



# **SOUTHWEST RANCH & FARM SALES PRESENTS**



**Country living on 10 Acres For Sale Ada OK  
\$630,000**

## **Oklahoma Pecan Farm and Home**

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# Property Description

**Acres:** 10 ± Acres.

**Price Reduced:** \$630,000.

**Terms:** No owner financing.

**Animal Units:** This beautiful Oklahoma property could run a couple of horses or cattle.

**Location:** South of Ada, OK, Pontotoc County. 15811 County Road 1595, Ada, OK. 1.5 hours southeast of Oklahoma City, OK and about 2.5 hours north of DFW metroplex.

**Comments:** Experience country living on this 10-acres located just 15 minutes from Ada, OK, in Pontotoc County. This custom-built home, constructed in 1971, spans 3,000 sq. ft. and has been meticulously maintained and updated by two generations of the same family.

## Improvements:

The home features a fully modernized kitchen (2021) with stainless steel appliances, granite countertops, a Kohler farm sink, under-cabinet dimmable lighting, beadboard cabinetry, and bronze hardware. Adjacent is a cozy family room with a gas fireplace and a banquette. Plantation shutters, engineered hardwood floors, and carpet add warmth and charm throughout.

The main home includes three bedrooms with cedar-lined closets, an updated shared bathroom (2021), and a serene sunroom (converted in 2018) overlooking pecan and pine trees, crepe myrtles, and a play area. The master suite offers a private sitting area, a custom bathroom (2019) with a walk-in shower and granite finishes, dual cedar closets, and a private exterior entrance.

Additional features include a dual-zoned HVAC system, a spacious two-car garage with a water-softener system, a two-car carport, and an asphalt circular driveway. The three acres surrounding the house boast a mix of pecan and pine trees, container gardens, a playhouse, and barns. The remaining seven acres feature a pecan orchard, a spring-fed pond, and room for livestock, all bordered by a six-strand barbed wire fence and vinyl fencing around the house.

This property combines updated country living with room to grow. Located near East Central University and the Chickasaw Nation headquarters, it offers an incredible opportunity to own a well-maintained home on a picturesque farm.

**Water:** Rural water. 14 foot deep spring fed pond with fish.

**Terrain and fencing:** 4-rail white vinyl fence with gate separates the three acres surrounding the house, which includes an orchard of trees, pecan trees, pine trees, children's playhouse and play area, container gardens, large barn, small barn, and asphalt-covered circular driveway. The remaining seven acres, separated by a beautiful 6-ft, four-tiered white vinyl fence, include a pecan orchard, a well-spring pond, and room for a couple of horses or cattle. The property offers 25 beautiful mature hybrid Stewart soft shell pecan trees which produce every year and 25 native pecan trees. 5 assorted fruit trees (fruit bearing Bradford pear, cherry, plum, apricot, and green granny smith apple). The ten-acres is bordered by a six-strand barbed-wire fence with metal poles with an entrance cattle guard .

**Grasses:** Bermuda and native grasses can produce up to 1,500 60 lb. square bales of hay a year.

**Game:** Whitetail deer family lives on property. (1 buck, 2 does, and fawns.)

**Directions:** From Ada, Ok take US-377 S (2.5 mi). Take the exit toward Kerr Lab Rd (1.5 mi). Turn right onto County Rd 1595 (.2 mi) Destination on your left. 15811 County Road 1595, Ada, OK. 34.7018, -96.6736

*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 Home on 10 acres for sale please contact Scott Johnston at (405) 249-8241. Co-listed with Krissie Gordon, Turner Land Company LLC. Call or text one of us today to schedule your showing! You don't want to miss out on this one!**



