  
 Average Minimum: 44.1°F  
 Record High: 115°F  
 Record Lowest: -17°F  
 Number of Days greater than 90°: 75  
 Number of Days High less than 32°: 14

## Precipitation

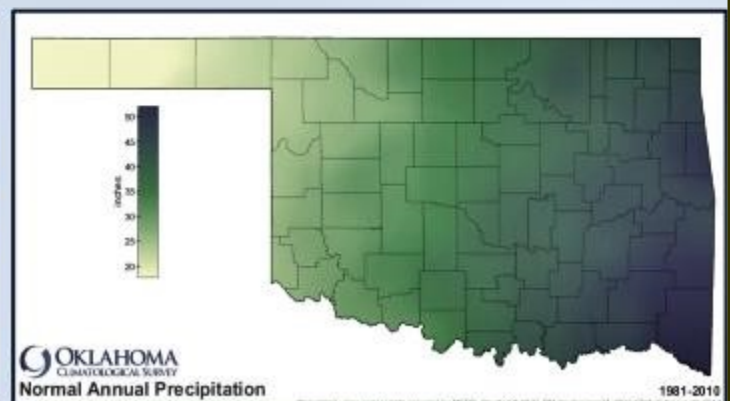
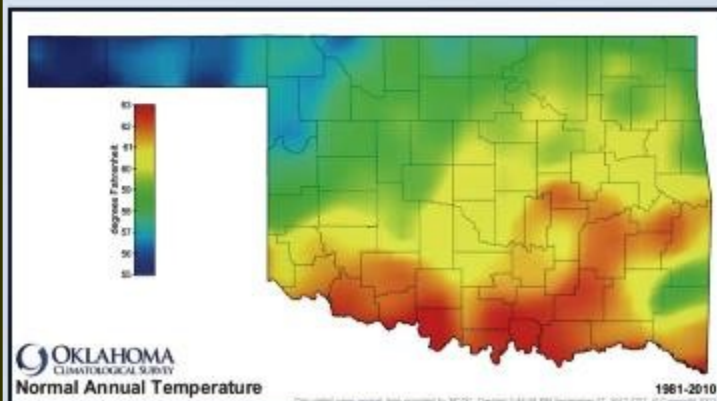
Average Annual: 24.69in  
 Number of Days with Precipitation: 66  
 Wettest Year: 47.43in (1957)  
 Driest Year: 8.95in (1954)  
 Greatest Daily Rainfall: 6.00in  
 (8/10/66)

## Winter Weather

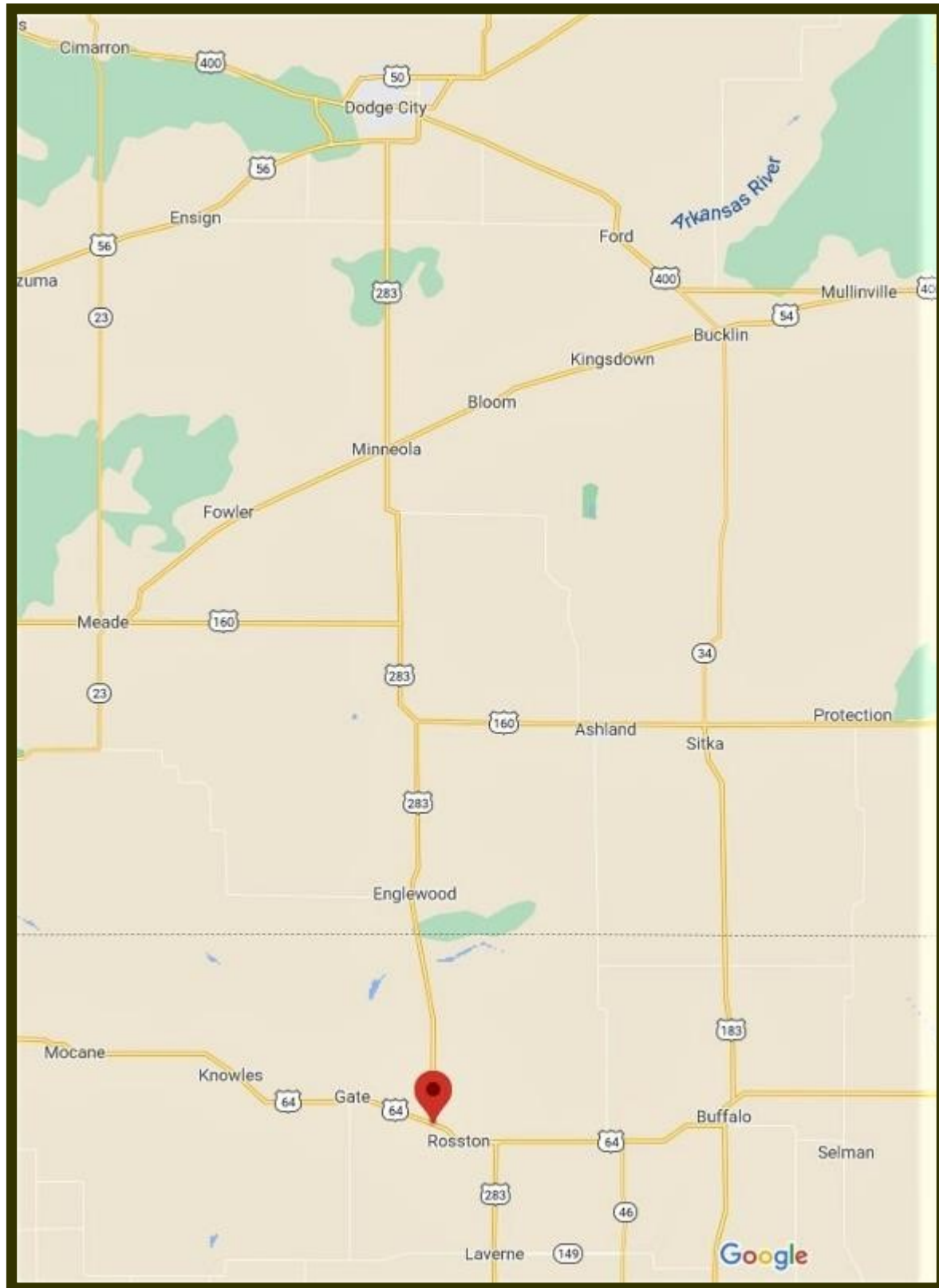
Average Annual Snowfall: 14.3in  
 Days with snow on the Ground: 10  
 Greatest Seasonal Snowfall: 57.6in  
 (1987-1988)  
 Greatest Daily Snowfall: 23in  
 (2/21/71)  
 Date of Average Last Freeze in Spring: April 15  
 Date of Average First Freeze in Fall: Oct. 17  
 Length of Growing Season: 190

