



SOUTHWEST RANCH & FARM SALES PRESENTS



80 +/- Acre Cotten Ranch
\$1,200,000

Oklahoma Home with Acreage

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Property Description

Acres: 80 ± Acres.

Price: \$1,200,000.

Animal Units: Ranch can run 20-30 mother cows and can also support horses.

Terms: No owner financing.

Location: 25246 OK-17, Rush Springs, OK 73082. Comanche County. Just one hour south of Oklahoma City, OK. Located west of Rush Springs, OK and close to Lawton, OK and Duncan, OK.

Comments: This Oklahoma acreage could be a horse or cattle ranch. The ranch produces an average of 5 bales to the acre. This property has been in the same family since Oklahoma's statehood. The home on this ranch is beautiful.

Improvements: 2,097 sq ft home built in 2004. Brick home, composite shingle roof, 3 bedrooms, 2 bathrooms, 3-car garage, 2200 sq. ft. detached carport, central air conditioning, fireplace. All electric home. Propane for fireplace and emergency generator. Two covered patios. Asphalt driveway.

480 sq. ft equipment storage.

75 x 35 Shop with concrete floor.

Small working pens.

Chicken coop.

Water: Cottonwood Creek is a spring fed live creek which runs through the ranch. There are also 2 spring fed ponds and 2 water wells.

Terrain: Terrain is basically flat. Trees are scattered throughout the ranch and there are several fruit trees.

Fences: Excellent fencing for cattle and horses.

Grasses: Grasses include Blue stem, Bermuda, and native grasses.

Game: Wildlife includes deer, turkey, and some wild hogs.

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.

Directions: From Oklahoma City head south toward I-44 and Merge onto I-44 (34.2 mi). Take exit 80 toward Duncan, OK (0.3 mi). Turn left onto US-277 S/US-81 S (17.7 mi). Turn right onto OK-17 W (8.0 mi). Destination will be on the right. 34.75965, -98.08267

For more information on this Oklahoma Ranch For Sale, please contact Southwest Ranch & Farm Sales, Scott Johnston at (405) 249-8241.

Rush Springs, OK Weather Averages

| <u>Month</u> | <u>High /Low (°F)</u> | <u>Rain</u> |
|--------------|-----------------------|-------------|
| January | 52° / 27° | 1 day |
| February | 55° / 31° | 2 days |
| March | 66° / 41° | 4 days |
| April | 73° / 49° | 6 days |
| May | 80° / 58° | 8 days |
| June | 90° / 68° | 6 days |
| July | 95° / 71° | 4 days |
| August | 95° / 70° | 4 days |
| September | 87° / 63° | 4 days |
| October | 75° / 50° | 4 days |
| November | 63° / 39° | 3 days |
| December | 53° / 31° | 2 days |

Source: NOAA

Rush Springs, OK is located in the middle of the Great Plains region of the United States and has a semi-arid climate. Summers are usually hot and dry, while winters are mild and wetter. The area typically receives plenty of sunshine all year round with temperatures reaching an average high around 94°F (34°C) in July and an average low around 27°F (-3°C) in January. Precipitation averages about 38 inches annually, with most rain falling between April and October.

Rush Springs averages 6 inches of snow per year.

On average, there are 238 sunny days per year in Rush Springs.

Rush Springs gets some kind of precipitation, on average, 76 days per year.

