



SOUTHWEST RANCH & FARM SALES PRESENTS



234 +/- Acre Pittsburg McEntire Ranch
\$7,500 per acre

OKLAHOMA COMMERCIAL INVESTMENT LAND
1.5 miles Highway 69/75 frontage

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Property Description

234 ± ACRE OKLAHOMA COMMERCIAL INVESTMENT LAND WITH 1.5 MILES OF HIGHWAY 69/75 FRONTAGE

Acres: 234 ± Acres.

Price: \$7,500 per acre.

Animal Units: This Oklahoma land currently runs 50-55 yearlings.

Terms: No owner financing.

Location: Pittsburg County, OK. South of Kiowa, OK. 26 miles south of McAlester, OK.

Comments: This Oklahoma Development Opportunity has 1.5 miles of frontage on Highway 69/75, one of the busiest roads in the state. Beautiful views, nice ponds.

Water: Ponds. Rural water believed to be ½ mile away.

Terrain: Rolling hills with many trees.

Fences: Barbed wire fences.

Grasses: Native grasses.

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

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 Development Land For Sale contact Scott Johnston at (405) 249-8241.

PITTSBURG COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	41.1	45.5	53.9	61.7	69.9	78.2	82.6	81.9	74.3	63.3	52.1	43.3	62.3
DAILY MIN	30.2	34.2	42.4	50.1	59.8	68.2	72.0	70.7	62.9	51.5	40.9	32.9	51.3
DAILY MAX	52.0	56.7	65.3	73.3	80.0	88.2	93.2	93.3	85.8	75.2	63.3	53.6	73.3

Annual number of days max temperature is greater than 90°F: 73
Annual number of days max temperature is greater than 100°F: 12
Annual number of days max temperature is less than 32°F: 4
Annual number of days min temperature is less than 32°F: 66
Annual number of heating degree days (HDD): 3079
Annual number of cooling degree days (CDD): 2133
Annual length of growing season: 216 days
Date of first fall freeze: November 3
Date of last spring freeze: March 31

PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	2.23	2.39	4.41	4.63	5.30	4.46	3.37	2.96	3.66	4.17	3.01	3.02	42.61
NUMBER OF DAYS WITH RAIN	6.4	6.4	9.2	8.5	10.8	8.3	6.3	7.0	6.8	7.9	6.6	7.1	91.3

Annual snowfall (1981-2010): 3.6 in.
Annual percent sunshine (2006-2020): 63%
Annual number of thunderstorm days (1901-1995): 58
Annual number of hail (>1 in.) days (1986-2015): 4-5
Annual number of tornadoes (1950-2021): 1.10
Total number of tornadoes (1950-2021): 79

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.

RECORDS & EXTREMES

Record high temperature: 116°F (August 10, 1936)

Record low temperature: -18°F (January 22, 1930)

Earliest freeze date: October 20

Latest freeze date: April 18

Wettest year: 78.65 in. (2015)

Driest year: 19.92 in. (1963)

Greatest daily rainfall: 11.77 in. (May 11, 1943)

Greatest seasonal snowfall (Sep - Apr): 25.0 in. (1977-1978)

Greatest daily snowfall: 10.1 in. (February 23, 1975)

