



SOUTHWEST RANCH & FARM SALES PRESENTS



R A RANCH
160 +/- ACRES \$367,200

Oklahoma Cattle Ranch

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Property Description

Acres: 160 +/- Acres.

Price: \$2,295 per acre.

Animal Units: 100-120 yearlings.

Terms: No owner financing.

Location: 8 miles south of Ringling, OK in Love County.

Comments: Excellent access with frontage on two county roads. Access to electricity.

Improvements:

Corral.

Loafing Shed.

Water: Spring fed pond.

Terrain: Very gently rolling.

Fences: Excellent fences.

Grasses: Bermuda, Blue Stem, rye grass, clover, and other native grasses.

Game: Whitetail deer, wild turkeys, some 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 call us at (972) 542-8511.

Love County Climate Summary

Temperature

Average Annual: 62°F
 Average Maximum: 73.7°F
 Average Minimum: 50.3°F
 Record High: 113°F
 Record Lowest: -8°F
 Number of Days greater than 90°: 75
 Number of Days High less than 32°: 4

Precipitation

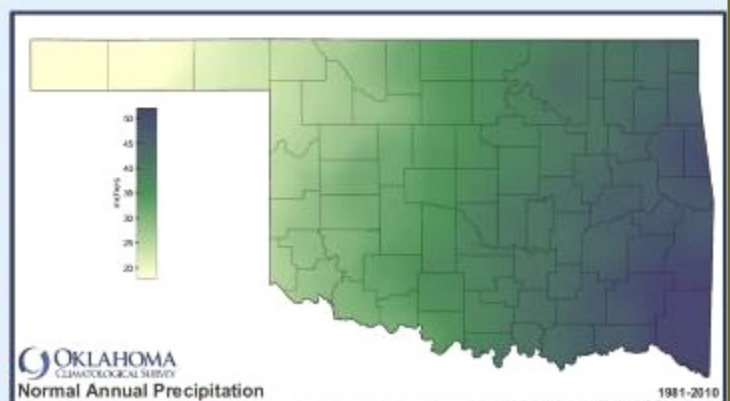
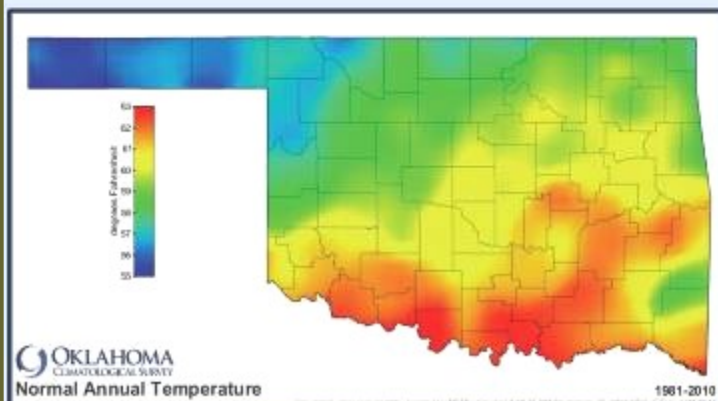
Average Annual: 39.67in
 Number of Days with Precipitation: 74
 Wettest Year: 77.74in (2015)
 Driest Year: 16.84in (1963)
 Greatest Daily Rainfall: 12.42in
 (7/30/2014)