Weather Highlights

Summer High: the July high is around 94 degrees

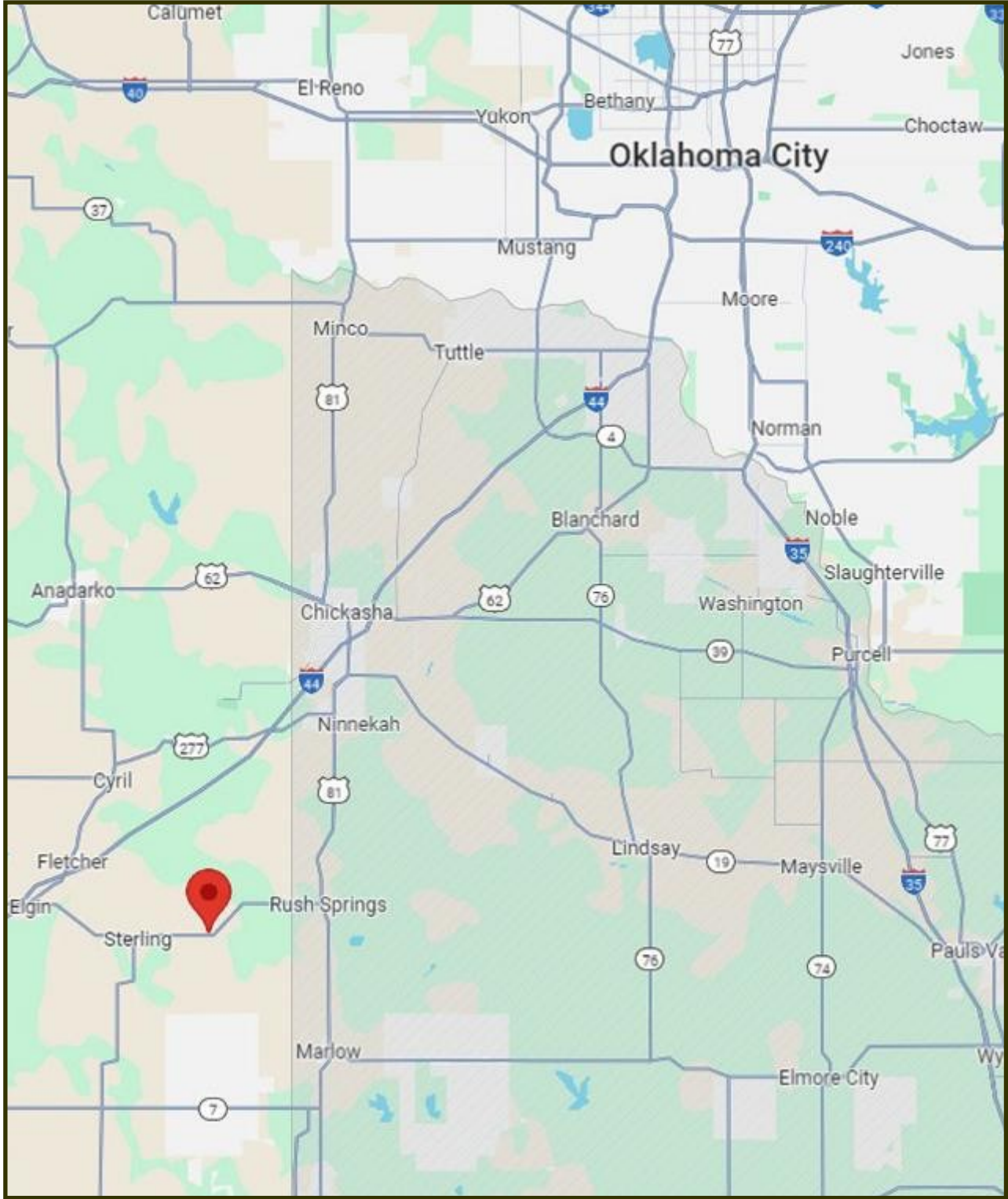
Winter Low: the January low is 27

Rain: averages 38 inches of rain a year

Snow: averages 6 inches of snow a year

Source: https://www.bestplaces.net/climate/city/ok/rush_springs

80 +/- Acre Cotten Ranch Location Map

