ATOKA RANCH
5200 +/- ACRES  $2,200 per acre

Oklahoma Cattle Ranch. Will run 650 cow pairs.

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Property Description

Acres: 5200 +/- Acres.

Price: $2,200 per acre

Animal Units: 650 cows.

Terms: Cash.

Location: Atoka, OK, Atoka County.

Comments: Very nice cattle ranch. Currently running 650 pairs. Does run yearlings part of the time. Ranch is 90% open with abundant water. Lots of road frontage.

Improvements:
Home.
Several metal corrals.

Water: Rural water, creeks, numerous ponds. 43” average annual rainfall.

Terrain: Flat to gently rolling with wooded creeks.

Fences: Good fences.

Grasses: Bermuda grass, rye grass and native grasses.

Game: Whitetail deer, wild hogs, large number of waterfowl. All ponds are stocked 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 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 ranch please contact at 972-542-8511.
TEMPERATURE
Average Annual: 62 degrees
Average Maximum: 73 degrees
Average Minimum: 51 degrees
Highest: 113 degrees
  (Atoka, August 16, 1943)
Lowest: -8 degrees
  (Atoka, February 2, 1951)
Days of 90 Degrees or Higher: 74
Days of 20 Degrees or Lower: 15

PRECIPITATION
Average Annual: 46.57 inches
Days With Precipitation: 76
Wettest Year: 80.98 inches in 1990
Driest Year: 20.38 inches in 1963
Greatest Daily Rainfall: 8.10 inches
  (Atoka, July 13, 1927)

WINTER WEATHER
Average Annual Snowfall: 2.9 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 22.0 inches (1977-1978)
Greatest Daily Snowfall: 8.0 inches
  (Daisy, January 7, 1988)
Last Freeze in Spring: March 30
First Freeze in Autumn: November 6
Growing Season: 220 Days

OTHER FACTS
Average Wind Speed: 6 mph
Sunshine: 50-75%
Average Humidity: 73%
Thunderstorm Days: 54
Hail Events: 3 per year
Tornadoes (1950-2003): 31

Atoka County
Climate Summary
5200 +/- Acre Atoka Ranch Location

34.3857, -96.2326
5200 +/- Acre Atoka Ranch Aerial Map
5200 +/- Acre Atoka Ranch Topo Map
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.

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