



SOUTHWEST RANCH & FARM SALES PRESENTS



3627.68 Acres - "The Craft Ranch"
\$15,800,000

Oklahoma Hunting, Farm, and Cattle Ranch

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

Property Description

Acres: 3627 ± Acres. 2400 acres in High Fence.

Price: \$15,800,000 or \$4350 per acre.

Terms: No owner financing.

Animal Units: 250-350 head of cattle.

Location: Duncan, Stephens County, OK.

Comments: This one-of-a-kind combination hunting, farming and cattle ranch has 2400 acres of High Fence. There are approximately 600 acres in farm ground, including 80 acres of alfalfa. The balance of farmland is currently planted in wheat. The ranch has only been hunted by family members. It has never been hunted commercially but would certainly lend itself to such an endeavor. There are 400 to 500 whitetail deer in the high fenced area. There are no exotics or other big game animals in the area. Excellent gravel roads run throughout the ranch.

Improvements:

Living Quarters:

- A small brick home is occupied by the ranch manager.
- The guest house has 4 bedrooms, 2 bathrooms with den, kitchen, utility room, storm cellar, and nice outside patio with grills and outside furniture.
- The second guest cabin has 2 bedrooms, 1 bathroom, and a storm cellar.
- A third guest house is a 1 bedroom, 1 bathroom with a large bunk room.

The cabins are scattered on different parts of the ranch, and all have water and electricity.

Other Improvements:

- Metal hay barn #1, 80'x100'.
- Metal hay barn #2, 80'x100' with concrete floor.
- Metal hay barn #3, 60'x30'.
- 16 corn feeders.
- 8 gravity feeders.
- 12 box blinds.
- Dog kennels.
- Shooting range.
- Large metal shop building with a walk-in cooler for game storage.
- 2 sets of metal corrals.

Water:

- Two 20-acre lakes with boat docks.
- 28 ponds.
- Six water wells.
- Year-round Wildhorse Creek runs through the ranch.

Terrain: Rolling hills with some major elevation changes. Farm ground is flat bottom land with excellent soils and good drainage. Numerous areas of beautiful woods and wet weather creeks.

Property Description

Fences: Very well-maintained high fence containing 2400 acres. The remainder of the ranch is either fixed knot field fence or barbed wire and metal posts and is in excellent condition. There are plenty of cross-fences to make handling livestock easier.

Grasses: Grasses consist of blue stem and other native varieties. Some cool-weather grasses include ryegrass and clover.

Game: There are large numbers of whitetail deer with several 200+” class bucks, as evidenced by the number of beautiful head mounts we photographed. Ducks and wild geese are nearly always present, and fishing is very good in the lakes and ponds.

Directions: From Ardmore, OK. Take I-35 N towards Oklahoma City about 24 miles and exit 55 for State HWY 7 towards Davis/Duncan/Sulphur/ Follow signs for Duncan, go about 35 miles, Turn right onto N 2950 Rd/N Stephens County Rd 2950 about 4.5 mi, Turn left onto E 1730 Rd/Baseline Rd/ Beech Rd/E Stephens County Rd 1730 for 1.7 mi, Ranch is on right on E 1716 Rd/N2951 Rd. Latitude: 34.532743, Longitude: -97.727133.

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 the 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 Beautiful Oklahoma Ranch For Sale, please contact Scott Johnston at (405) 249-8241.

TEMPERATURE

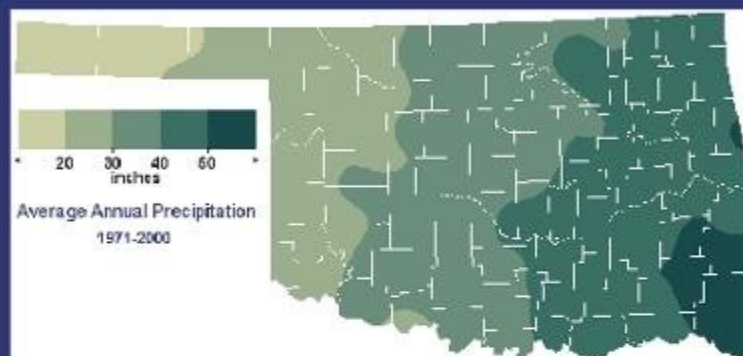
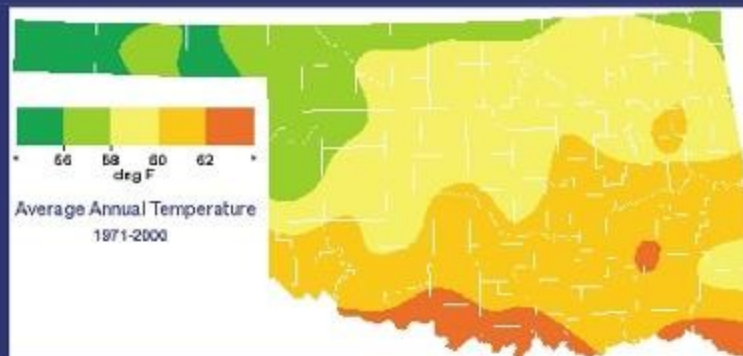
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 50 degrees
Highest: 114 degrees
(Marlow, August 11, 1936)
Lowest: -14 degrees
(Marlow, January 4, 1947)
Days of 90 Degrees or Higher: 92
Days of 20 Degrees or Lower: 15