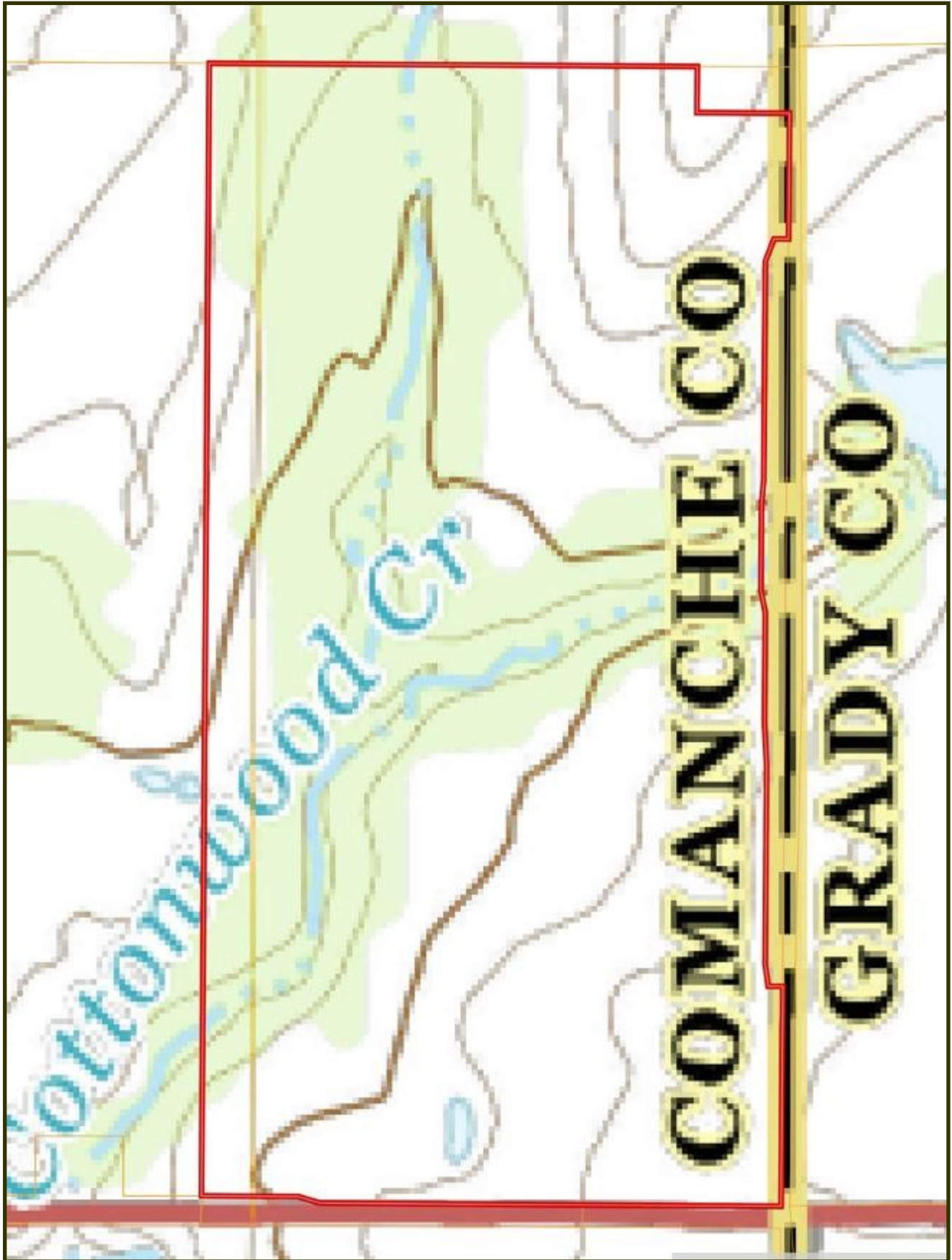


Latitude: 34.753744, Longitude: -98.092131
Directions: 25246 OK-17, Rush Springs, OK 73082

80 +/- Acre Cotten Ranch Aerial Map



80 +/- Acre Cotten 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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