

# Norton Ti Valley Ranch

Pittsburg County, Oklahoma  
860 Acres m/l



The beautiful Norton Ti Valley Ranch is located southeast of McAlester, Oklahoma and offers a variety of opportunities for the outdoor enthusiast. This Ranch offers 860 m/l of Bermuda grass, Ponds, creeks, mixed timber, elevation changes and an abundance of wildlife. County roads give you unrestricted access to many parts of the ranch making it easy for day to day operations. This Ranch has been in the same family for generations and has served as a gathering place for a few select hunters and momma cows for the last several years. Norton Ti Valley Ranch allows you the opportunity to own one of Pittsburg County's finest ranches.



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**LAND - RESIDENTIAL - AUCTIONS**



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## Climate Conditions

Pittsburg County is located in the heart Southeast Oklahoma and has an average growing season of more than 220 days and over 46 inches of rain per year with an average temperature of 61 degrees. Soils are generally comprised of a loam base. Caring capacities in these areas vary depending on management practices, rotation of pastures, fertilizing and weed control along with hay yield production. Though climate conditions are very favorable for max production.



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# Norton Ti Valley

## Pittsburg County, OK



## Pictures



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## Cross Roads

The ranch can be easily accessed from just about any point. There are roughly 3 miles of county roads bordering the ranch allowing for easy access in and out of different pastures for hay production, hunting, feeding and maintenance.



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## Norton Ti Valley Pittsburg County, OK



## Travel Distances

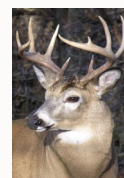
Norton Ti Valley Ranch is conveniently located roughly 2 hours from Tulsa, 2.5 hours from Oklahoma City, 2 Hours to Ft. Smith, AR and 3.5 hours to Dallas, Texas.



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## Hunting & Recreation

Norton Ti Valley Ranch is an excellent hunting ranch with an abundant of natural wildlife ranging from deer, turkey, coyotes, quail and ducks. Several of the ponds allow for a fun day of fishing. There are plenty of deer hunting possibilities to strategically position recruiting plots, kill plots, ladder stands, tree stands and hunting towers. Feather hunters have the opportunity to hunt several ponds, create future pond development with plenty of acre feet of run-off and to develop different types of quail habitat.

-wildlife pictures are not take from actual property.



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# Norton Ti Valley Pittsburg County, OK



SELECT

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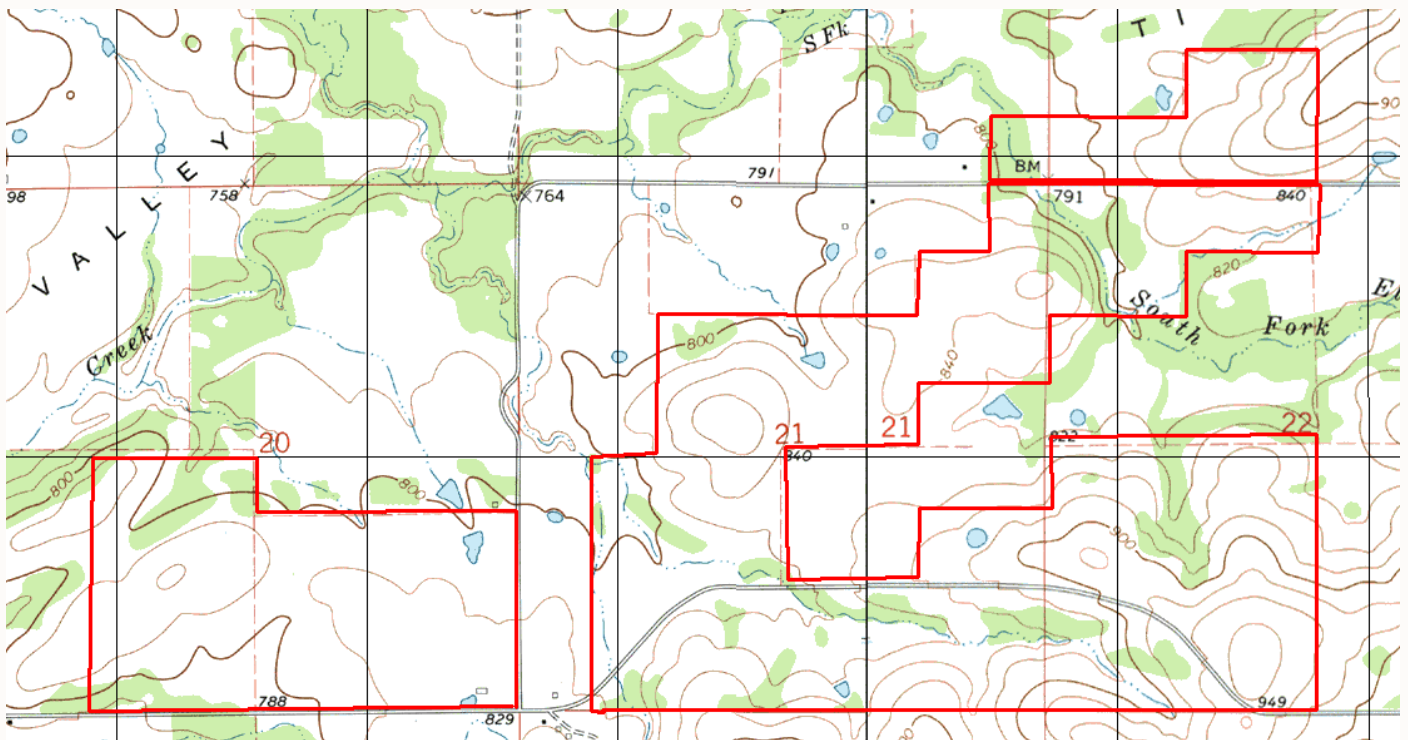
Information regarding acreages, boundaries, aerial accuracies, photos, and locations are for general referencing and may not be accurate. Pictures are used for advertising and or for ideas for land potential, not all pictures are taken on subject property, though most are. G7 Ranches, LLC nor Coldwell Banker Select warrant the accuracy of this information, all information provided have been from sources deemed reliable.

