



SOUTHWEST RANCH & FARM SALES PRESENTS



160 +/- Acre East Hargis Ranch
\$3,500 per acre

Oklahoma Hunting and Farmland

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

Property Description

Acres: 160 ± Acres.

Price: \$3,500 per acre.

Terms: No owner financing.

Location: Tillman County, OK, 4 miles south of Grandfield, Ok on county road. 7 miles northwest of Burkburnett, TX.

Comments: Excellent hunting, numerous mature Eastern black walnut trees and pecan trees. Electricity to property. 75% woods and 25% farm ground. Surface rights only.

Located 30 minutes from the Kiowa Casino & Hotel.

Water: Water well, springs, wet weather creek, 1 mile from Red River.

Terrain: Gently rolling. Approximately 100 acres of woods, and 60 acres of good farm ground.

Fences: Good fences on 2 sides. 2 sides need some attention.

Grasses: Some Bermuda, some native grasses.

Game: Trophy whitetail deer, turkey, quail, hogs, and some dove.

For more information on this ranch please contact Scott Johnston at (405) 249-8241.

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.

TILLMAN COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	38.9	42.5	51.4	59.8	69.8	79.5	84.0	82.9	74.7	62.7	50.3	40.8	61.4
DAILY MIN	25.5	29.0	37.7	45.5	57.0	66.9	70.7	69.5	61.6	48.7	37.1	28.4	48.1
DAILY MAX	52.2	56.1	65.1	74.1	82.6	92.1	97.3	96.3	87.8	76.8	63.5	53.2	74.8

Annual number of days max temperature is greater than 90°F: 108

Annual number of days max temperature is greater than 100°F: 37

Annual number of days max temperature is less than 32°F: 5

Annual number of days min temperature is less than 32°F: 80

Annual number of heating degree days (HDD): 3263

Annual number of cooling degree days (CDD): 2376

Annual length of growing season: 217 days

Date of first fall freeze: November 6

Date of last spring freeze: April 3

PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	1.23	1.32	2.40	2.42	4.51	3.82	2.40	2.93	2.86	2.94	1.56	1.67	30.06
NUMBER OF DAYS WITH RAIN	3.6	4.2	5.0	4.8	7.1	6.9	4.8	4.6	4.9	5.3	4.1	3.6	58.9

Annual snowfall (1981-2010): 2.5 in.

Annual percent sunshine (2006-2020): 72%

Annual number of thunderstorm days (1901-1995): 43

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

Annual number of tornadoes (1950-2021): 1.15

Total number of tornadoes (1950-2021): 83

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: 117°F (August 3, 1943)

Record low temperature: -19°F (June 14, 1953)

Earliest freeze date: October 22

Latest freeze date: April 21

Wettest year: 44.85 in. (1985)

Driest year: 6.07 in. (1906)

Greatest daily rainfall: 6.59 in. (September 22, 1997)

Greatest seasonal snowfall (Sep - Apr): 24.3 in. (1947-1948)

Greatest daily snowfall: 10.2 in. (March 1, 1942)