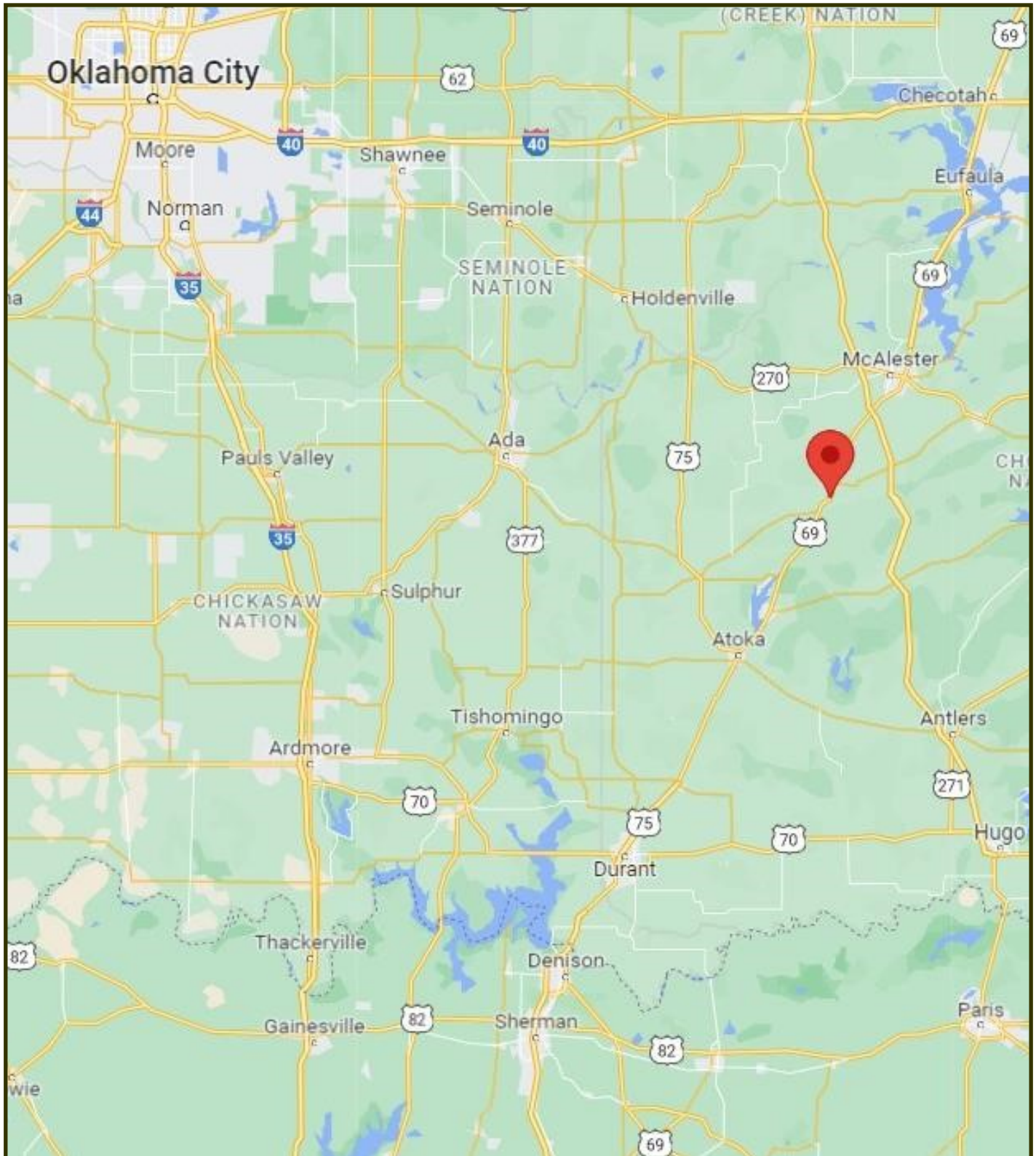
Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.

HOLIDAY STATS

	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	50	30	73 (1920)	5 (1969)
VALENTINE'S DAY, February 14	56	33	79 (2015)	5 (2021)
INDEPENDENCE DAY, July 4	91	69	104 (1911)	55 (1908)
HALLOWEEN, October 31	69	47	88 (1915)	18 (1917)
CHRISTMAS, December 25	50	28	75 (2016)	-2 (1983)



