



SOUTHWEST RANCH & FARM SALES PRESENTS



200 +/- Acre Colvin Ranch

Price Reduced \$1,750,000

Oklahoma Cattle Ranch

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Property Description

Acres: 200.64 ± Acres.

Price Reduced: \$1,750,000.

Animal Units: The Colvin Ranch is currently being operated as a pre-conditioning facility with 300-head capacity.

Terms: No owner financing.

Location: Located in Latimer County Oklahoma. 3 miles from Hartshorne, 20 miles Southeast of McAlester, and 20 miles west of Wilburton, OK. Ranch has frontage on Highway 1 (63).

Comments: This immaculately maintained turn-key ranch is truly one of a kind. It is considered one of the most desired ranches in the area with remarkable scenic views. The Colvin Ranch is located at the foot of the beautiful Blue Mountain range. The quarter mile winding drive leads to a beautiful two-story house. It is designed so that, if needed, one person can process cattle with ease. With over the top agriculture infrastructure already in place, all you need to get started is livestock.

Improvements:

- Approximately 3,000 sq. ft. 3 BR/2.5 bath home with storm room. New Class IV impact resistant roof.
- 40x60 new metal barn with a gravel floor.
- 30 ton overhead feed bin.
- Covered working facility with state-of-the art hydraulic headgate and Bud Box double alley for easy cattle handling.
- Extensive new metal corrals and pens with cattle shades throughout.
- Processing barn (Medicine Room) is located close to the hydraulic headgate for easy access.
- 500 feet of concrete feed bunks on gravel.
- Gravel feeding area and loading area for all weather loading.

Property Description

Equipment included:	Estimated Value:
2007 Great Plain 1006 NT	\$20,000
2022 JD 5090E tractor & attachments	\$62,000
2022 JD MX7 cutter	\$3,500
3C feeder, 3000 lb. with scales	\$3,500
2023 Tuff Hay trailer (42')	\$7,500
150 Round Bales (\$48/bale)	\$7,200
Lucco squeeze chute	<u>\$17,000</u>
TOTAL ESTIMATED VALUE	\$120,700

Water: Ranch is on community water, has 4 ponds and a wet weather creek. Community water is available to most pens.

Terrain: Gently rolling with excellent grasses and scattered trees.

Fences: Excellent barbed wire fences, and some pipe fences.

Grasses: Premier soils with Bermuda grass, some native grasses, and rye grass.

Game: Whitetail deer and occasional wild hog.

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 please contact Southwest Ranch & Farm Sales, Jim Long (972) 679-7070.



OKLAHOMA CLIMATOLOGICAL SURVEY

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TEMPERATURE

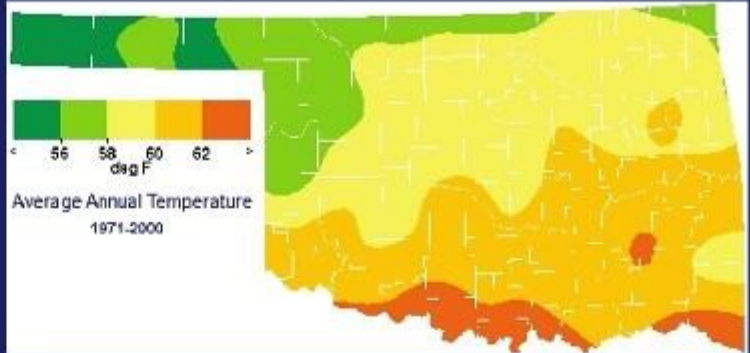
Average Annual: 62 degrees
Average Maximum: 74 degrees
Average Minimum: 50 degrees
Highest: 113 degrees
(Wilburton, September 4, 1998)
Lowest: -16 degrees
(Wilburton, February 2, 1951)
Days of 90 Degrees or Higher: 75
Days of 20 Degrees or Lower: 17

PRECIPITATION

Average Annual: 48.80 inches
Days With Precipitation: 91
Wettest Year: 78.28 inches in 1973
Driest Year: 20.74 inches in 1963
Greatest Daily Rainfall: 7.70 inches
(Wilburton, August 15, 1964)

OTHER FACTS

Average Wind Speed: 5 mph
Sunshine: 55- 75%
Average Humidity: 75%
Thunderstorm Days: 55
Hail Events: 4 per year
Tornadoes (1950-2003): 19



