



SOUTHWEST RANCH & FARM SALES PRESENTS



663 +/- Acre Boehning Ranch
\$4,850 per Acre

**Oklahoma Cattle Ranch
Garvin, Oklahoma**

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Property Description

Acres: 663 ± Acres.

Price: \$4,850 per acre.

Animal Units: 200 cows without hay production.

Terms: No owner financing.

Location: 4 miles from Garvin, OK, McCurtain County. 20 miles north of Clarksville, TX.

Comments: Until you've seen how productive this cattle ranch is you won't believe the number of cattle it will run. Ranch is 90% open meadows with just enough trees to provide adequate shade. Ranch has nearly 1 ½ miles of highway frontage and nearly a mile of county road frontage.

Improvements:

3 bedroom/2 bathroom manufactured home.

Hay barn.

Shop.

Large metal corral.

Grain bins.

Water: Community water, one water well (not being used), 13 ponds. Garvin, OK gets 53" of rain, on average, per year.

Terrain: Rolling hills with a few scattered trees. Open meadows with grass everywhere, even on hill tops.

Fences: Very good fences with metal posts and barbed wire.

Grasses: Bermuda grass, crab grass, Bahia grass, Dallisgrass, some native grasses. You have never seen a place with more grass.

Game: Whitetail deer, wild hogs, most ponds are loaded with fish.

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 Oklahoma Ranch For Sale, please contact Southwest Ranch & Farm Sales, Scott Johnston at (405) 249-8241.

TEMPERATURE

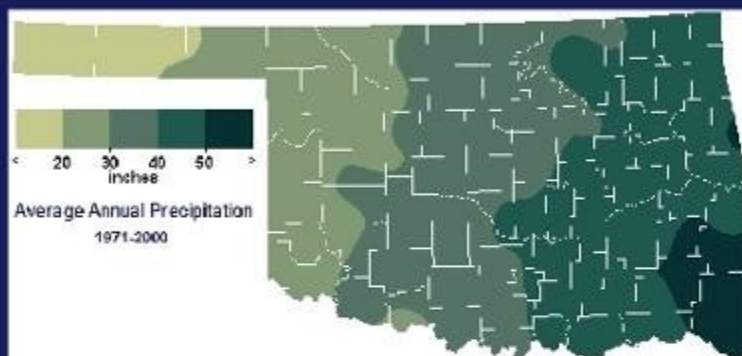
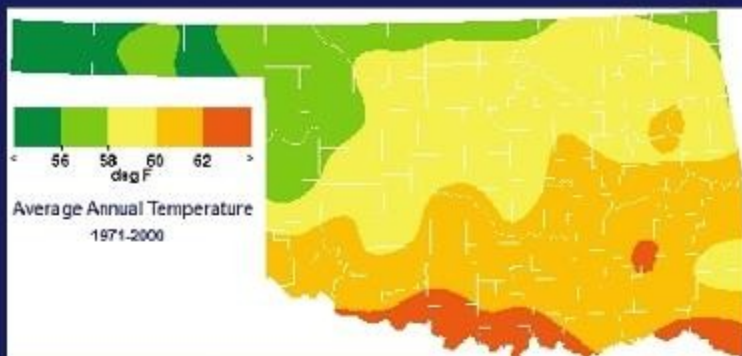
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 49 degrees
Highest: 115 degrees
(Smithville, August 10, 1936)
Lowest: -22 degrees
(Smithville, February 2, 1951)
Days of 90 Degrees or Higher: 81
Days of 20 Degrees or Lower: 15

PRECIPITATION

Average Annual: 52.02 inches
Days With Precipitation: 87
Wettest Year: 80.32 inches in 1973
Driest Year: 25.61 inches in 1963
Greatest Daily Rainfall: 12.30 inches
(Hee Mountain, October 31, 1972)

OTHER FACTS

Average Wind Speed: 7 mph
Sunshine: 55- 75%
Average Humidity: 79%
Thunderstorm Days: 50
Hail Events: 5 per year
Tornadoes (1950-2003): 41