### TEMPERATURE

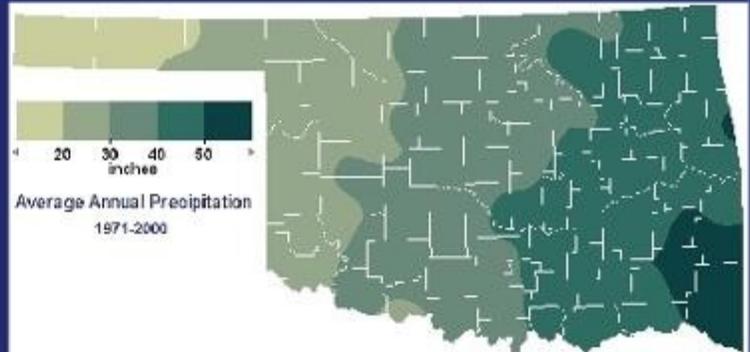
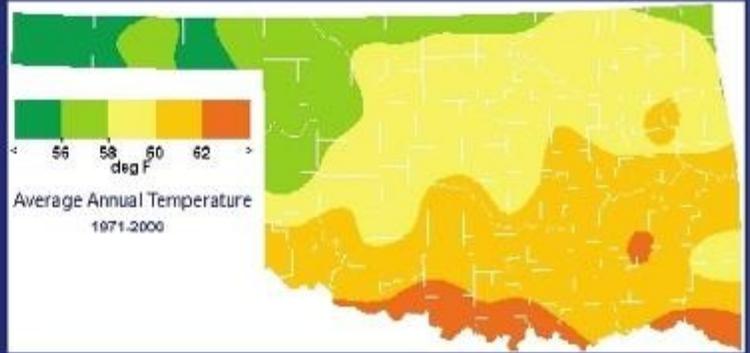
Average Annual: 62 degrees  
Average Maximum: 73 degrees  
Average Minimum: 50 degrees  
Highest: 116 degrees  
(Ada, August 11, 1936)  
Lowest: -10 degrees  
(Ada, January 18, 1930)  
Days of 90 Degrees or Higher: 76  
Days of 20 Degrees or Lower: 17

### PRECIPITATION

Average Annual: 41.17 inches  
Days With Precipitation: 76  
Wettest Year: 63.99 inches in 1908  
Driest Year: 23.44 inches in 1917  
Greatest Daily Rainfall: 8.16 inches  
(Ada, September 14, 1993)

### OTHER FACTS

Average Wind Speed: 8 mph  
Sunshine: 55- 80%  
Average Humidity: 70%  
Thunderstorm Days: 50  
Hail Events: 4 per year  
Tornadoes (1950-2003): 46



