



SOUTHWEST RANCH & FARM SALES PRESENTS



986.98 +/- Acre Blanco Ranch

Price Reduced \$3,100,000 per acre

Oklahoma Cattle & Hunting Ranch

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Property Description

Acres: 986.98 +/- Acres

Price Reduced: \$3,100,000

Animal Units: 200 cows

Terms: No owner financing.

Location: Blanco, OK, Pittsburg County. 15 miles South of McAlester, OK near the Indian Nation Turnpike.

Comments: This beautiful turnkey cattle & recreation ranch is located in the Jack Fork Mountains of Southeast Oklahoma. The ranch is immaculately maintained, and no expense has been spared. It will easily run 200 mother cows and calves and more with a fertilization program. Present owner bales between 400 and 500 round bales per year. Mature hardwood trees are present throughout the ranch and provide excellent whitetail deer cover and habitat. The beautiful clear water Brushy Creek runs through the west side of the property and owner has never seen it go dry.

Improvements:

Newly remodeled, 2400 sq. ft, 3 bedroom/2.5 bath Home.

Newly remodeled Guest Cabin.

*All furnishings in the two residences are a part of the sale except for the attached list of personal items.

Insulated Shop with concrete floor.

Equipment Barn.

Working pens with hydraulic head gate (under roof).

RV hookups for guests or lease hunters

Deer blinds and deer feeders

Metal corrals

Overhead Feed Bins.

Metal Storage Buildings.

Mineral Feeders, Feed Troughs, Hay Rings.

Water: Rural water, 13 ponds, live creek, and some additional wet weather creeks. Pittsburg County averages 46.2" of average annual rainfall.

Terrain: This entire ranch is scenic and has drastic elevation changes. Some very fertile valleys are divided by beautiful rock and wooded ridges which shelter the large whitetail deer herd.

Fences: Fences are very good and made of barbed wire and metal posts. Ranch is divided into 10 pastures with an alley way running almost the entire length of the property providing effortless handling of the livestock.

Grasses: Bermudagrass, Dallisgrass, ryegrass and numerous native grasses and several kinds of clovers. Present owner has done a great job of controlling weeds.

Game: Trophy whitetail deer, wild turkey, wild hogs, occasional black bear. Excellent fishing on the Brushy Creek and some of the ponds.

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The residences run on electricity and propane. There is also a diesel generator that is back up to both residences should the electricity go off for some reason. 30 seconds after the loss of power the generator kicks on and back off when electricity is restored.

Tractors, trailers, rolling stock can be purchased separately.

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 beautiful Oklahoma Cattle and Hunting Ranch For Sale please contact Southwest Ranch & Farm Sales at 972-542-8511.

TEMPERATURE

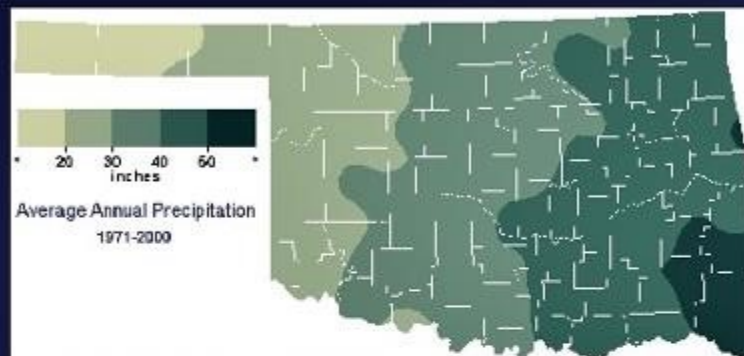
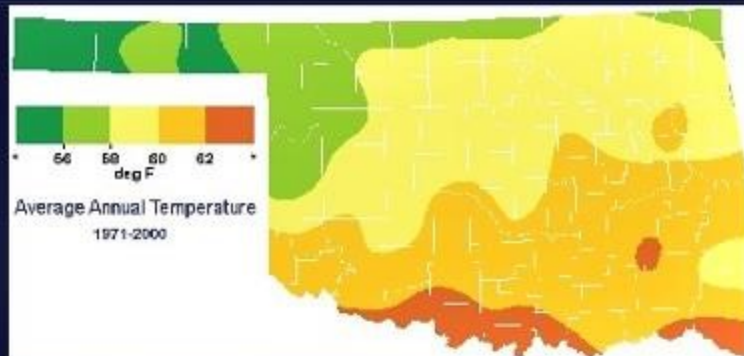
Average Annual: 61 degrees
Average Maximum: 73 degrees
Average Minimum: 50 degrees
Highest: 116 degrees
(Mcalester, August 10, 1936)
Lowest: -14 degrees
(Mcalester, January 10, 1977)
Days of 90 Degrees or Higher: 71
Days of 20 Degrees or Lower: 17

