



SOUTHWEST RANCH & FARM SALES PRESENTS



**160 +/- Acre Baxter
Hunting & Recreation Ranch
\$5,500 per acre**

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Property Description

Baxter Ranch

Acres: 160 ± Acres.

Price: \$5,500 per acre.

Terms: No owner financing.

Location: N Stephens County Rd 3040, Loco, OK, 73442, Stephens County. 7 miles northeast of Loco, OK, 15 miles southwest of Healdton, OK.

Comments: This ranch is a good hunting and recreation property. Property has access on two sides by county roads. Approximately 100 acres of the land are woods, and 60 acres are open meadow.

Water: Ranch has two ponds. County water is available.

Terrain: Land is level with 60% woods and 40% open meadows.

Fences: Property is fenced, some new fencing. Older fences need some repair.

Grasses: Native grasses on the meadow.

Game: Wildlife includes whitetail deer and wild hogs.

Leases: Was leased for hunting several years ago. Hasn't been hunted in a number of years.

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 Hunting and Recreation Ranch For Sale, please contact Scott Johnston at (405) 249-8241.

TEMPERATURE

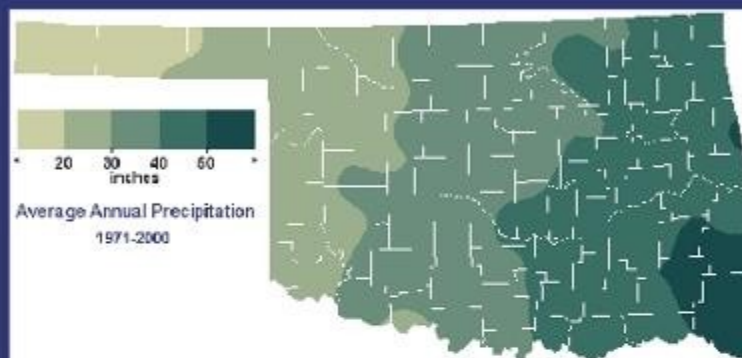
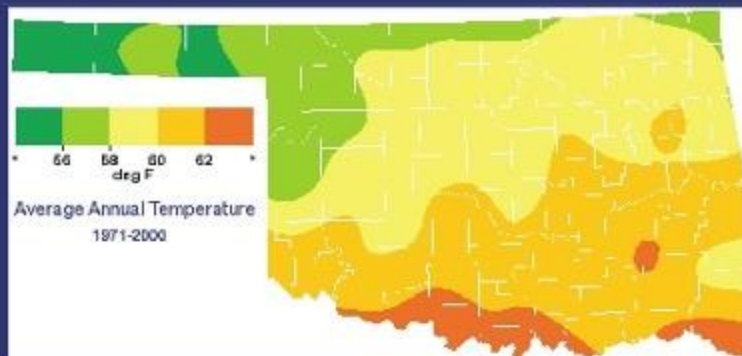
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 50 degrees
Highest: 114 degrees
(Marlow, August 11, 1936)
Lowest: -14 degrees
(Marlow, January 4, 1947)
Days of 90 Degrees or Higher: 92
Days of 20 Degrees or Lower: 15

PRECIPITATION

Average Annual: 35.59 inches
Days With Precipitation: 68
Wettest Year: 59.69 inches in 1908
Driest Year: 16.31 inches in 1939
Greatest Daily Rainfall: 9.85 inches
(Duncan, May 19, 1955)

OTHER FACTS

Average Wind Speed: 10 mph
Sunshine: 55- 80%
Average Humidity: 67%
Thunderstorm Days: 51
Hail Events: 5 per year
Tornadoes (1950-2003): 51