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## Maps



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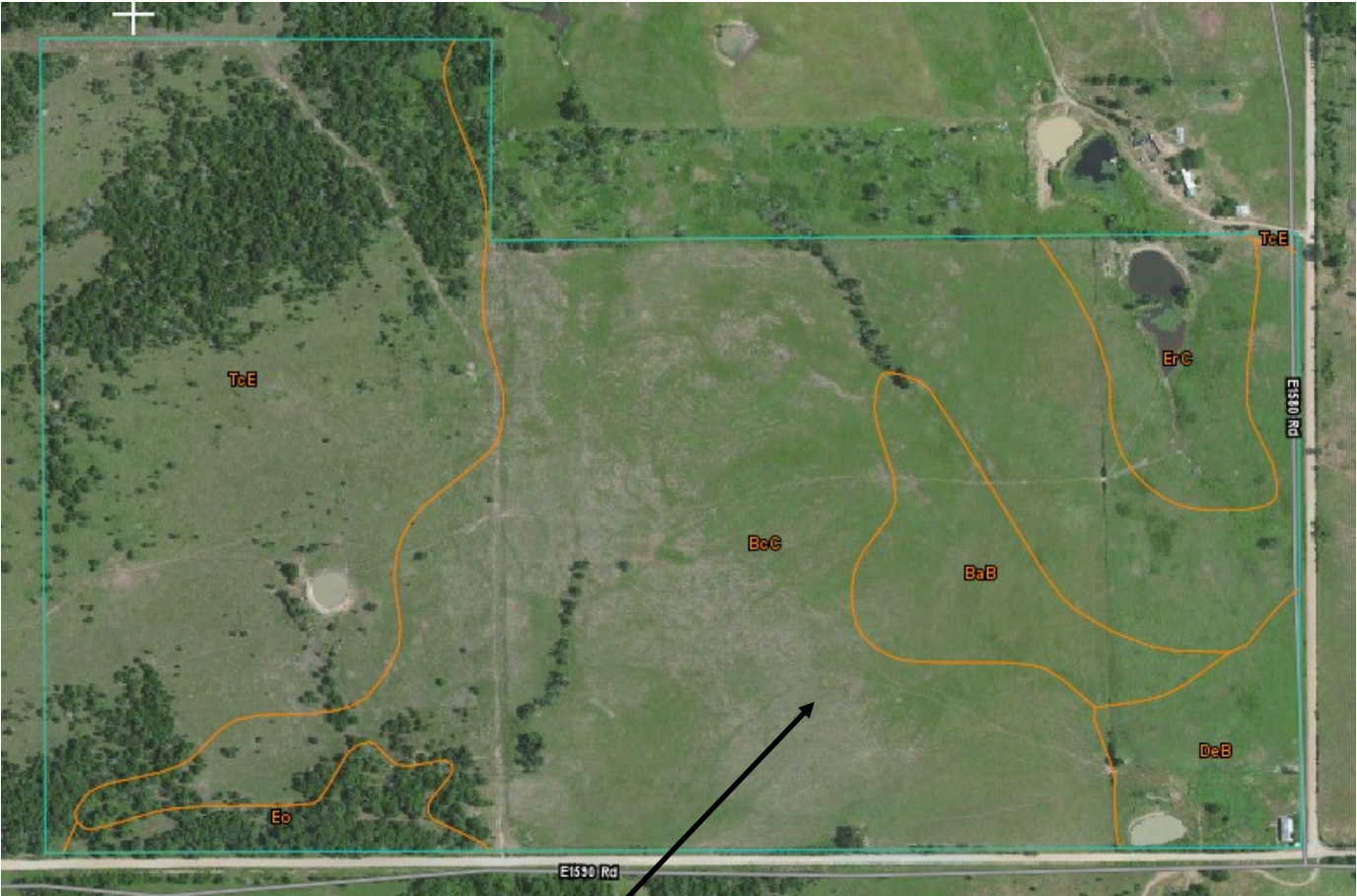
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# Norton Ti Valley Ranch