PRECIPITATION

Average Annual: 35.59 inches
Days With Precipitation: 68
Wettest Year: 59.69 inches in 1908
Driest Year: 16.31 inches in 1939
Greatest Daily Rainfall: 9.85 inches
(Duncan, May 19, 1955)

OTHER FACTS

Average Wind Speed: 10 mph
Sunshine: 55- 80%
Average Humidity: 67%
Thunderstorm Days: 51
Hail Events: 5 per year
Tornadoes (1950-2003): 51



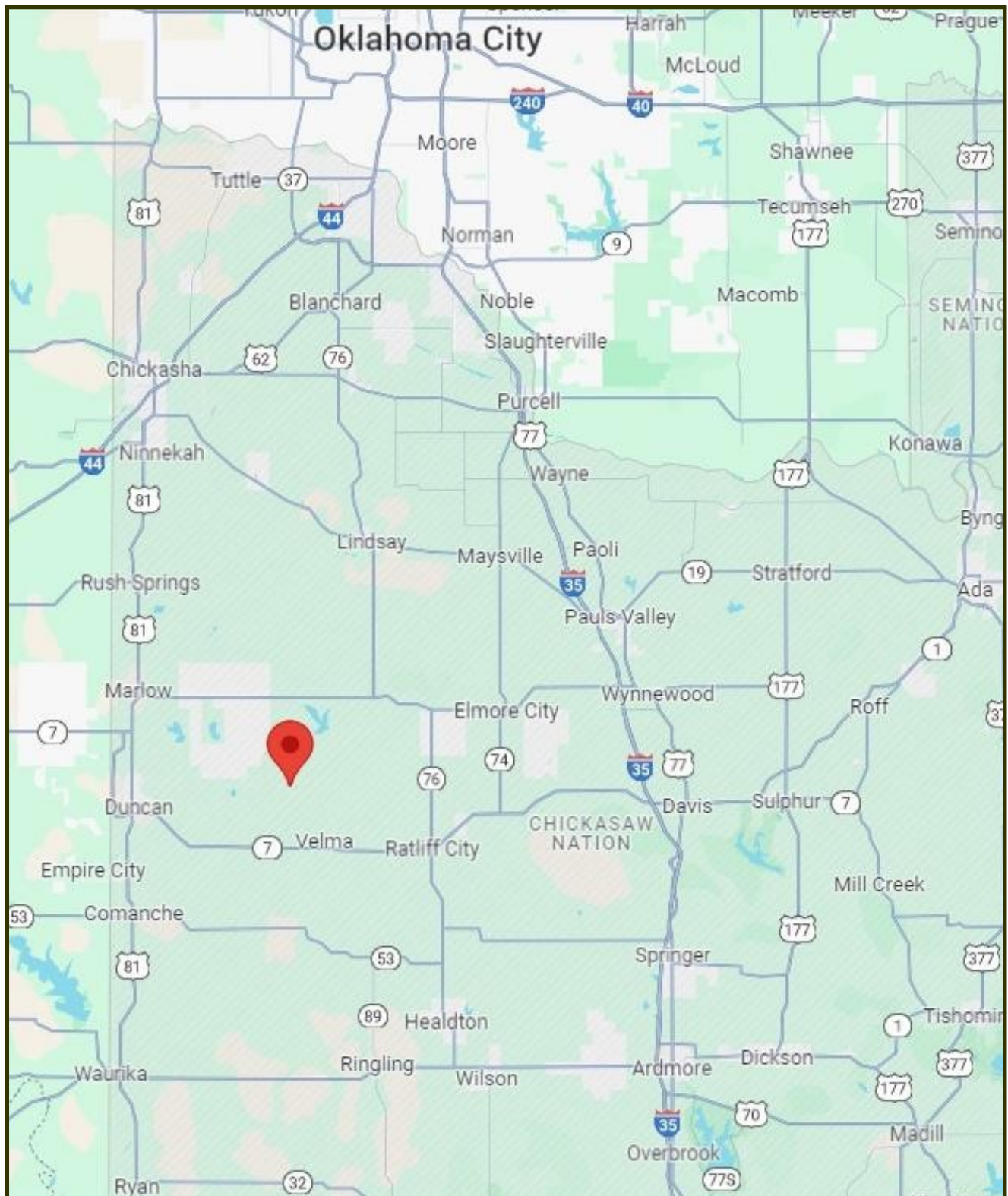
WINTER WEATHER

Average Annual Snowfall: 4.4 inches
Days with snow on ground: 3
Greatest Seasonal Snowfall: 29.1 inches (1967-1968)
Greatest Daily Snowfall: 12.0 inches
(Comanche, January 9, 1977)
Last Freeze in Spring: April 1
First Freeze in Autumn: November 4
Growing Season: 218 Days