Winter Weather

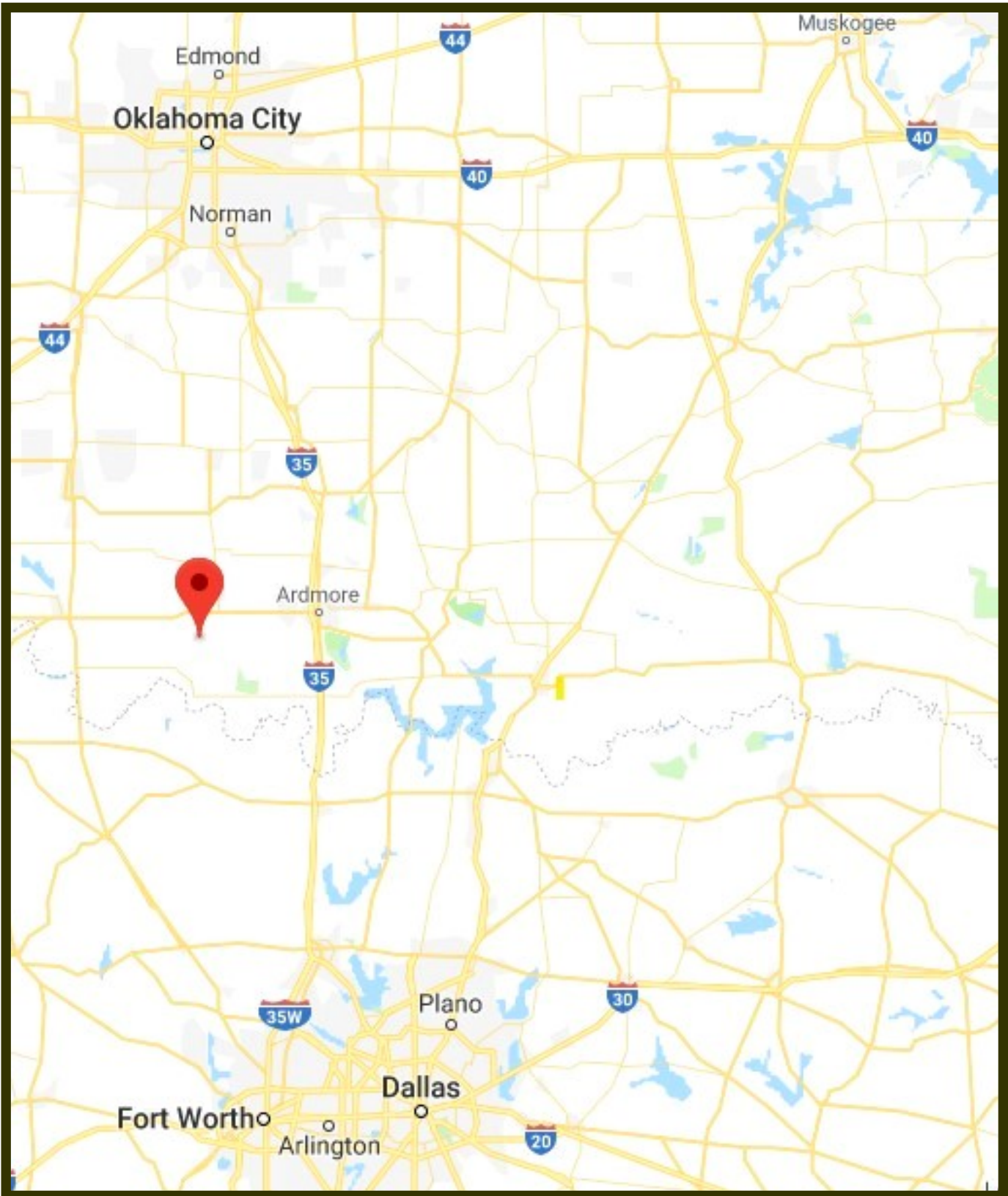
Average Annual Snowfall: 3.3in
 Days with snow on the Ground: 1
 Greatest Seasonal Snowfall: 20.6in
 (1977-1978)
 Greatest Daily Snowfall: 8in
 (12/16/83)
 Date of Average Last Freeze in Spring: March 31
 Date of Average First Freeze in Fall: Nov. 7
 Length of Growing Season: 221

Other Facts

Average Wind Speed: 7mph
 Sunshine: 55-80%
 Average Humidity: 69%
 Thunderstorm Days: 44
 Hail Events (1950-2016): 287
 Number of Tornadoes (1950-2016): 24



