SOUTHWEST RANCH & FARM SALES PRESENTS

EPPERSON SOUTH RANCH
1728+/- ACRES $2,750 PER ACRE

Oklahoma Cattle and Hunting Ranch. Runs 300 cows and calves. Runs 40 horses. Homes, barns, shop, corrals

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Property Description

Acres: 1728 +/- Acres

Price: $2,750 per acre

Animal Units: Currently stocked with 300 cows. Also runs 40 horses.

Terms: Cash

Location: S. E. Oklahoma, Albany, OK in Bryan County, 20 miles S.E. of Durant, OK and approximately 100 miles N.E. of Dallas.

Comments: Located on a good Farm to Market road, this highly productive ranch runs 300 cows and calves and produces adequate hay to winter the livestock. Besides running cattle, there are sufficient woods and cover to retain a large population of whitetail deer, turkey and wild hogs. Ranch has seldom been hunted in last 20 years.

Improvements:
Nice 3-bedroom 2-bath brick home
1-bedroom 1-bath Guest Home
Older 3-bedroom 1-bath Ranch hand home
Large shop
Covered pens
Equipment Barn
Hay Barn
3 sets of metal corrals
Loading chute
Outdoor arena
Horse stalls

Water: 30+ nice ponds, creeks, 42/43” average annual rainfall.

Terrain: Gently rolling with scattered trees.

Fences: Barbed wire and metal posts, numerous cross fences.

Grasses: Bermuda, Bahia grass, native grasses, rye grass and clover. 100 acre winter pasture.

Game: Dove, ducks, geese, hog, turkey and whitetail deer. Numerous trophy bucks.
TEMPERATURE
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 52 degrees
Highest: 118 degrees
  (Durant, August 10, 1936)
Lowest: -11 degrees
  (Durant, January 12, 1918)
Days of 90 Degrees or Higher: 83
Days of 20 Degrees or Lower: 11

PRECIPITATION
Average Annual: 43.70 inches
Days With Precipitation: 74
Wettest Year: 64.77 inches in 1945
Driest Year: 19.12 inches in 1963
Greatest Daily Rainfall: 7.60 inches
  (Durant, March 28, 1977)

OTHER FACTS
Average Wind Speed: 7 mph
Sunshine: 50-75%
Average Humidity: 70%
Thunderstorm Days: 42
Hail Events: 3 per year
Tornadoes (1950-2003): 29

WINTER WEATHER
Average Annual Snowfall: 2.8 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 21.9 inches (1941-1942)
Greatest Daily Snowfall: 12.0 inches
  (Durant, February 7, 1979)
Last Freeze in Spring: March 29
First Freeze in Autumn: November 6
Growing Season: 222 Days
1728+/- Acre Epperson South Ranch Location

33.8812, -96.1775
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