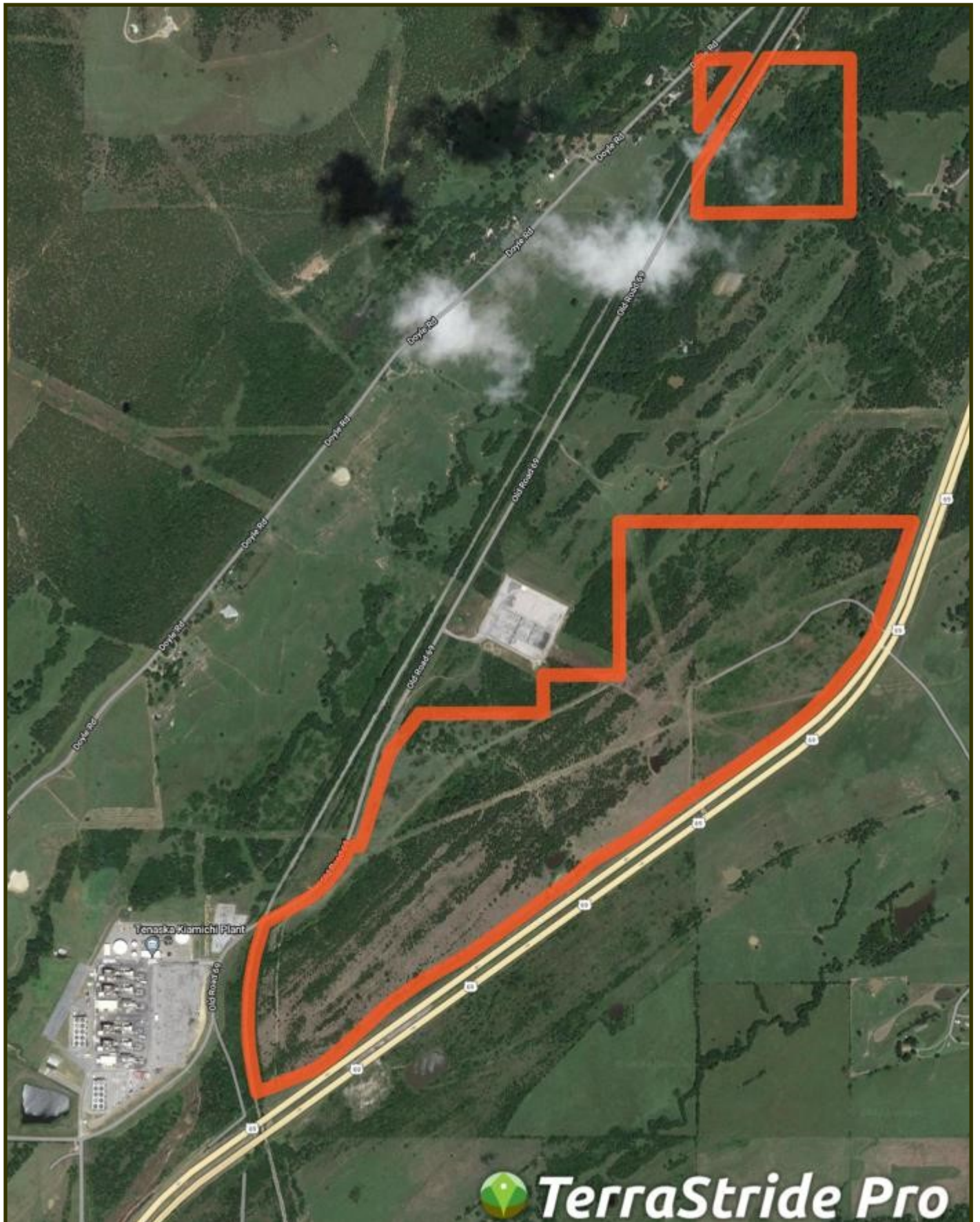
234 +/- Acre Pittsburg McEntire Ranch Location Map