PRECIPITATION

Average Annual: 46.20 inches
Days With Precipitation: 89
Wettest Year: 75.36 inches in 1990
Driest Year: 19.94 inches in 1963
Greatest Daily Rainfall: 8.74 inches
(Quinton, October 1, 1943)

OTHER FACTS

Average Wind Speed: 6 mph
Sunshine: 55- 75%
Average Humidity: 70%
Thunderstorm Days: 58
Hail Events: 4 per year
Tornadoes (1950-2003): 67



WINTER WEATHER

Average Annual Snowfall: 5.9 inches
Days with snow on ground: 4
Greatest Seasonal Snowfall: 32.0 inches (1920-1921)
Greatest Daily Snowfall: 12.0 inches
(Mcalester, February 18, 1921)
Last Freeze in Spring: March 31
First Freeze in Autumn: November 4
Growing Season: 214 Days

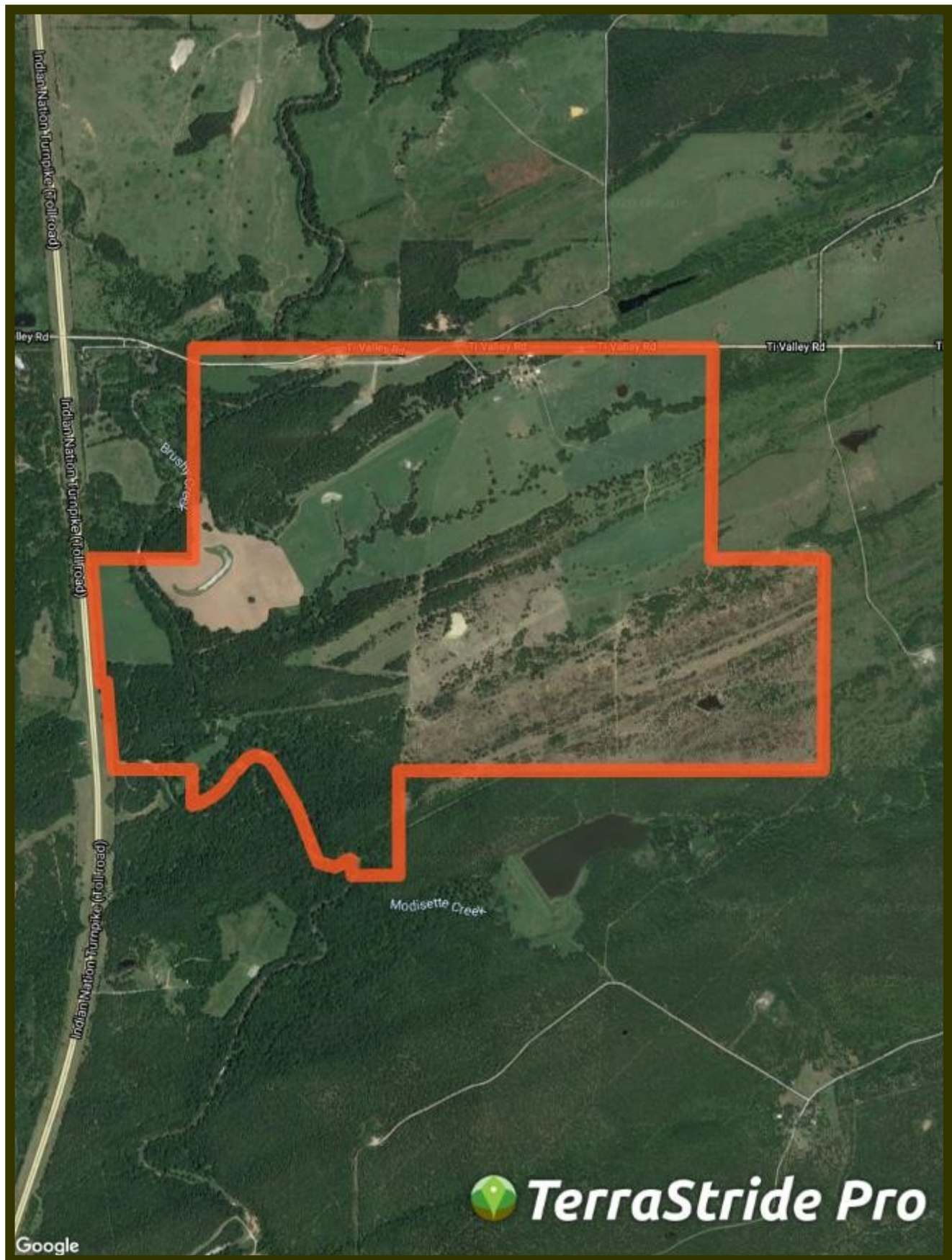


**Pittsburg County
Climate Summary**

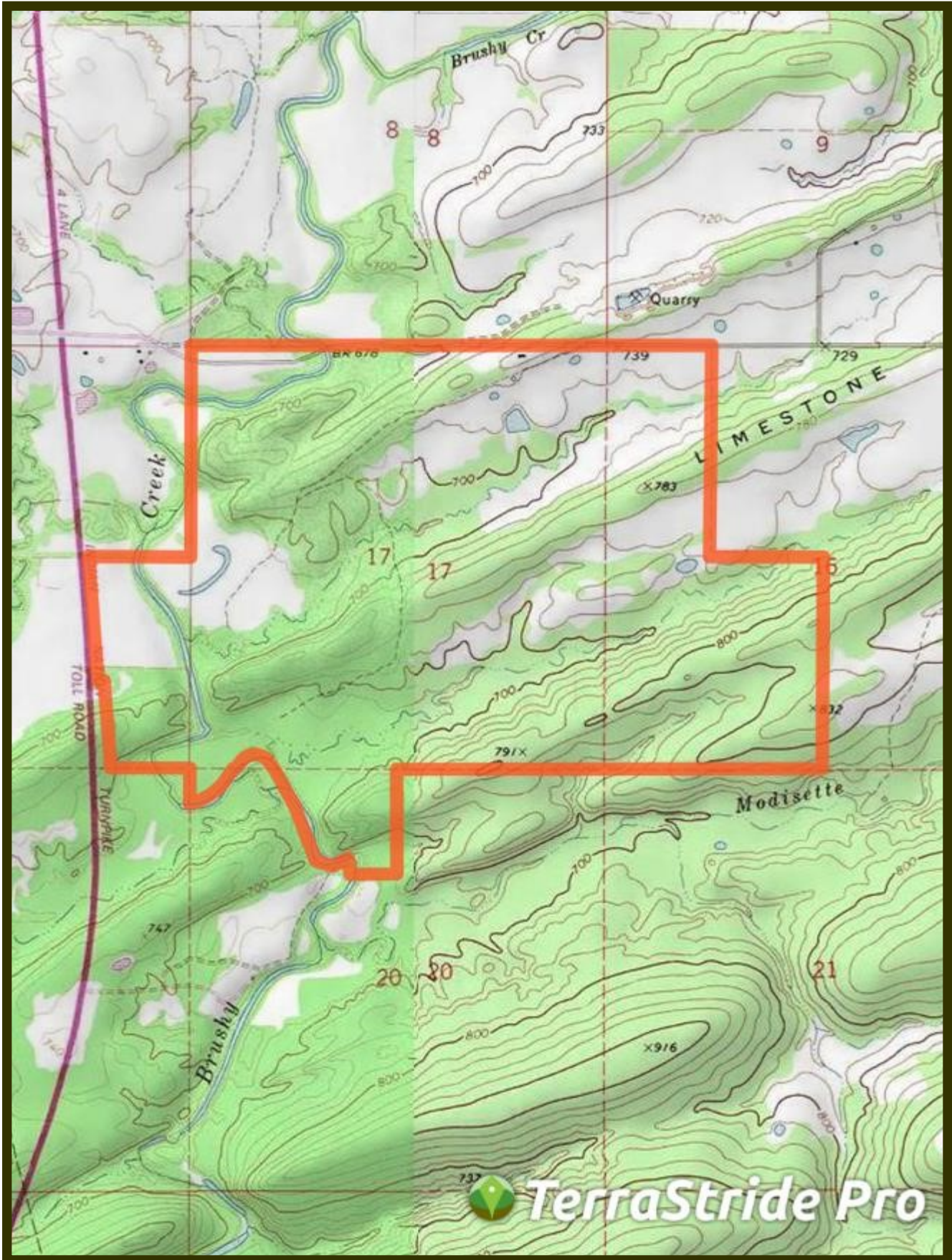
A map of Oklahoma showing the location of McAlester, marked with a red pin. The map includes major highways, cities, and tribal lands. McAlester is located in the central-eastern part of the state, near the Choctaw Nation. Other cities shown include Oklahoma City, Norman, Moore, Shawnee, Seminole, Ada, Pauls Valley, Sulphur, Ardmore, Durant, Denison, Sherman, Gainesville, Decatur, Fort Worth, Dallas, Arlington, Plano, Commerce, Sulphur Springs, Mt Pleasant, Pittsburg, Gilmer, Longview, Kilgore, Athens, and Tyler. Tribal lands for the Chickasaw, Choctaw, and Muscogee (Creek) Nations are also indicated.

34.7386, -95.7484

986+/- Acre Blanco Ranch Aerial Map



986 +/- Acre Blanco 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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