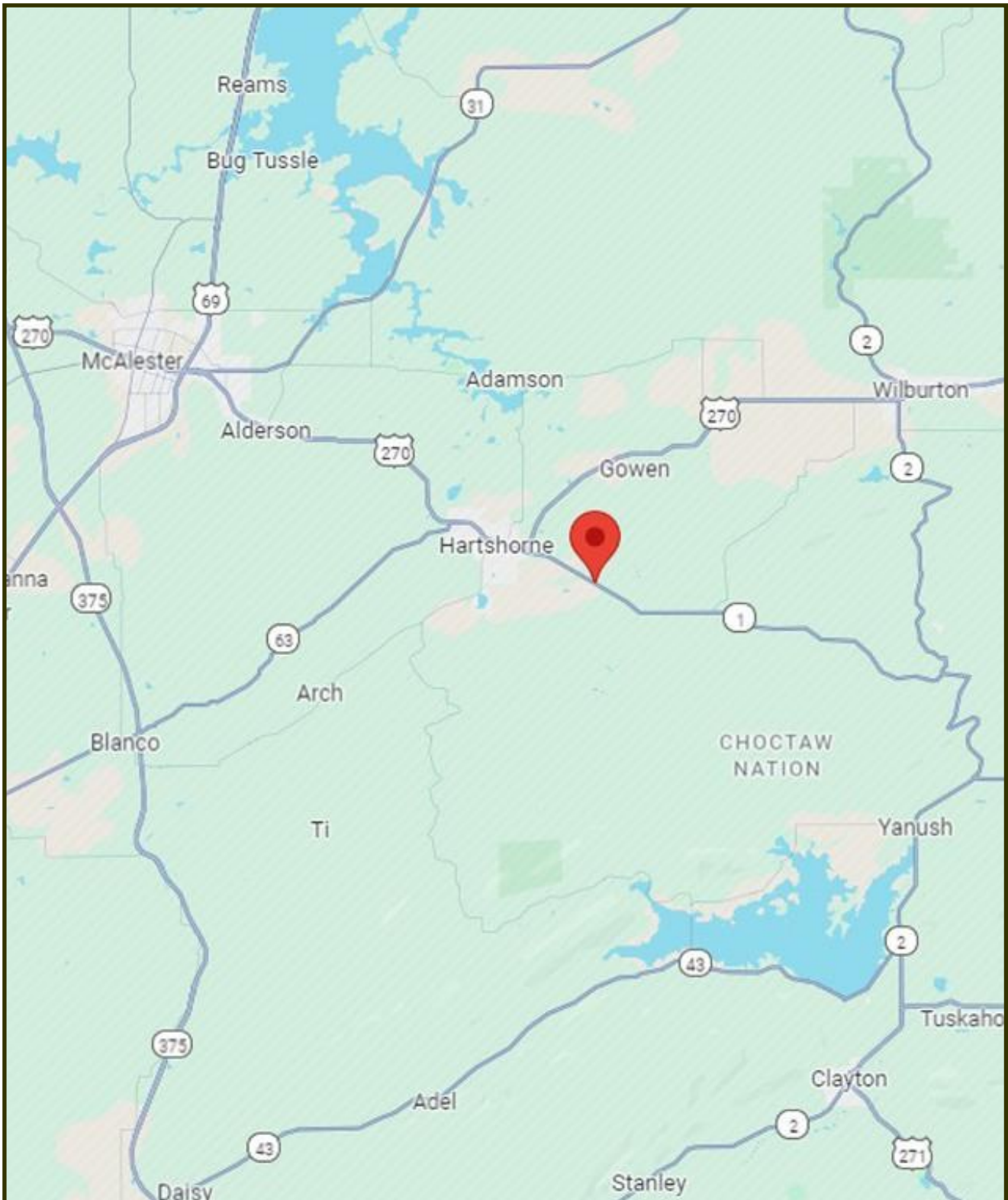
WINTER WEATHER

Average Annual Snowfall: 5.7 inches
Days with snow on ground: 4
Greatest Seasonal Snowfall: 18.4 inches (1978-1979)
Greatest Daily Snowfall: 16.0 inches
(Wilburton, February 18, 1921)
Last Freeze in Spring: April 3
First Freeze in Autumn: November 2
Growing Season: 211 Days