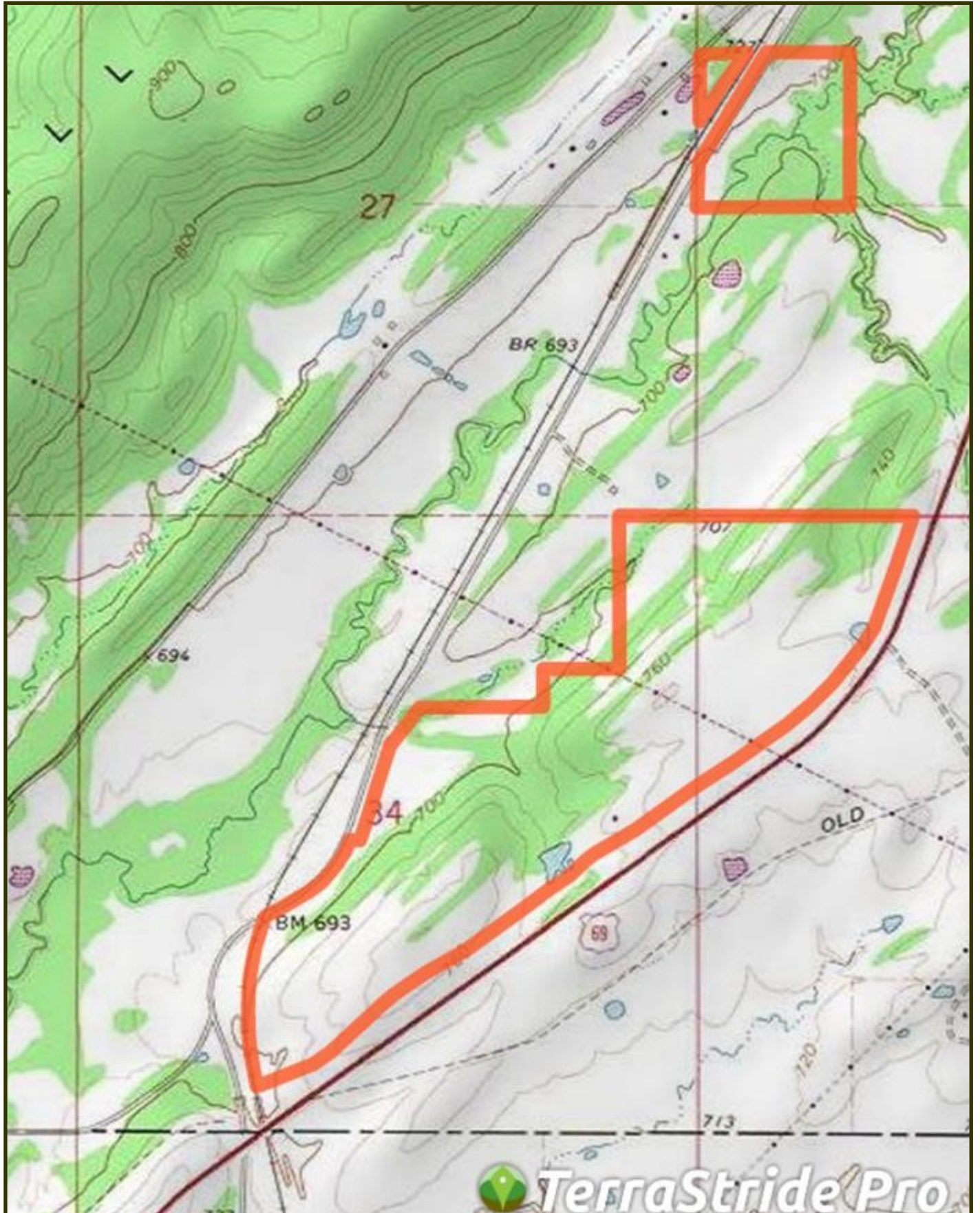
Latitude: 34.6925, Longitude: -95.9120

Directions: Head south out of Kiowa, OK and follow US-69 S for 2.1 mi. Destination will be on the right.

234 +/- Acre Pittsburg McEntire Ranch Aerial Map



234 +/- Acre Pittsburg McEntire 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***