SOUTHWEST
RANCH & FARM SALES
PRESENTS

829 ± Acres ~ Legacy Ranch
Huge Price Reduction!!!! $3,995,000

Turnkey Pecan Orchard Business and
200-250 head Cattle Ranch

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Property Description

Acres: 829 +/- Acres.

Price: Huge Price Reduction!!! $3,995,000.

Animal Units: Will run 200/250 mother cows and calves.

Terms: Cash.

Location: Hugo, OK in Choctaw County, Approximately 15 miles S.W. of Hugo. County roads on three sides.

For an interactive map of the ranch go to: https://app.terrastridepro.com/property/66567/map?referer=iframe.

Comments: This highly improved Pecan Orchard/Cattle Ranch is a turnkey pecan operation business and a 200/250 mother cow cattle ranch. Ranch has a nice 1500 sq. ft. home, 2 bedroom/1 bath, with a pool. Nice screened in back porch. Outside 300 sq. ft. storage area with half bath. Everything is in place for both pecan and cattle operations. Of the 829-acre property, 114 acres are irrigated (from Boggy River) and 715 acres are non-irrigated. Main looped system water line is in place (not stubbed out) for 4000 more trees. http://www.legacypecan.com/

Irrigated Pecan trees as planted: (Approximately 3800 irrigated pecan trees)
- 764 Pawnee/Caddo trees planted in 2010.
- 200 Pawnee/Kanza trees planted 2018
- 850 Native pecans (organic) – non-irrigated.

Pecan Equipment and Improvements:
Pecan barn 120'x60' w/electricity, lights and elevated loading dock.
Covered in ground drop area w/conveyor:
- Pit conveyer to de-sticker 22154.
- De-sticker 5KH35MNB056A.
- Blower-trash L3710T.
- Eye Machine S363266146.
- (2) Conveyers/Elevators 1441107, 22154.
- Pecan sizer.
- (3) Dryer Trailers.
- 16' elevator-belt.
- Rake-limb small.
- Rake-limb large 721862692-F.
- Sprayer-500 gal.
- Sprayer-1000 gal.
- Shaker-large 215865201.
- Shaker-Small 213868497.
- Harvester (8261) 826160428.
- Savage Row Harvester.
- Savage Row Vac.
Pump House:
4 floats w/25hp pumps.
Flex hose.
Valve House – 4 constant pressure valves.

Electric House:
Single phase to house from well.
(2) 3 phase inverters.
Electric plugs, connectors to river.
Irrigation pipe in orchard.
1200’ hose water reel w/gear motor.

Cattle Operation:
Calving barn w/calving pen.
Storage barn 100’x50’.
Storage container.
Hydraulic squeeze chute/scale/neck bender.
Priefert working tub.
Priefert working alley.
Elevated loading chute-cattle.
Set sorting pens (6) in alley/water.
(2) Overhead feed bins (25T) on slab.
(3T) Feeder box-truck mount.

Tractors:
2012 Case M125-4wd with loader, cab 27BE02391 4164 hrs.
2009 Case M105-4wd w/loader, cab Z8JL22091 4142 hrs.
2000 Case M100-4wd w/loader, cab JJA0091017 6967 hrs.
Mid 1990 Case 5288-2wd w/24’ disc, cab 25800044004833.
Mid 1990 JD 4020-2wd w/loader, open T213R175655R.
2013 Kubota 7040-2wd w/loader, open 21323.
Mid 1990 New Holland bi directional-4wd w/loader-cab-shaker tractor-D487755.
D8-dozer 27H3353.
D3-dozer X5LJ01147.
JD-Backhoe-2wd w/loader, open T04045D367606.

Hay and Pasture Equipment:
JD Hay Baler Round E00468XJBB373450.
H&S Hay Rake 215367.
Krone Hay Cutter 837388.
Kuhn Mixer-Grinder Single Post E0169.
Grain Elevator lg 192094.
15’Batwing Mower T305J194.
12’ Batwing Mower 32441.
10’ Aer Way.
Bale Flaker-truck mount.

Rolling Equipment:
2004 1 Ton Ford-c/c-diesel, flatbed 1FTSW31P54EC83105.
1997 ¾ Ton Ford-s/c-diesel, flatbed 3FTHF26F4VMA01634.
2008 1 Ton Ford-c, ext-gas, flatbed 1FTSW31P54EC83105.
1991 Jeep (pull feeder wagon) 2J4FX19P1MJ141768.
Trailers:
Flatbeds:
   20’ g/n with 5’ dove-equipment/hay.
   25’ g/n straight deck-equipment/hay.

Stock Trailers:
   20’ g/n alum stock trailer IPF-L2020-0-DAI/0299.
   28’ g/n steel stock trailer 4320.
   Bumper pull 6’ with big ramp.

ATV’s:
2015 Honda TRX420FA6-4 wheeler.
2007 Honda TRX400FA-4 wheeler.
2014 Polaris 570-RTV.
Kubota 900 Camo 67310-RTV.
Kubota 900 Orange 29684-RTV.

Water: Boggy River runs through property. Several ponds. 4 water wells. 45” average annual rainfall.

Terrain: Level to gently rolling.

Fences: Excellent barbed wire fences.

Grasses: Bermuda grass, native rye grass, clovers, and numerous native grasses.

Game: Whitetail deer and 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 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: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 52 degrees
Highest: 118 degrees  
   (Hugo, August 10, 1936)
Lowest: -8 degrees  
   (Hugo, January 21, 1930)
Days of 90 Degrees or Higher: 83
Days of 20 Degrees or Lower: 10

PRECIPITATION
Average Annual: 49.24 inches
Days With Precipitation: 88
Wettest Year: 75.20 inches in 1957
Driest Year: 26.74 inches in 1963
Greatest Daily Rainfall: 10.00 inches  
   (Hugo, May 11, 1920)

WINTER WEATHER
Average Annual Snowfall: 2.4 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 25.7 inches (1941-1942)
Greatest Daily Snowfall: 11.5 inches  
   (Boswell, March 1, 1942)
Last Freeze in Spring: March 29
First Freeze in Autumn: November 6
Growing Season: 221 Days

OTHER FACTS
Average Wind Speed: 8 mph
Sunshine: 50-76%
Average Humidity: 71%
Thunderstorm Days: 50
Hail Events: 2 per year
Tornadoes (1950-2003): 18
829 +/- Acre Bench Pecan Orchard Location

33.9503, -95.6418
Legacy Pecan, 1425 N 4150 Road, Hugo, OK 74743
33.9503, -95.6418
829 +/- Acre Bench Pecan Orchard 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