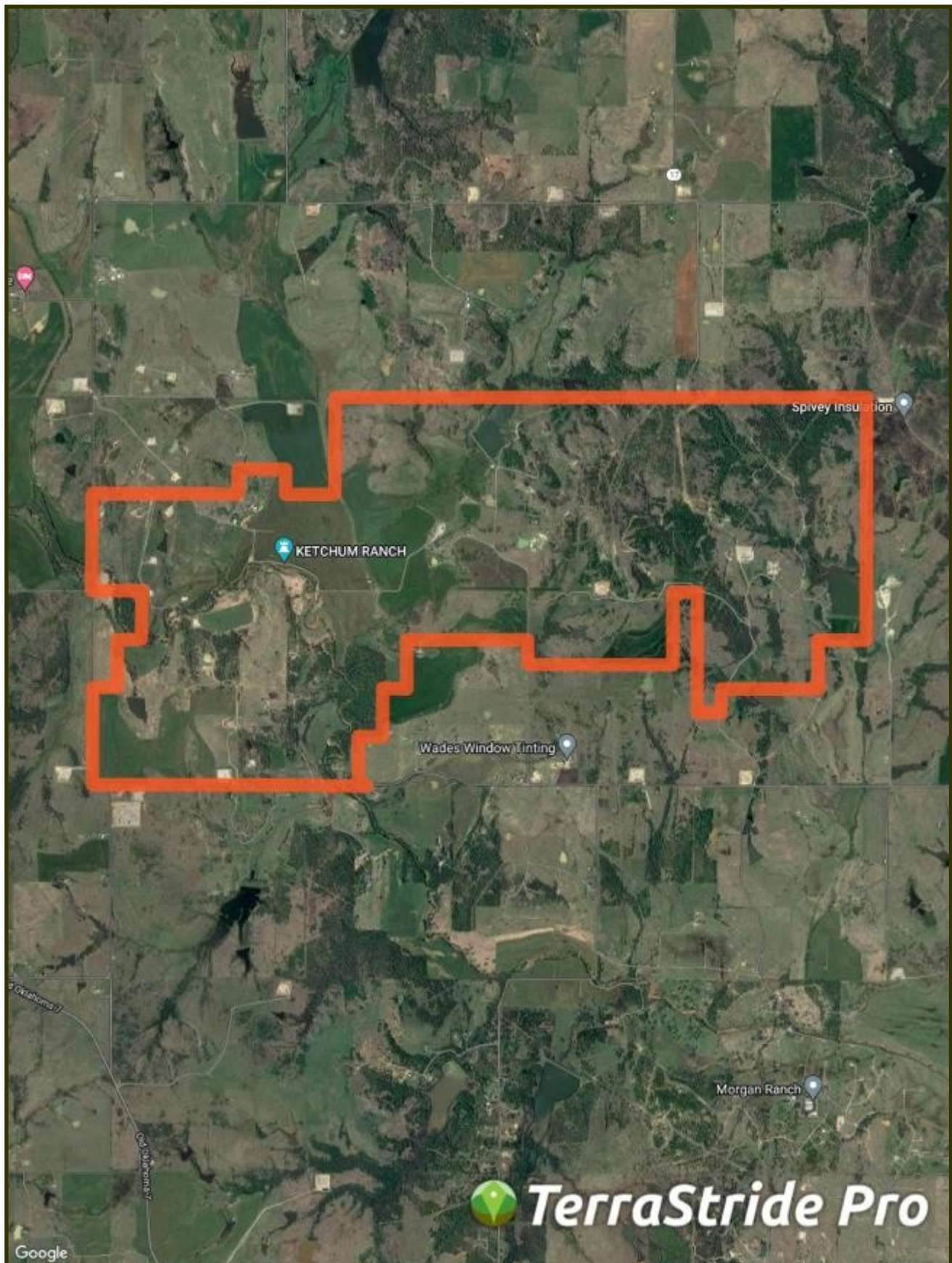
Stephens County Climate Summary

3627 ± Acres, The Craft Ranch Location Map

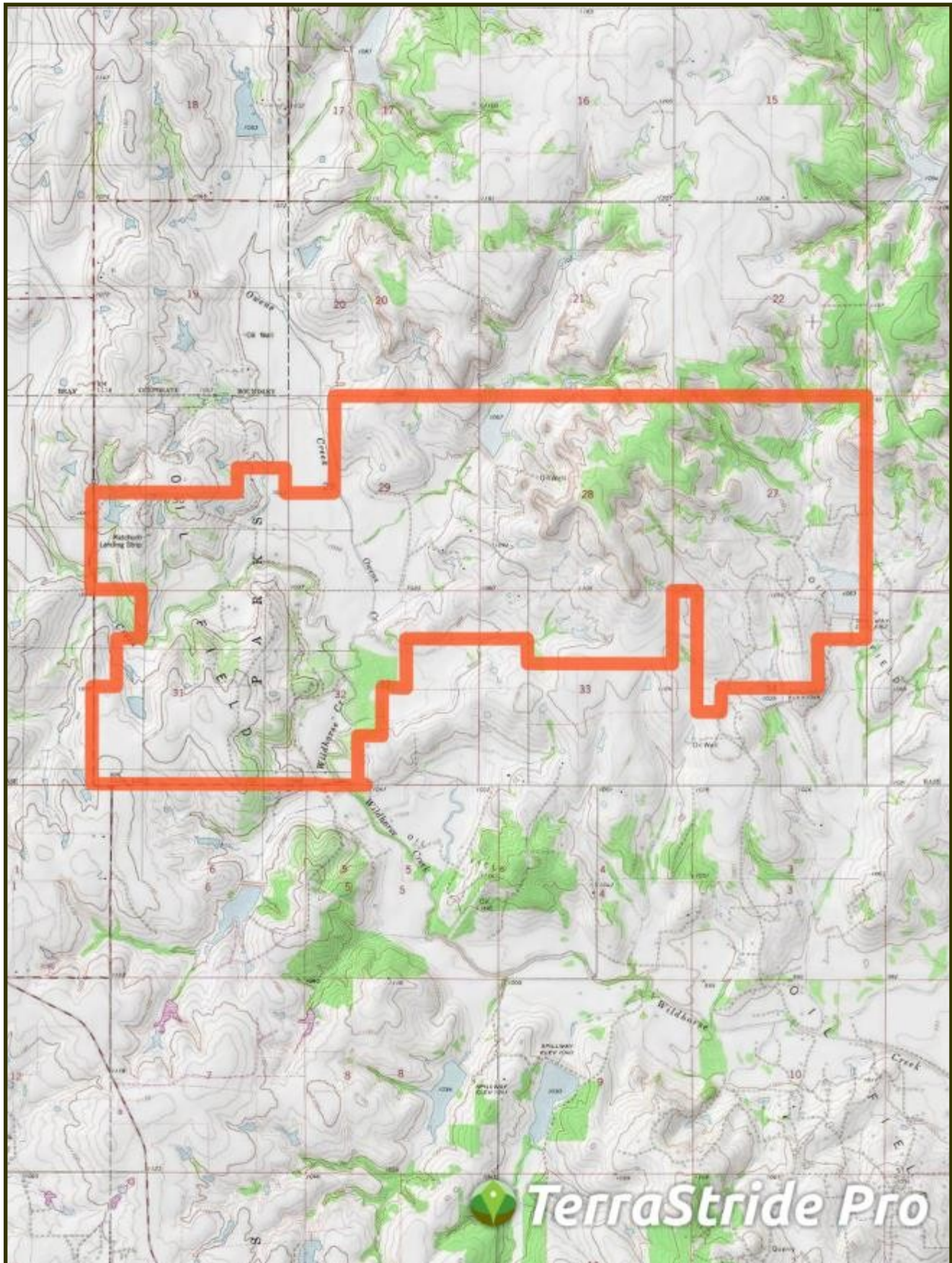


Latitude: 34.5327, Longitude -97.7271
295048 E 1720 Road, Duncan, OK 73533

3627 ± Acres, The Craft Ranch Aerial Map



3627 ± Acres, The Craft 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.

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or check out our website at www.swranchsales.com***