



# SOUTHWEST RANCH & FARM SALES PRESENTS



**463 +/- Acre Morrison Ranch**

**\$1,265,000**

**Oklahoma Hunting Ranch will run 25 cow pairs**

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# Property Description

## **Morrison Hunting & Recreation Ranch**

**Acres:** 463 ± Acres.

**Price:** \$1,265,000.

**Animal Units:** 25 cow pairs.

**Terms:** No owner financing.

**Location:** Greasy, OK, Adair County, 18 miles north of Sallisaw, 12 miles south of Stilwell, OK.

**Comments:** This Oklahoma Land For Sale is an excellent hunting and recreation ranch as well as having limited area for livestock. The area is known for large Whitetail deer which provide excellent hunting. Buildings are not seen from any road and the ranch is very private. Improvements are like new. If you are in the market for a private hunting property with excellent improvements already in place, this is the best you will find.

### **Improvements:**

- Barndominium with living quarters on second level with 2 bedrooms, 2 bathrooms, kitchen/den combination, large pantry, utility room, and enclosed porch. Large storage area on the ground floor with full bath. Two car garage with storm shelter room.
- Small rock building used for storage.
- 50x60 insulated metal shop building with concrete floor, and large overhead doors.
- 30x30 metal storage building with concrete floor.

**Water:** 6 ponds, rock bottom creek, and water well.

**Terrain:** Ranch is 80% mature hardwoods with rolling hills and elevation changes located in the Hudson Mountain range. Hudson Mountain is a peak in Oklahoma that has an elevation of 1,345 feet.

**Fences:** The ranch is partially fenced with T-posts and barbed wire.

**Grasses:** Native grasses for hay production.

**Game:** Trophy whitetail deer, wild hogs, occasional black bear, and wild turkey.

*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 Oklahoma Hunting Ranch For Sale please contact Scott Johnston at (405) 249-8241.**

# ADAIR COUNTY

## CLIMATE SUMMARY

### AVERAGES

#### TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	37.7	42.9	50.1	59.1	66.3	74.4	78.9	78.1	70.8	60.6	50.0	40.0	59.1
DAILY MIN	26.8	32.1	39.2	46.9	55.7	63.7	67.9	66.5	59.2	49	38.4	30.2	48.0
DAILY MAX	48.7	53.6	61.0	71.4	77.0	85.1	90.0	89.8	82.5	72.1	61.7	49.9	70.2

**Annual number of days max temperature is greater than 90°F: 43**

**Annual number of days max temperature is greater than 100°F: 4**

**Annual number of days max temperature is less than 32°F: 6**

**Annual number of days min temperature is less than 32°F: 77**

**Annual number of heating degree days (HDD): 3629**

**Annual number of cooling degree days (CDD): 1506**

**Annual length of growing season: 217 days**

**Date of first fall freeze: November 4**

**Date of last spring freeze: March 31**

#### PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	2.85	2.42	3.98	5.01	5.38	5.24	4.28	4.47	4.30	4.43	4.52	2.90	49.78
NUMBER OF DAYS WITH RAIN	6.8	6.4	8.5	8.7	9.7	9.3	6.2	6.2	6.9	7.1	7.5	7.0	90.3