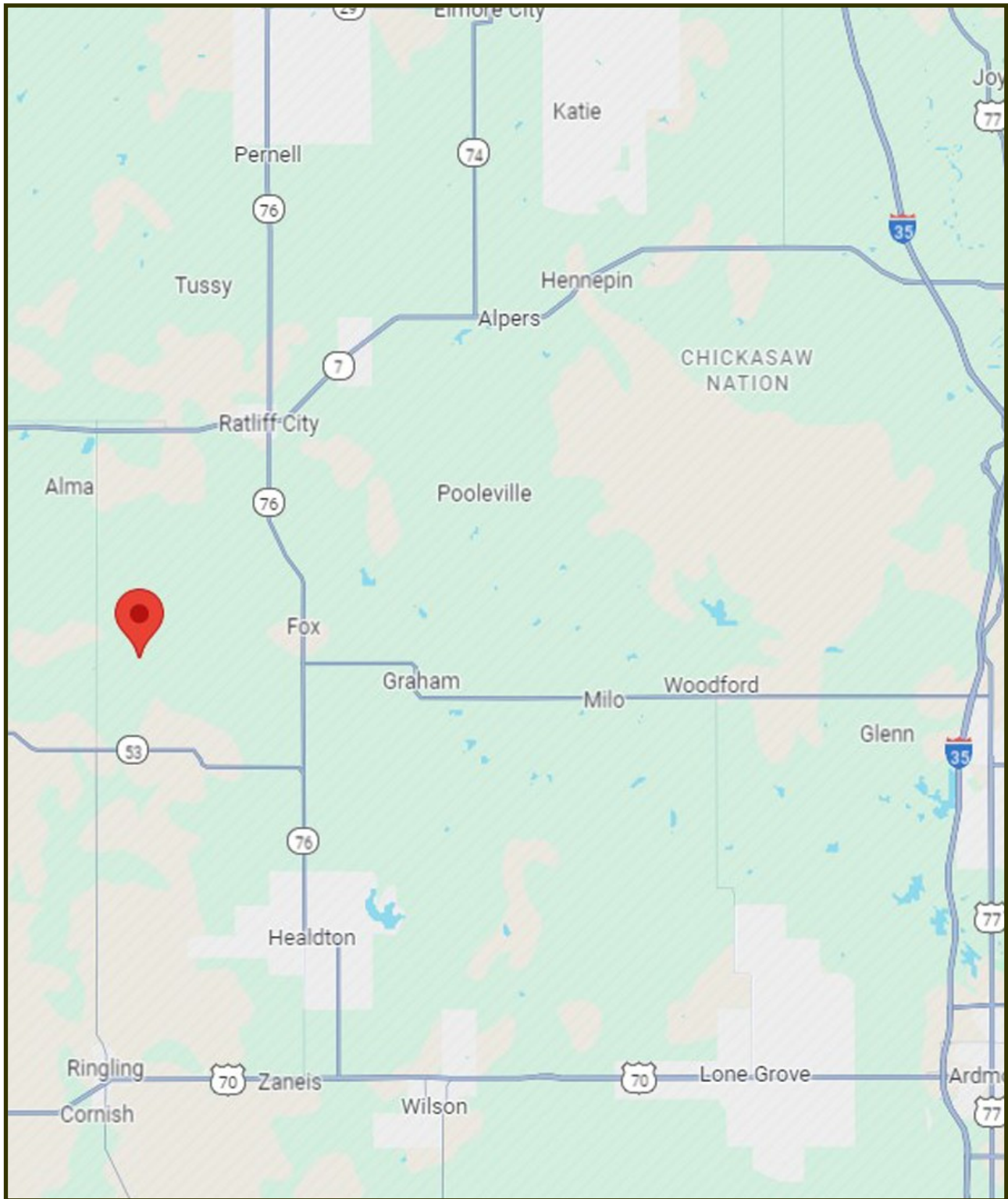
WINTER WEATHER

Average Annual Snowfall: 4.4 inches
Days with snow on ground: 3
Greatest Seasonal Snowfall: 29.1 inches (1967-1968)
Greatest Daily Snowfall: 12.0 inches
(Comanche, January 9, 1977)
Last Freeze in Spring: April 1
First Freeze in Autumn: November 4
Growing Season: 218 Days