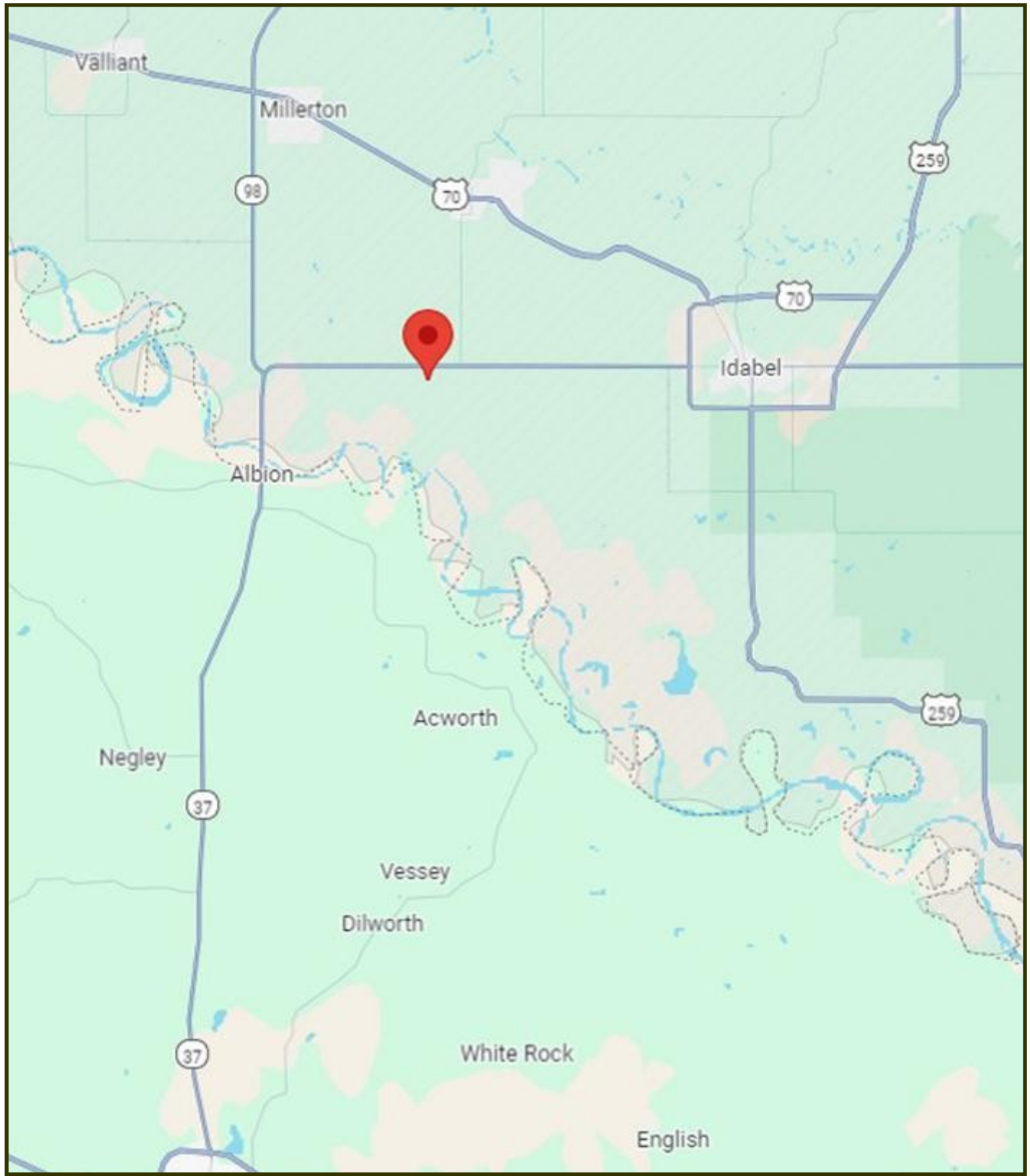
WINTER WEATHER

Average Annual Snowfall: 3.5 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 25.5 inches (1959-1960)
Greatest Daily Snowfall: 15.0 inches
(Flashman Tower, January 6, 1960)
Last Freeze in Spring: March 30
First Freeze in Autumn: November 3
Growing Season: 215 Days