**Annual snowfall (1974-2003): 11.8 in.**

**Annual percent sunshine (2006-2020): 62%**

**Annual number of thunderstorm days (1901-1995): 50**

**Annual number of hail (>1 in.) days (1986-2015): 4-5**

**Annual number of tornadoes (1950-2021): 0.43**

**Total number of tornadoes (1950-2021): 31**

#### 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:** 111°F (August 3, 2011)

**Record low temperature:** -12°F (December 23, 1989)

**Earliest freeze date:** October 21

**Latest freeze date:** April 23

**Wettest year:** 79.32 in. (1973)

**Driest year:** 24.29 in. (1963)

**Greatest daily rainfall:** 8.00 in. (April 14, 1945)

**Greatest seasonal snowfall (Sep - Apr):** 28.5 in. (1977-1978)

**Greatest daily snowfall:** 12.1 in. (March 6, 1989)

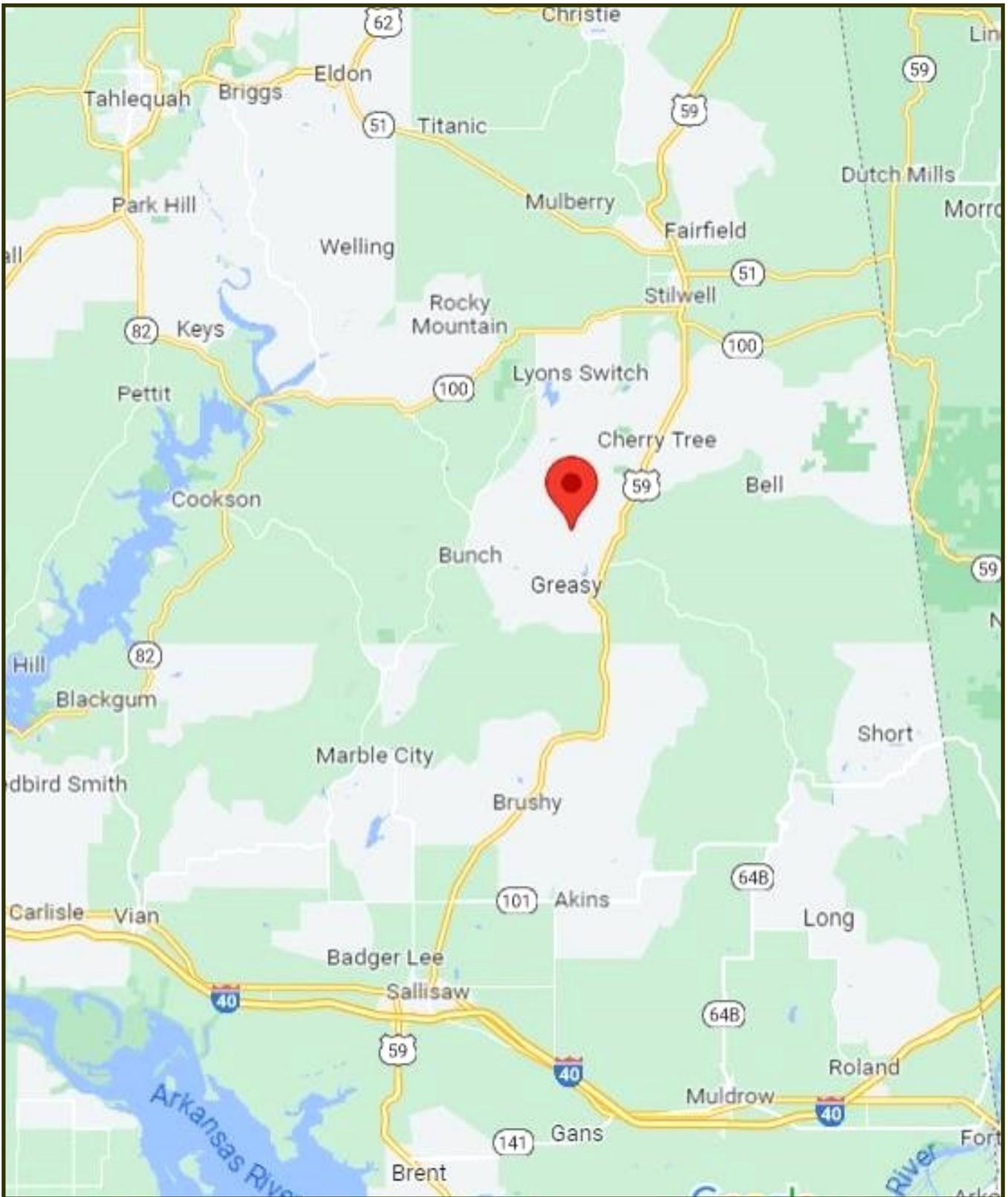
*Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.*

## HOLIDAY STATS

	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	45	26	68 (1996)	0 (1976)
VALENTINE'S DAY, February 14	55	32	72 (1962)	13 (1960)
INDEPENDENCE DAY, July 4	89	67	98 (1963)	54 (1968)
HALLOWEEN, October 31	68	48	81 (1978)	30 (1962)
CHRISTMAS, December 25	44	25	71 (1971)	-6 (1983)