## Other Facts

Average Wind Speed: 9mph  
 Sunshine: 65-85%  
 Average Humidity: 62%  
 Thunderstorm Days: 45  
 Hail Events (1950-2016): 390  
 Number of Tornadoes (1950-2016): 28



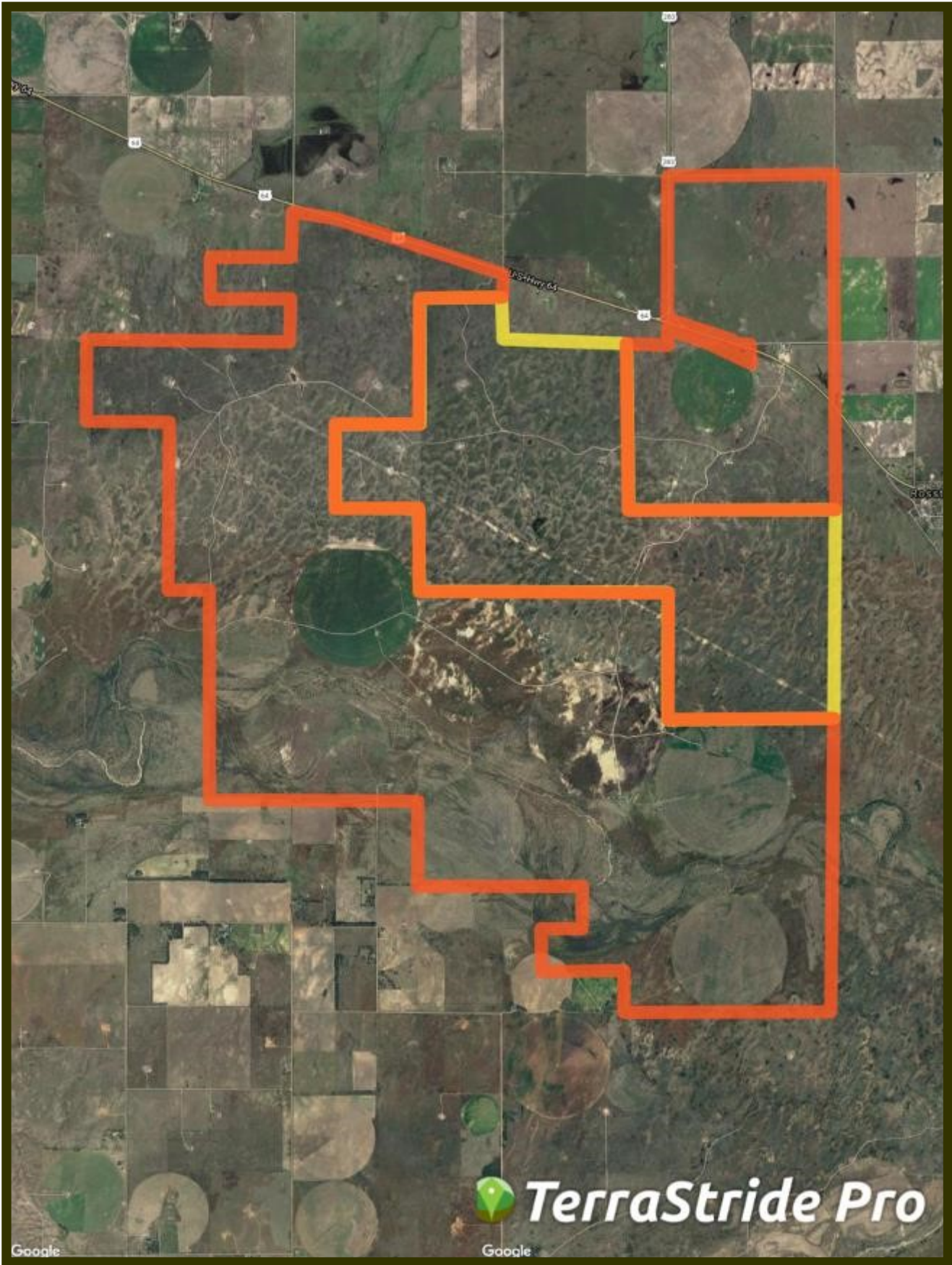
# 9738 +/- Acre Four J Ranch Location Map



