



SOUTHWEST RANCH & FARM SALES PRESENTS



2,200 ± Acre CJ Ranch

Price Reduced: \$3300 per Acre

Oklahoma Recreation, Hunting & Cattle Land

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Property Description

Acres: 2,200 ± acres.

Price Reduced: \$3,300 per acre.

Animal Units: 200 mother cows.

Terms: Cash or possible owner financing.

Location: McIntosh County, OK, 30 miles northwest of McAlester, near Dustin, 11 miles south of Interstate 40. Located at the northwest corner of Highway 9 and the Indian Nation Turnpike.

Comments: Very nice recreation hunting and cattle ranch with good access and gravel roads throughout. It has been in same family for many years.

Improvements: 1 set of metal working corrals.

Water: Numerous ponds, rural water, 43.69" annual precipitation.

Terrain: 50% open pastures, 50% hardwood timber. Gently rolling with some elevation changes.

Fences: Excellent barbed wire fences with T-posts.

Grasses: Bermuda grass, big and little blue stem, numerous other native grasses.

Game: Trophy whitetail deer, wild turkey, wild hogs, and varmints.

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 Recreation, Hunting and Cattle Ranch, please contact Scott Johnston at 405-249-8241.

MCINTOSH COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	37.8	42.7	50.8	59.4	68.0	76.9	82.1	81.3	74.0	61.9	50.0	40.8	60.5
DAILY MIN	25	30	38	46	56	65	69	67	60	48	37	29	47.5
DAILY MAX	50	56	64	73	80	89	96	96	88	76	63	53	73.7

Annual number of days max temperature is greater than 90°F: 75

Annual number of days max temperature is greater than 100°F: 21

Annual number of days max temperature is less than 32°F: 7

Annual number of days min temperature is less than 32°F: 83

Annual number of heating degree days (HDD): 3561

Annual number of cooling degree days (CDD): 1945

Annual length of growing season: 206 days

Date of first fall freeze: October 30

Date of last spring freeze: April 6

PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (In.)	2.66	2.44	3.69	4.31	6.08	4.76	2.45	3.51	5.46	4.34	3.47	2.75	45.92
NUMBER OF DAYS WITH RAIN	7.4	6.2	9.1	8.5	10.4	9.1	7.1	6.4	8.1	7.5	8.0	7.7	95.5

Annual snowfall (1972-2001): 7.2 in.

Annual percent sunshine (2006-2020): 63%

Annual number of thunderstorm days (1901-1995): 52

Annual number of hail (>1 in.) days (1986-2015): 4-5

Annual number of tornadoes (1950-2021): 0.75

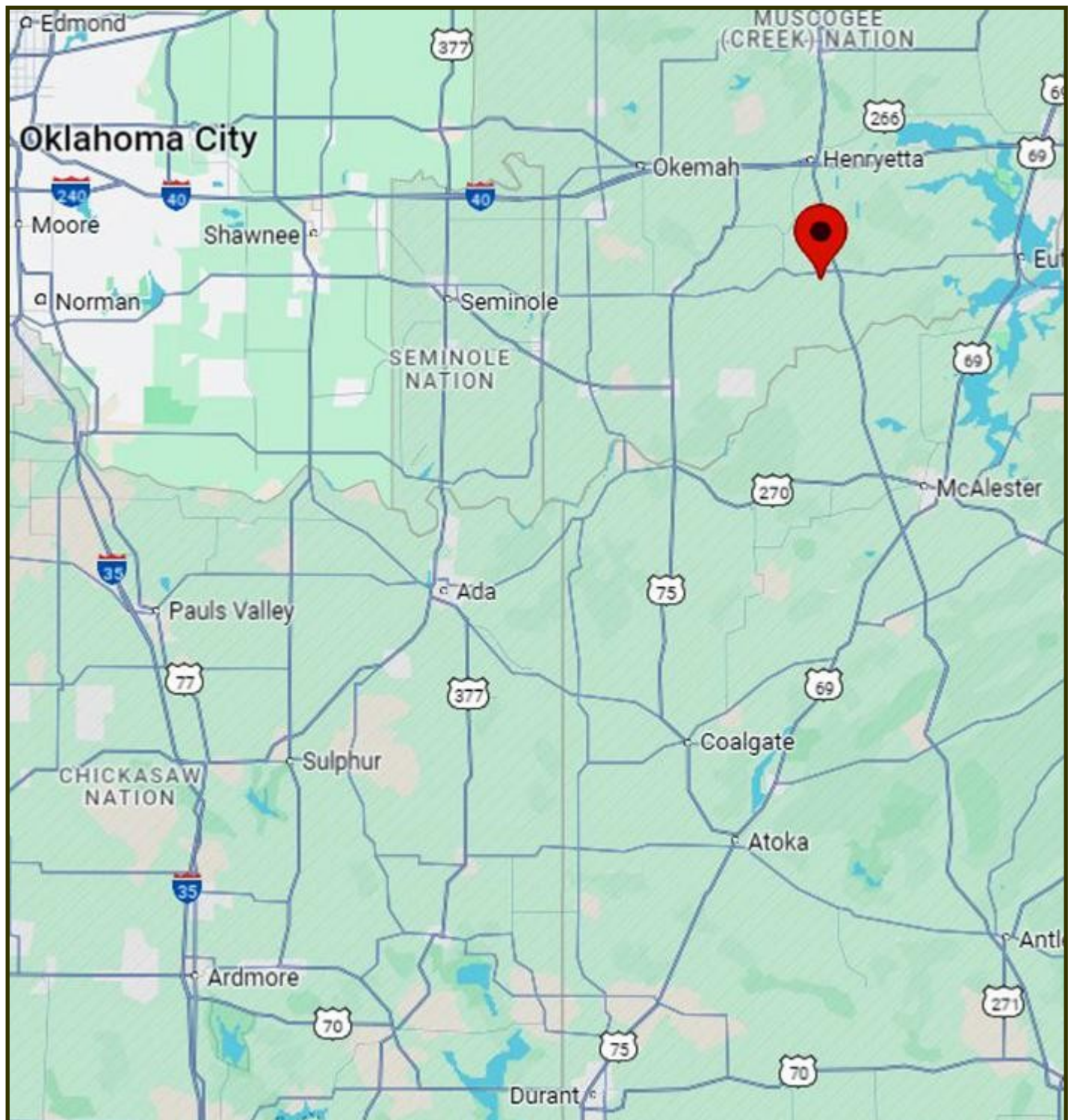
Total number of tornadoes (1950-2021): 54