## Pittsburg, OK



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaB	Bates fine sandy loam, 1 to 3 percent slopes	11.1	5.5%
BcC	Bates-Coweta complex, 3 to 5 percent slopes	100.3	49.3%
DeB	Dennis loam, 1 to 3 percent slopes	8.3	4.1%
Eo	Rexor and Verdigris soils, 0 to 1 percent slopes, frequently flooded	5.1	2.5%
ErC	Eram clay loam, 3 to 5 percent slopes	10.1	5.0%
TcE	Talihina-Eram-Collinsville complex, 5 to 20 percent slopes	68.3	33.6%
Totals for Area of Interest		203.2	100.0%

## Soil Map

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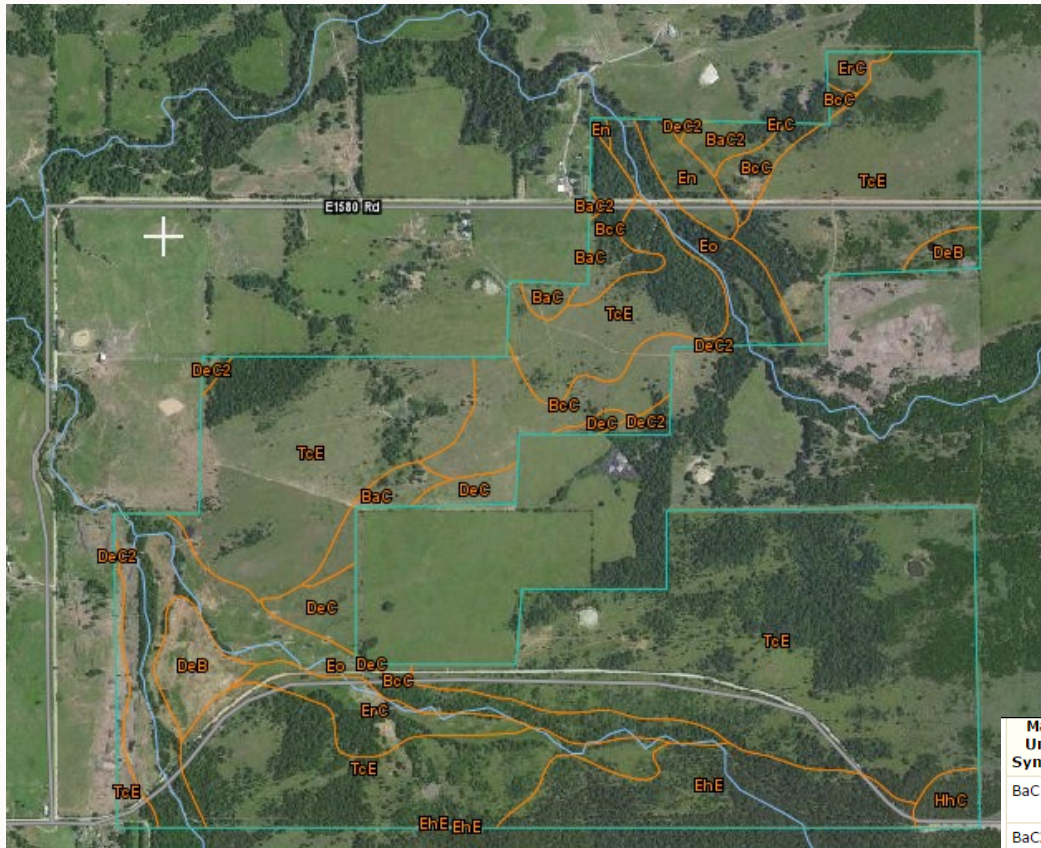