**McCurtain County
Climate Summary**

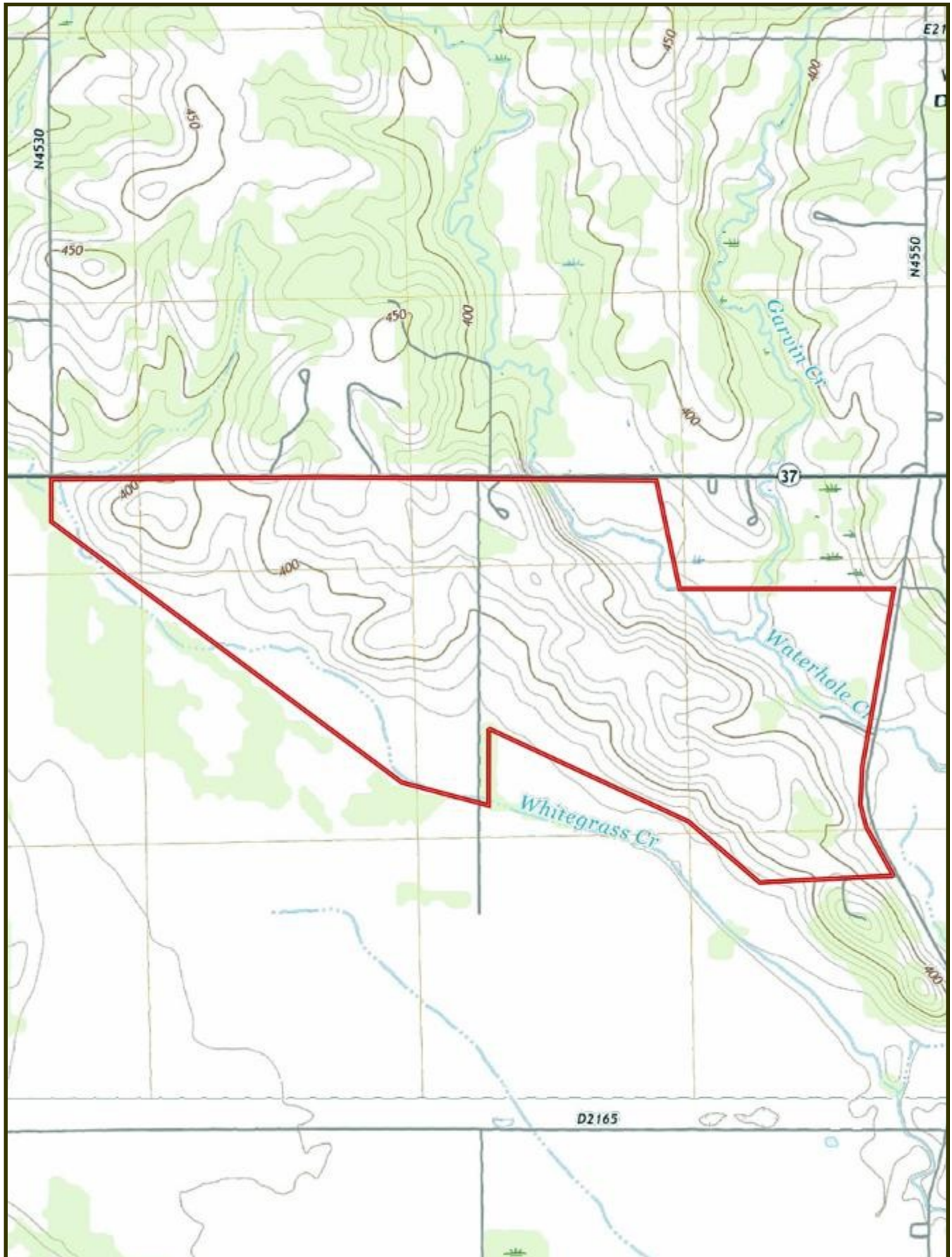
663 +/- Acre Boehning Ranch Location Map



Latitude: 33.8956, Longitude: -94.9648

Directions: From Clarksville, Texas continue onto TX-37 N (16.8 mi). Continue onto OK-37 E (6.1 mi). Ranch will be on the right. 5198 State Highway 37, Garvin, TX 74736.

663 +/- Acre Boehning 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***