Notes:

1.) Average first and last freeze dates are based on the 50th probability percentile.

2.) Unless noted, averages/normals are based on the 1991-2020 period.

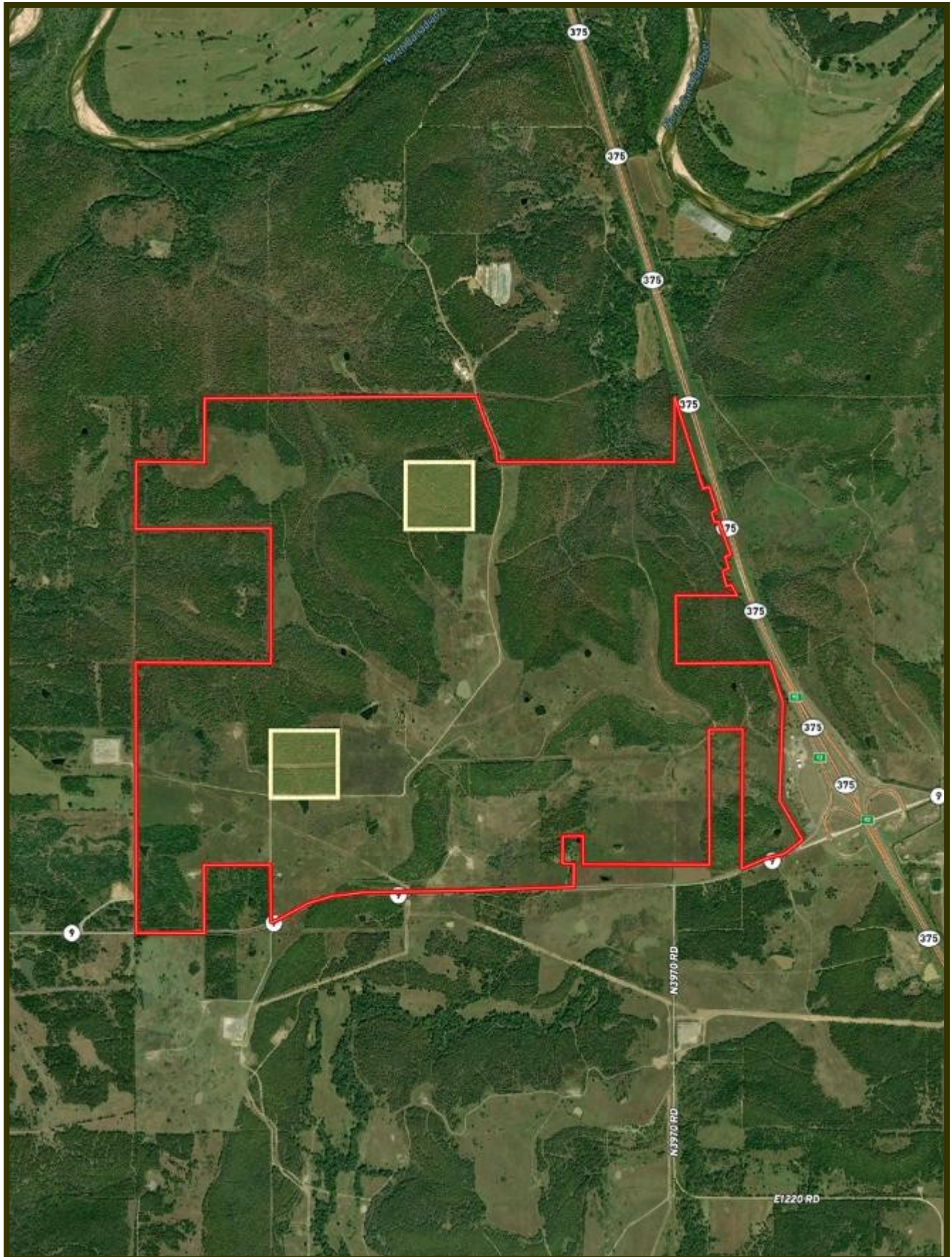
2,200 ± Acre CJ Ranch Location Map



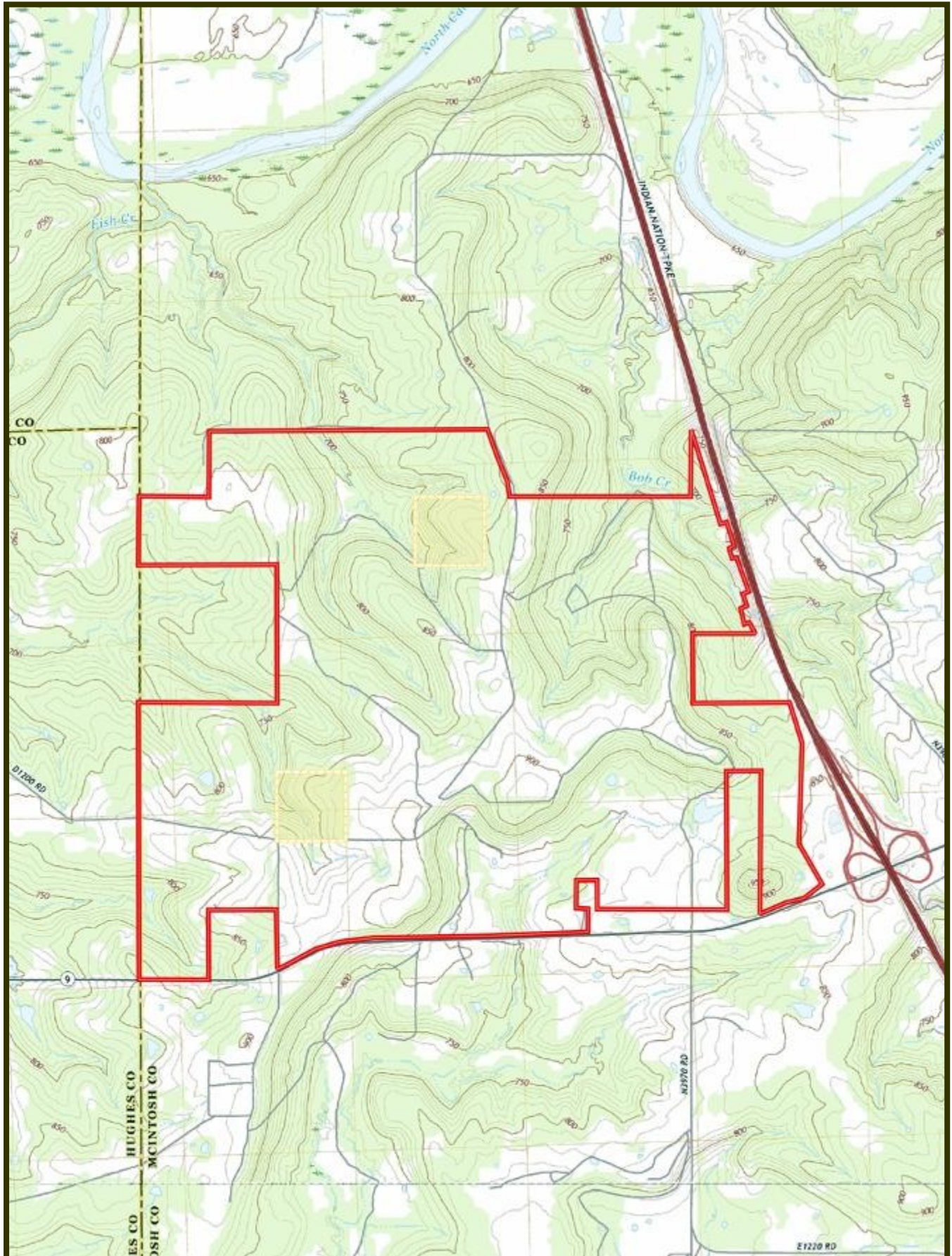
35.2631, -95.9623

Locations: From McAlester, OK Head west on US-270 W (4.3 mi). Take a slight right onto the Indian Nation Turnpike ramp to Tulsa Toll road (0.3 mi). Merge onto OK-375 (Toll road) (22.5 mi). Take exit 92 for OK-9 toward Dustin/Eufaula (Toll road) (0.5 mi). Turn right onto OK-9 W (1.8 mi). Turn right and Entrance to ranch will be on the right. OK-9, Dustin, OK 74839.

2,200 ± Acre CJ Ranch Aerial Map



2,200 ± Acre CJ 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***