Stephens County Climate Summary

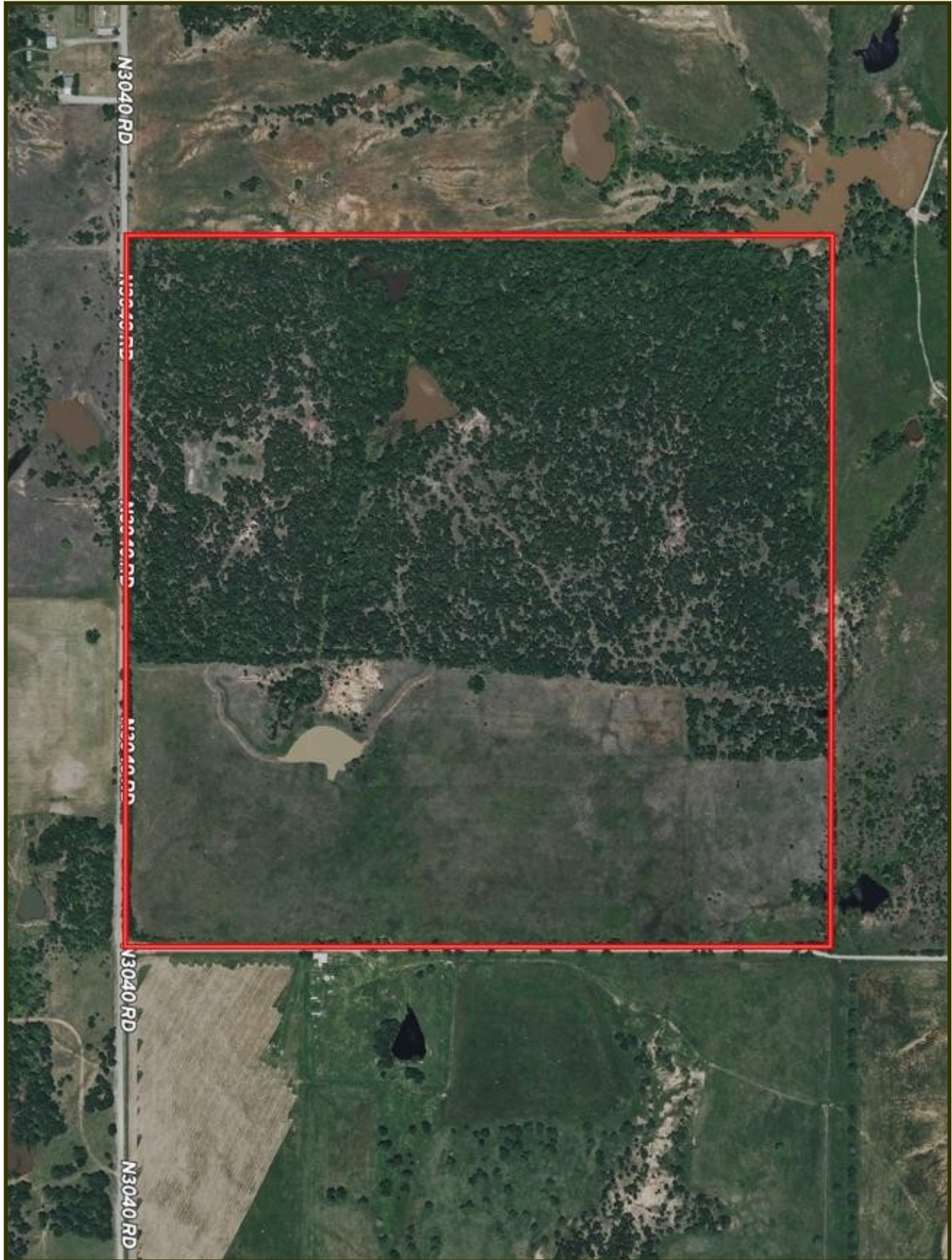
160 +/- Acre Baxter Ranch Location Map



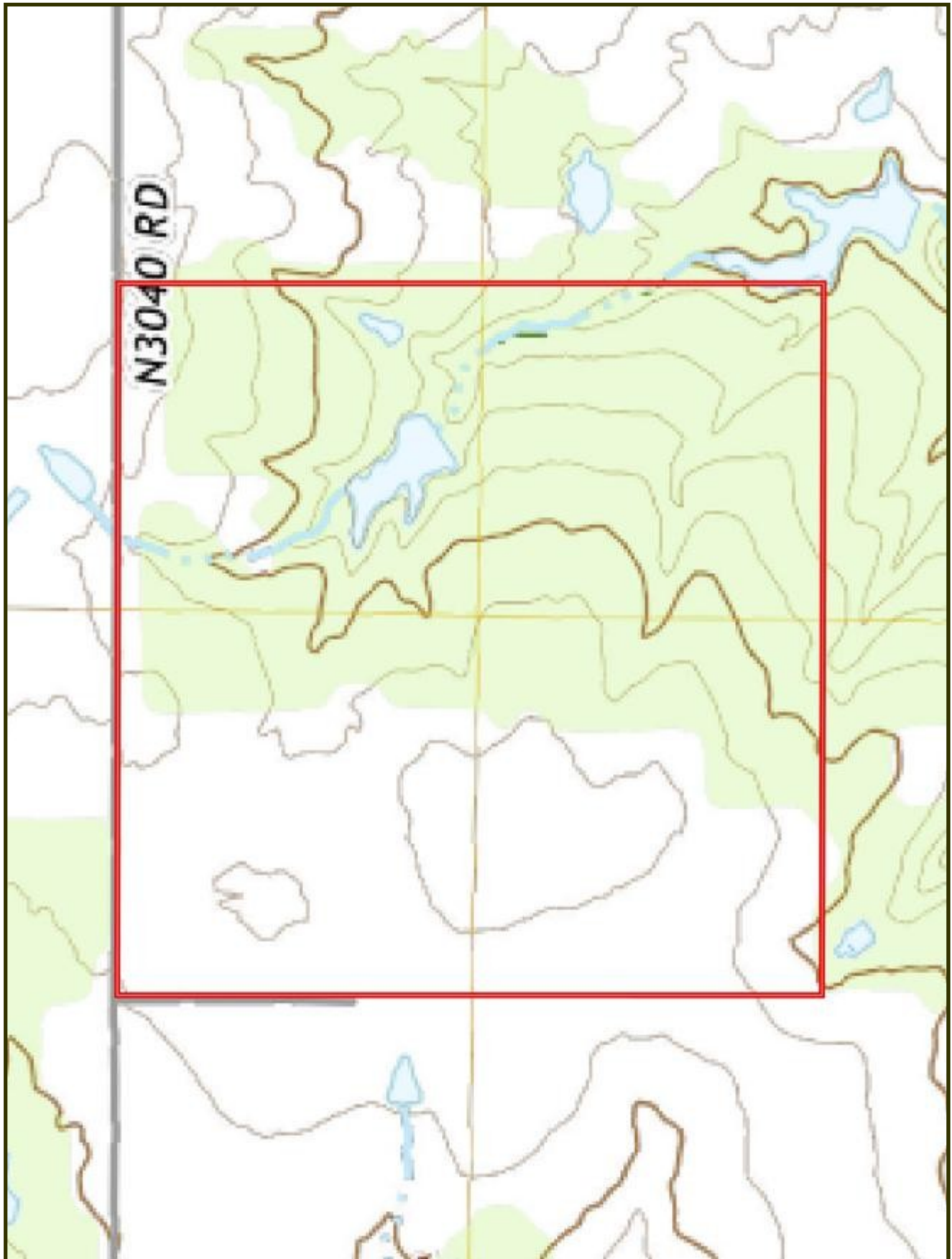
Latitude: 34.3508, Longitude: -97.5757

Directions: Out of Velma, OK head east on State Hwy 7 E (3.9 mi). Turn right onto N Stephens County Rd 3030/Pinto Rd (5.8 mi). Turn left onto E Stephens County Rd 1830 (1.0 mi). Continue onto N Stephens County Rd 3040 (0.8 mi). Destination will be on your left.

160 +/- Acre Baxter Ranch Aerial Map



160 +/- Acre Baxter 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***