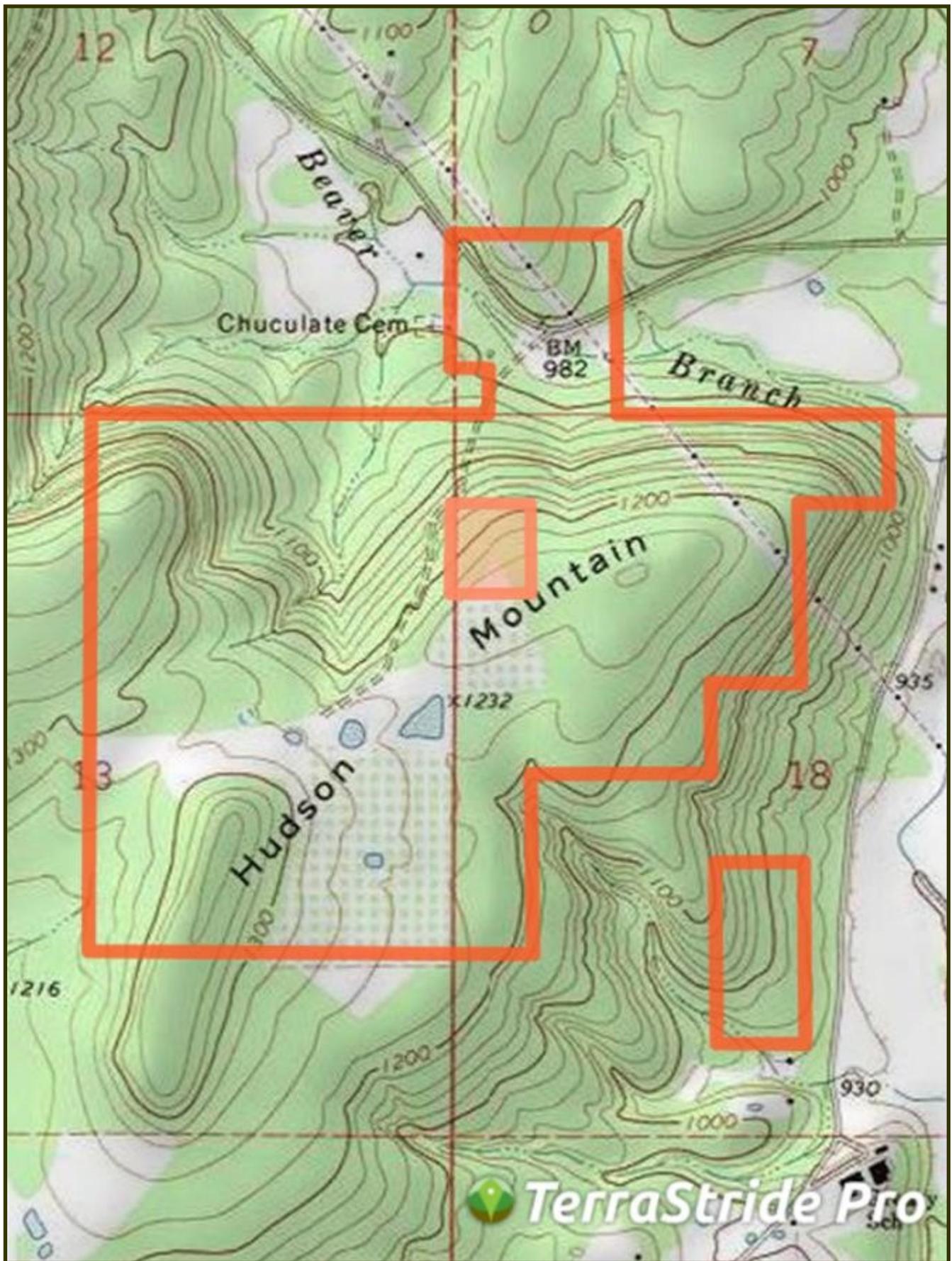
# 463 +/- Acre Morrison Ranch Location Map



Latitude: 35.6984, Longitude: -94.6970



# 463 +/- Acre Morrison Ranch Topo Map



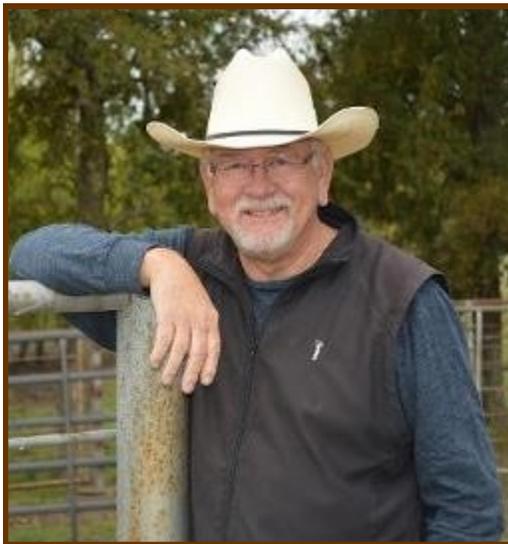






# *Ranch and Farm Sales with a Difference*

**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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