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## Soil Map

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaC	Bates fine sandy loam, 3 to 5 percent slopes	9.3	1.4%
BaC2	Bates fine sandy loam, 1 to 3 percent slopes, eroded	5.4	0.8%
BcC	Bates-Coweta complex, 3 to 5 percent slopes	42.1	6.4%
DeB	Dennis loam, 1 to 3 percent slopes	15.5	2.4%
DeC	Dennis loam, 3 to 5 percent slopes	13.6	2.1%
DeC2	Dennis loam, 3 to 5 percent slopes, eroded	4.1	0.6%
EhE	Bengal-Clebit-Clearview complex, 5 to 30 percent slopes	41.6	6.3%
En	Rexor silt loam, 0 to 1 percent slopes, occasionally flooded	9.4	1.4%
Eo	Rexor and Verdigris soils, 0 to 1 percent slopes, frequently flooded	72.7	11.1%
ErC	Eram clay loam, 3 to 5 percent slopes	18.9	2.9%
HhC	Clebit-Clearview complex, 3 to 5 percent slopes	5.5	0.8%
TcE	Talihina-Eram-Collinsville complex, 5 to 20 percent slopes	419.1	63.8%
<b>Totals for Area of Interest</b>		<b>657.2</b>	<b>100.0%</b>

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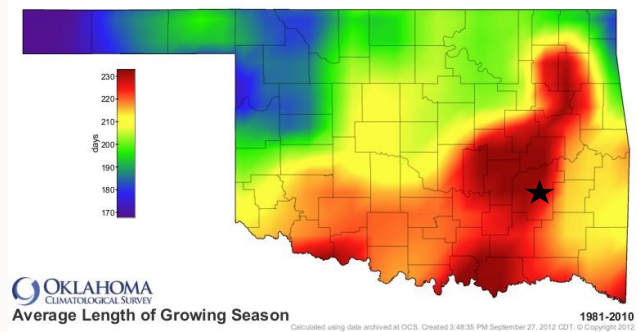
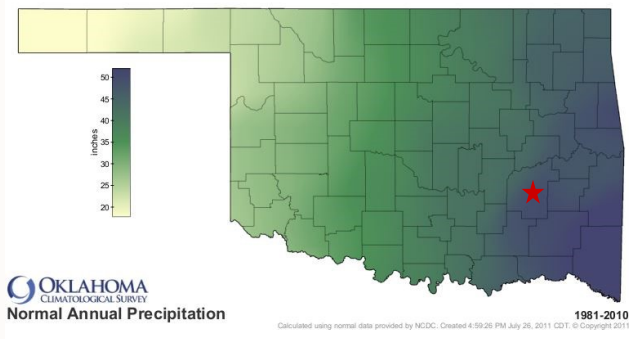
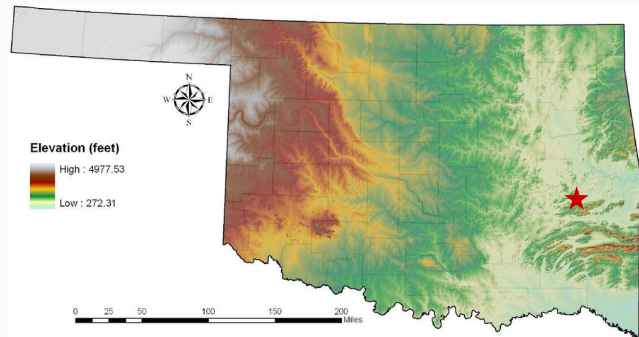
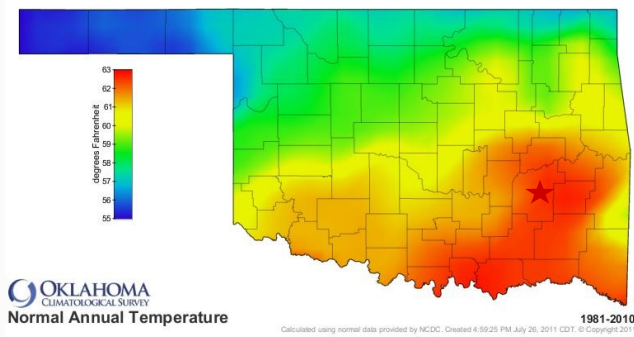


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