160 +/- Acre R A Ranch Location

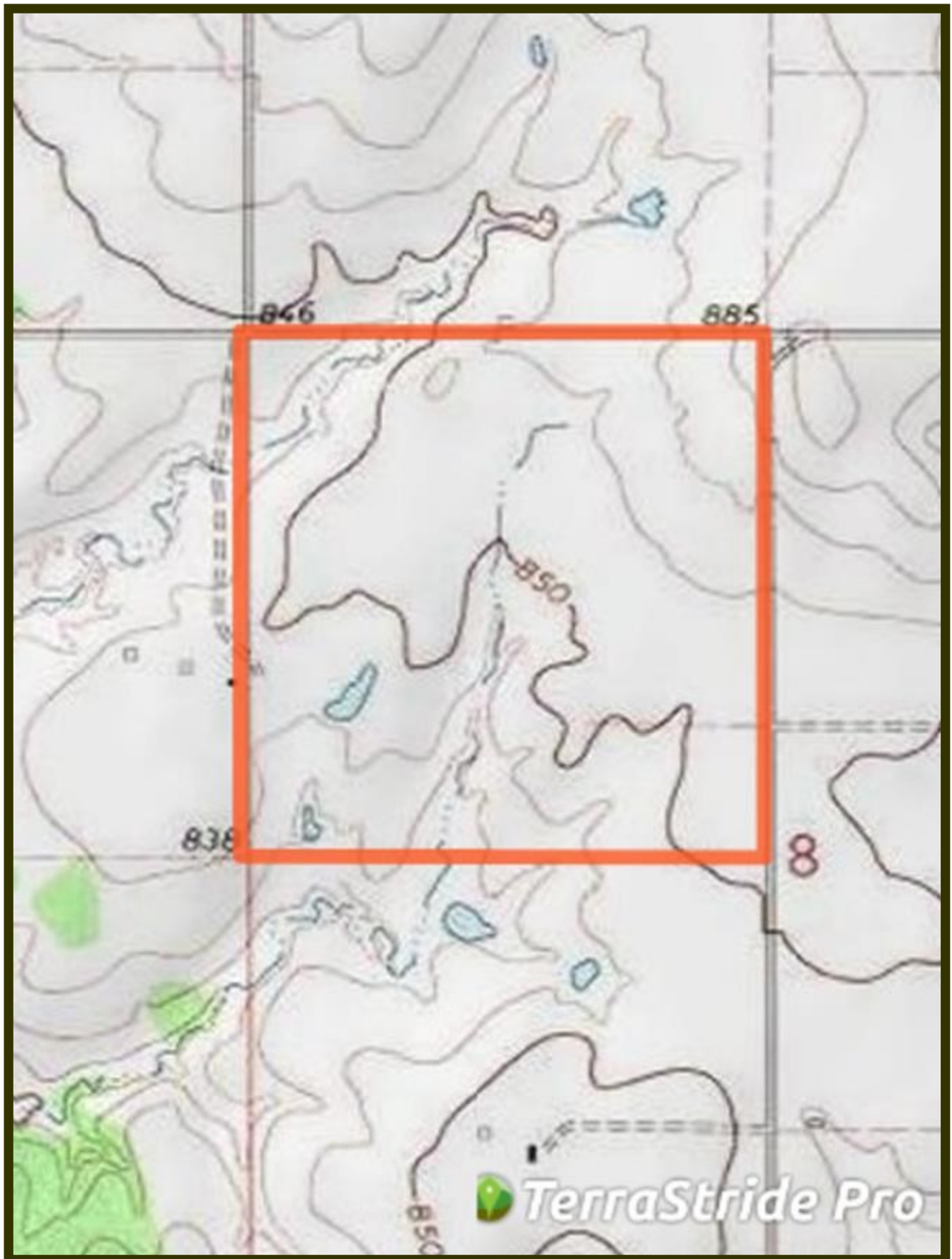


34.0566, -97.5438

160 +/- Acre R A Ranch Aerial Map



160 +/- Acre R A Ranch Topo Map







Ranch and Farm Sales with a Difference

Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate



Jim Long

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***