36.8281, -99.9626

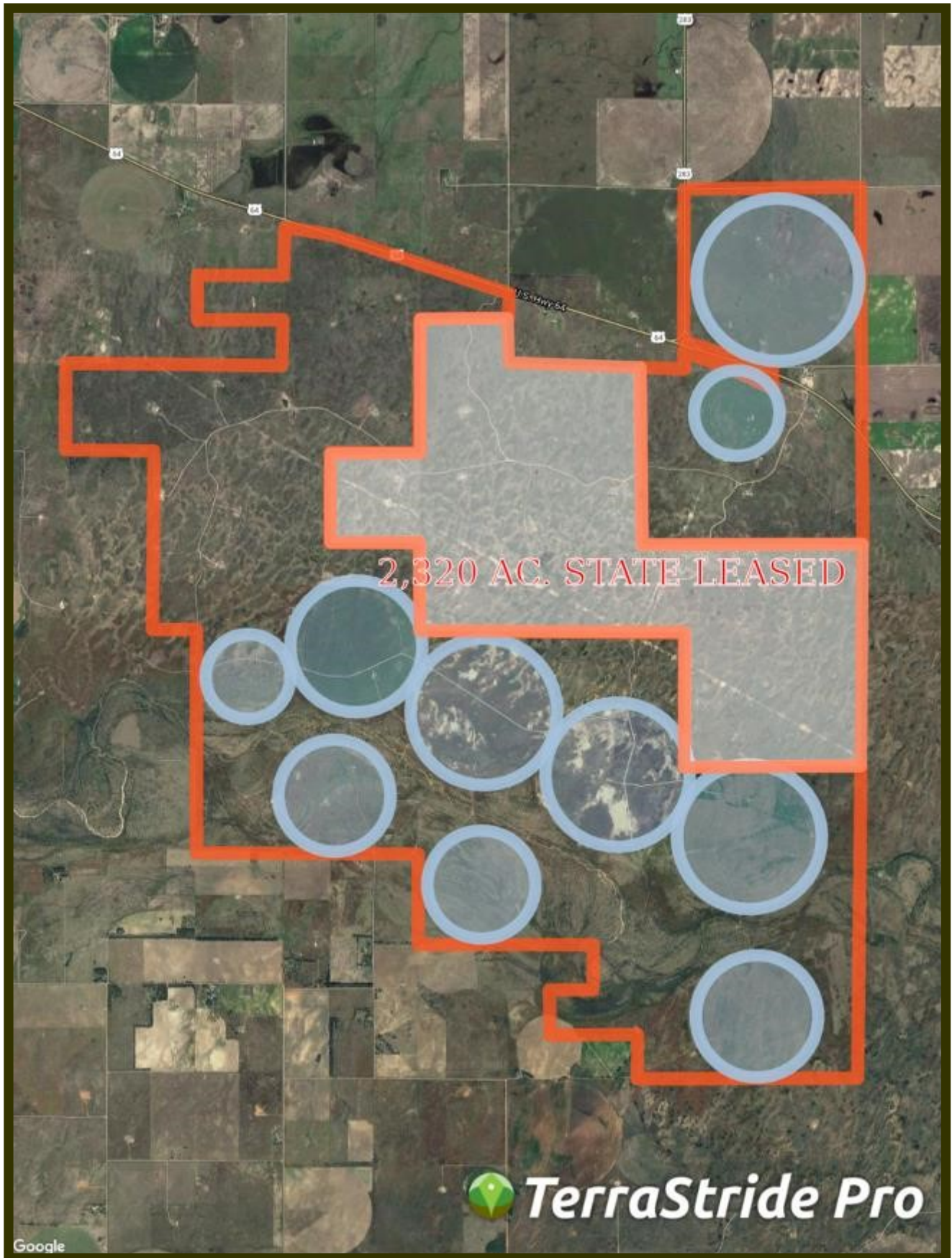


# 9738 +/- Acre Four J Ranch Aerial Map



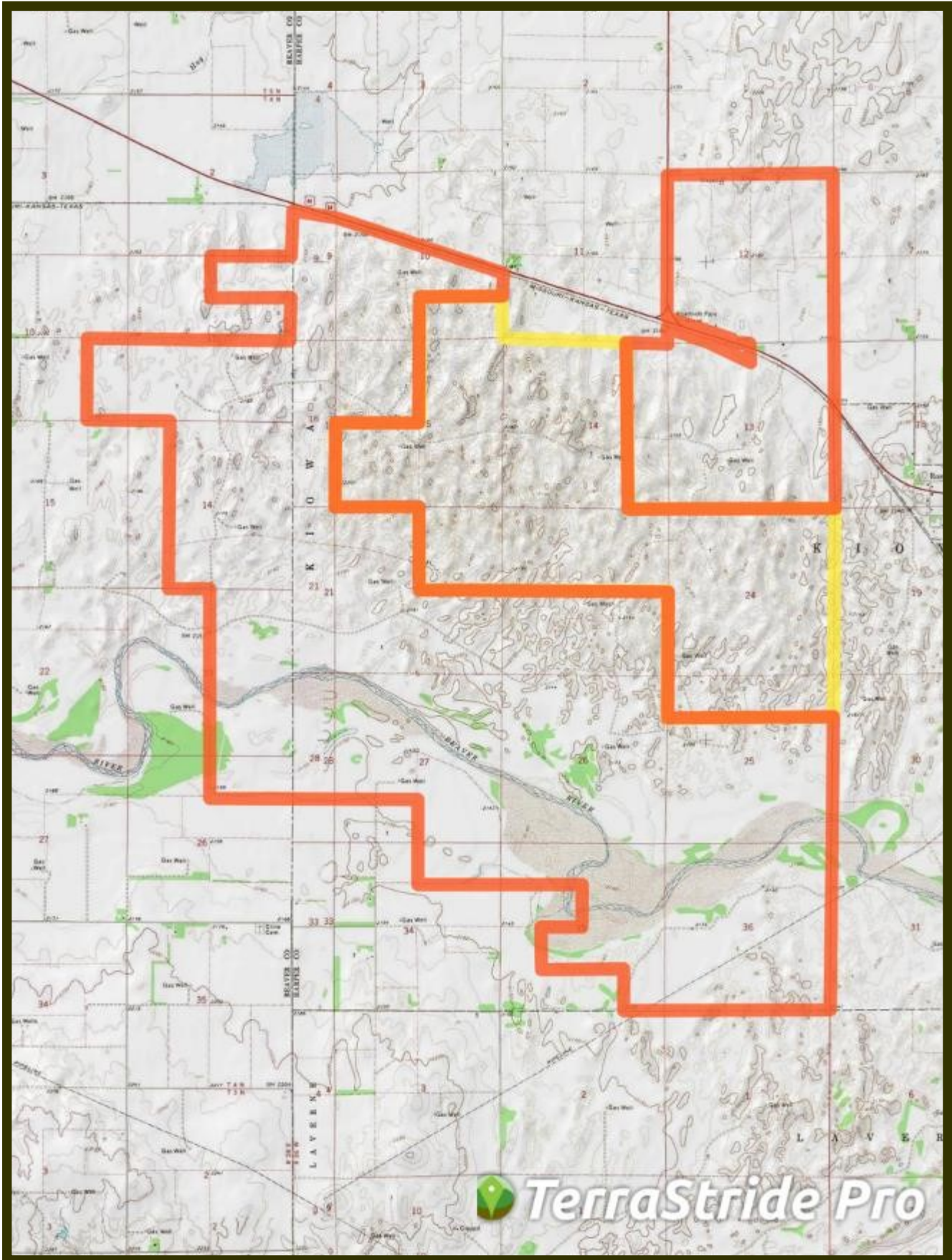


# 9738 +/- Acre Four J Ranch Aerial Map with Pivots





# 9738 +/- Acre Four J 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**.

***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](http://www.swranchsales.com)***