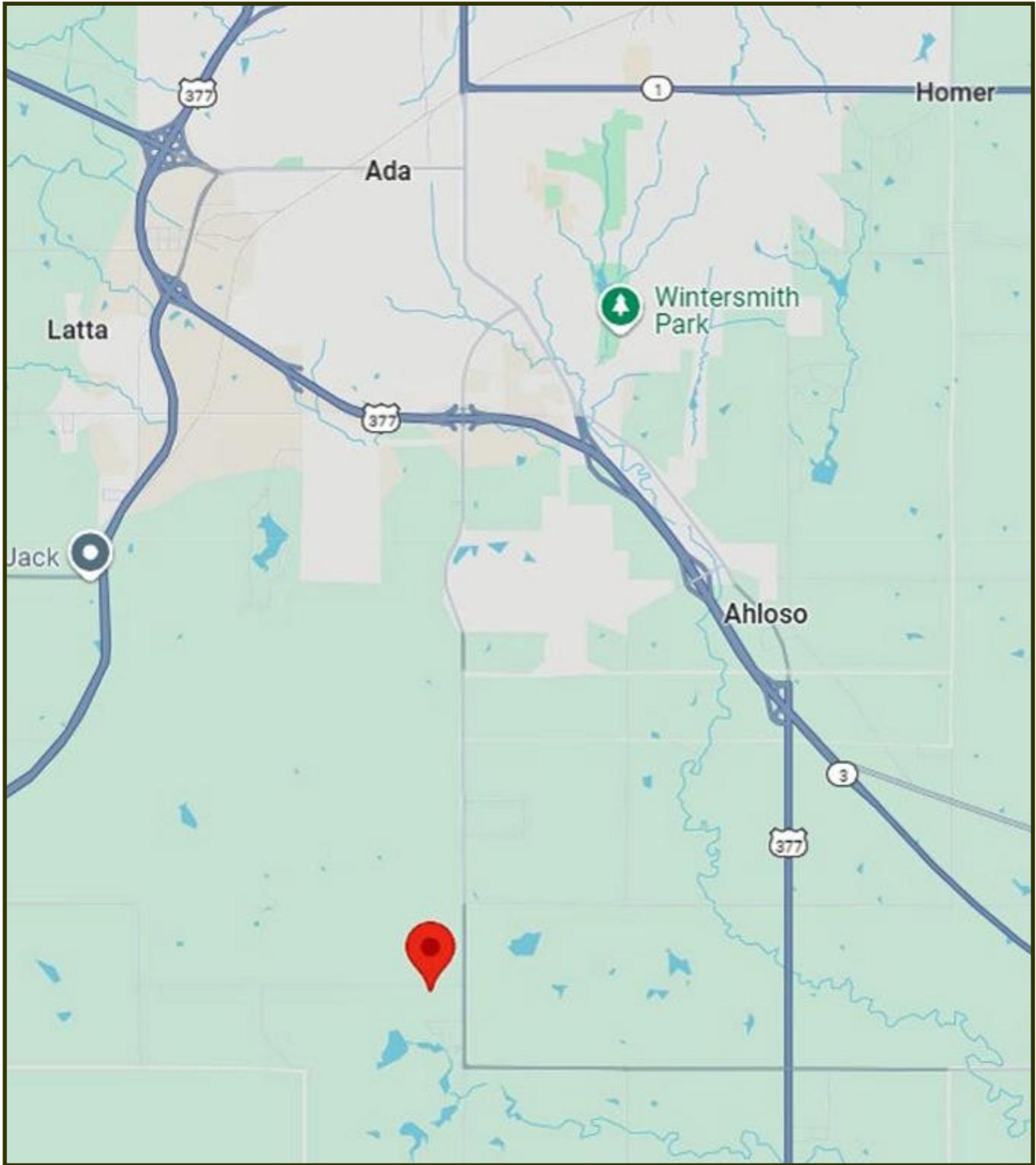
### WINTER WEATHER

Average Annual Snowfall: 4.6 inches  
Days with snow on ground: 1  
Greatest Seasonal Snowfall: 24.3 inches (1948-1949)  
Greatest Daily Snowfall: 12.0 inches  
(Ada, January 8, 1944)  
Last Freeze in Spring: March 31  
First Freeze in Autumn: November 5  
Growing Season: 218 Days