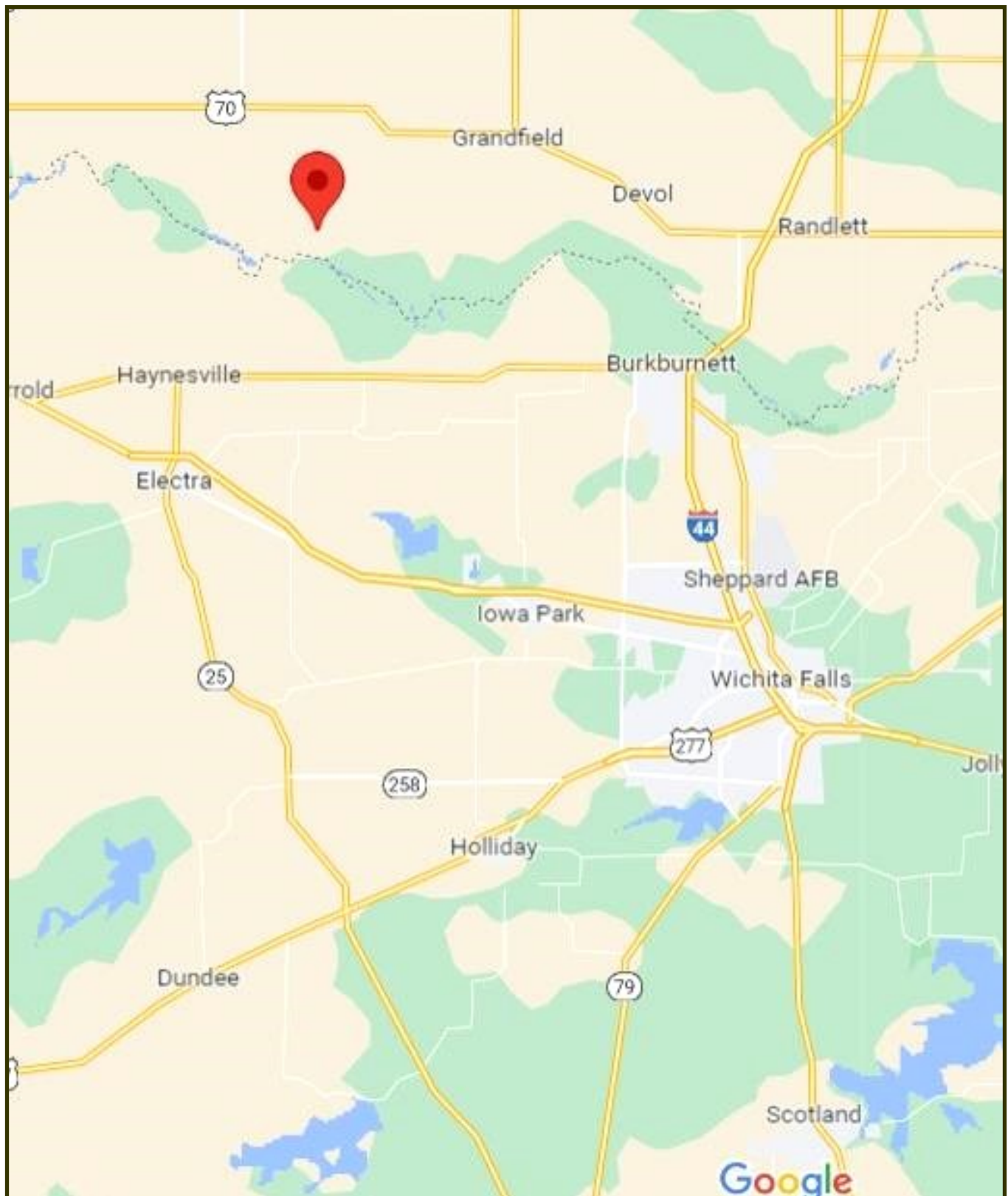
Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.

HOLIDAY STATS

	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	52	28	82 (1951)	6 (1990)
VALENTINE'S DAY, February 14	58	30	85 (1954)	7 (1936)
INDEPENDENCE DAY, July 4	95	69	110 (1980)	57 (1927)
HALLOWEEN, October 31	71	44	90 (1938)	16 (1993)
CHRISTMAS, December 25	51	26	77 (1922)	4 (1983)



160 +/- Acre East Hargis Ranch Location Map



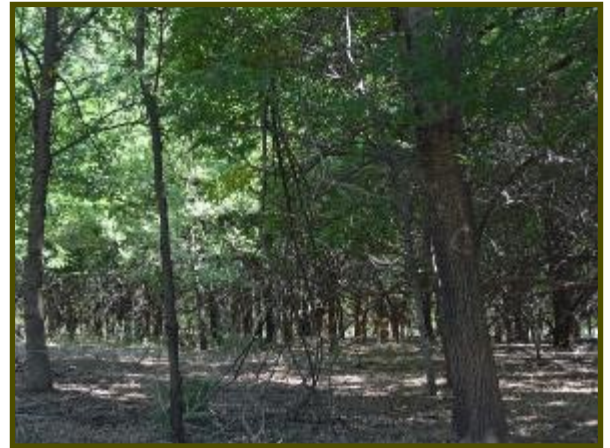
34.1737, -98.6624

160 +/- Acre East Hargis Ranch Aerial Map



160 +/- Acre East Hargis 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.

***Call us at (972) 542-8511
or check out our website at www.swranchsales.com***