Latimer County Climate Summary

200 +/- Acre Colvin Ranch Location Map



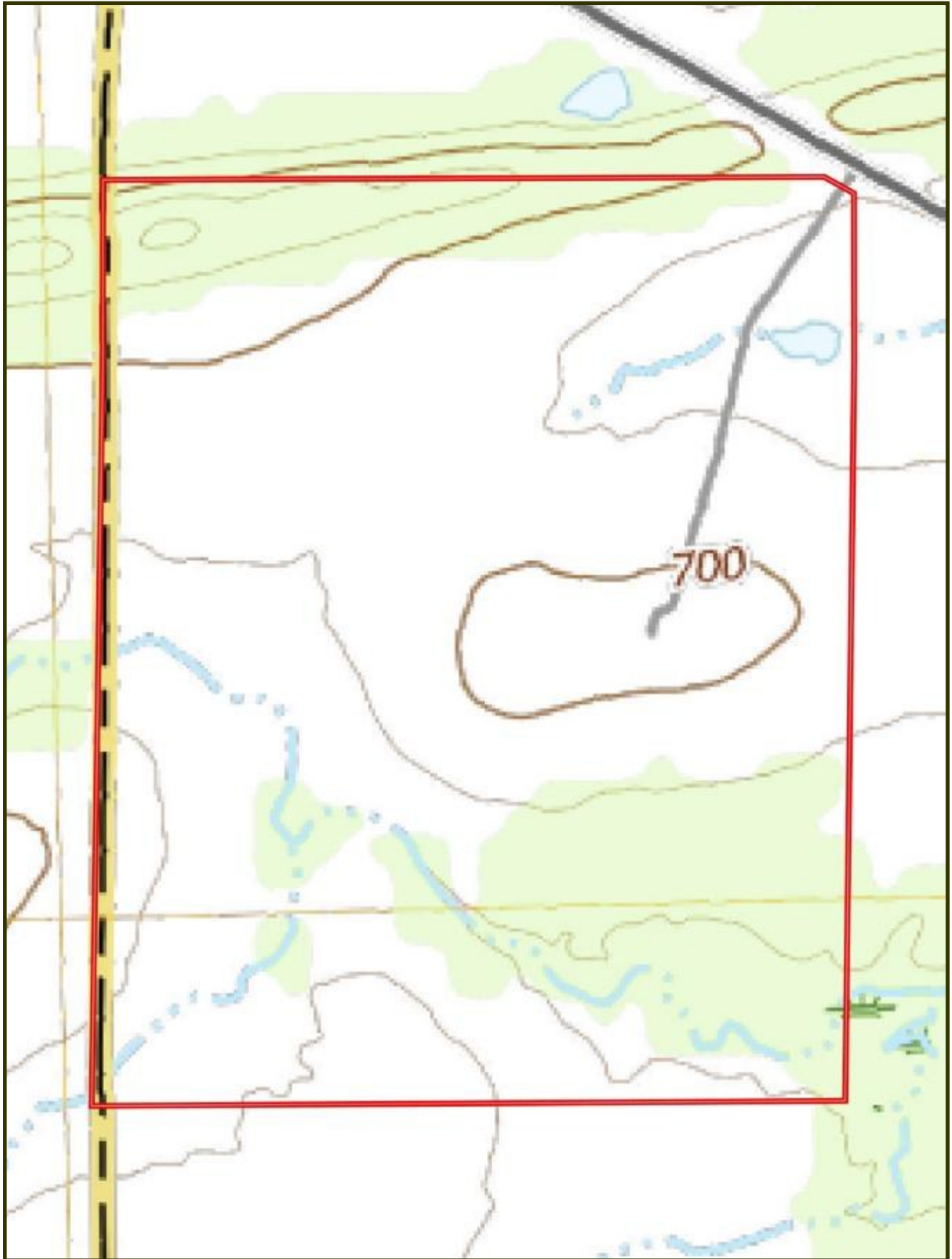
Latitude: 34.827530, Longitude: -95.505488

Directions: 10496 SW Hwy 1, Hartshorne, OK. Go east out of Hartshorne, OK approximately 3 miles. Ranch will be on the right.

200 +/- Acre Colvin Ranch Aerial Map



200 +/- Acre Colvin 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***