# Pontotoc County Climate Summary

# 10 +/- Acres with Home, Ada, OK Location Map



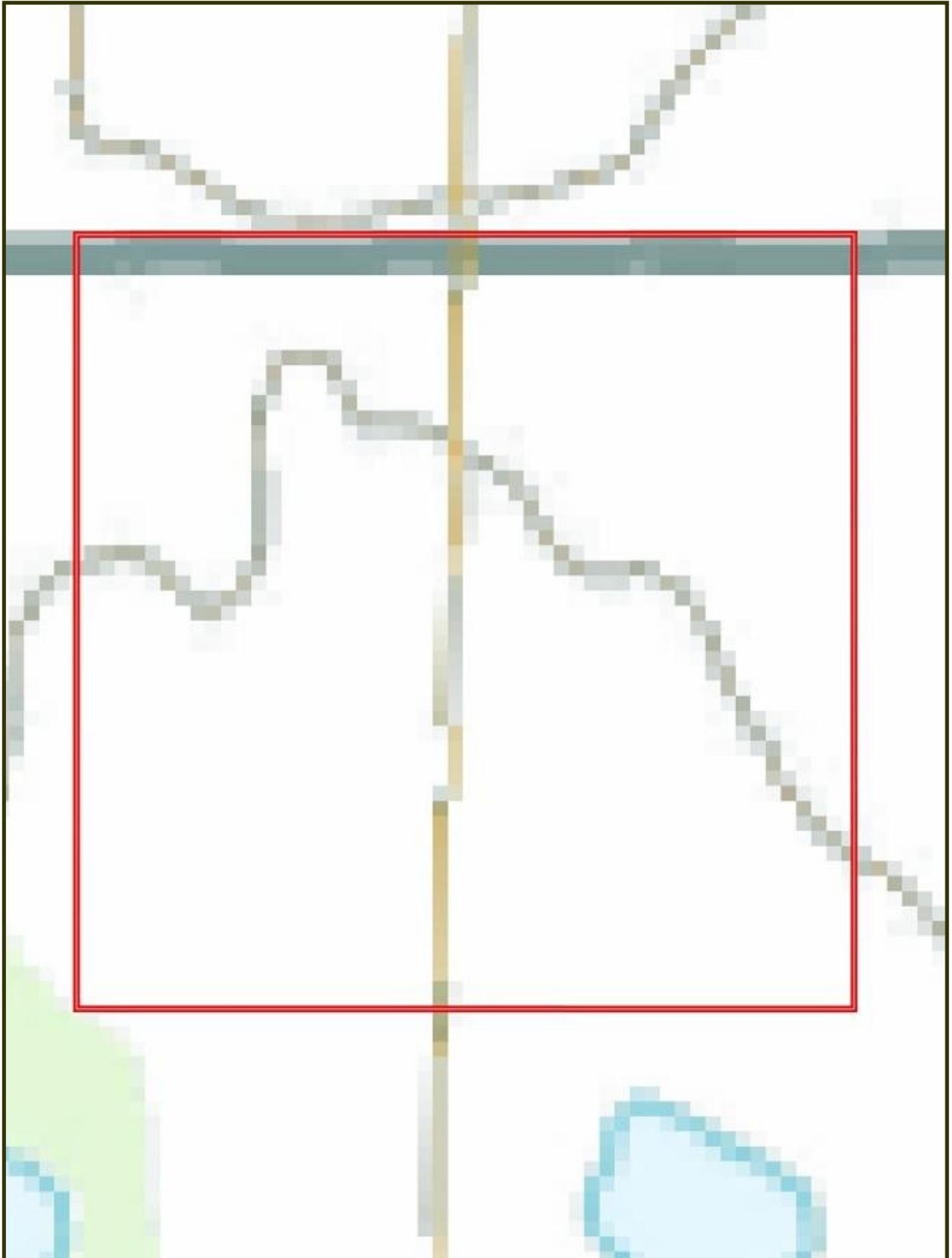
**34.701862, -96.673619**

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# 10 +/- Acres with Home, Ada, OK Aerial Map



# 10 +/- Acres with Home, Ada, OK Topo Map





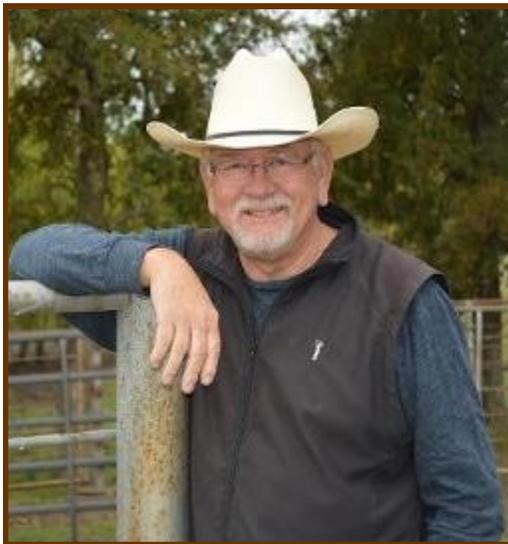






# *Ranch and Farm Sales with a Difference*

**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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or check out our website at [www.swranchsales.com](http://www.swranchsales.com)***