



SOUTHWEST RANCH & FARM SALES PRESENTS



160 +/- Acre Tillman 160 Farm

\$ 440,000

Oklahoma Farm and Cattle Land

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Property Description

Tillman 160 Farm

Acres: 160 ± Acres.

Price: \$2,750 per acre.

Terms: No owner financing.

Animal Units: 40 cows.

Location: Northeast of Tipton, OK, Tillman County.

Comments: Beautiful views. Gently rolling hills. Currently planted in wheat. Has been used as a great cattle operation in the past. Great hunting and fishing. Access on county roads on the north and east sides.

Improvements:

Aerobic septic system, well water, propane, and utility connections.

Historic concrete grain silo.

Water: Well water, two springs, and a 5 acre pond with great fishing.

Terrain: Gently rolling, scattered trees.

Fences: Fencing on the west side of farm.

Grasses: Native mix, currently planted in wheat.

Game: Whitetail deer, turkey, wild hogs, quail, and excellent dove hunting.

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 Scott Johnston at (405) 249-8241.



OKLAHOMA CLIMATOLOGICAL SURVEY

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TEMPERATURE

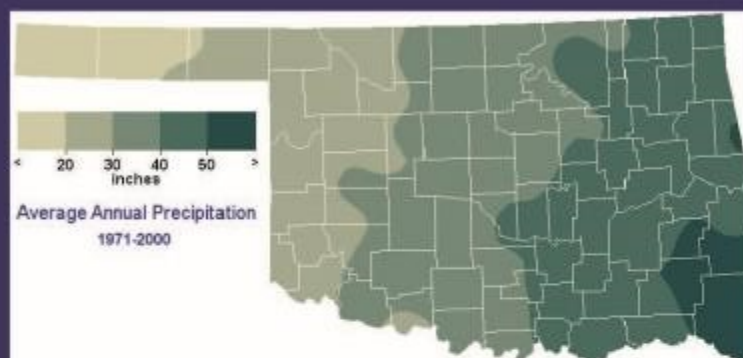
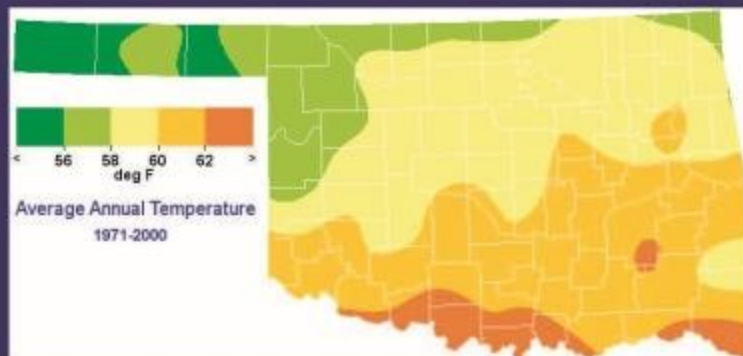
Average Annual: 62 degrees
Average Maximum: 75 degrees
Average Minimum: 49 degrees
Highest: 117 degrees
(Frederick, August 3, 1943)
Lowest: -19 degrees
(Tipton, January 3, 1947)
Days of 90 Degrees or Higher: 99
Days of 20 Degrees or Lower: 17

PRECIPITATION

Average Annual: 30.78 inches
Days With Precipitation: 61
Wettest Year: 44.85 inches in 1985
Driest Year: 6.07 inches in 1906
Greatest Daily Rainfall: 9.32 inches
(Grandfield, November 11, 1992)

OTHER FACTS

Average Wind Speed: 10 mph
Sunshine: 60- 80%
Average Humidity: 64%
Thunderstorm Days: 43
Hail Events: 5 per year
Tornadoes (1950-2003): 53

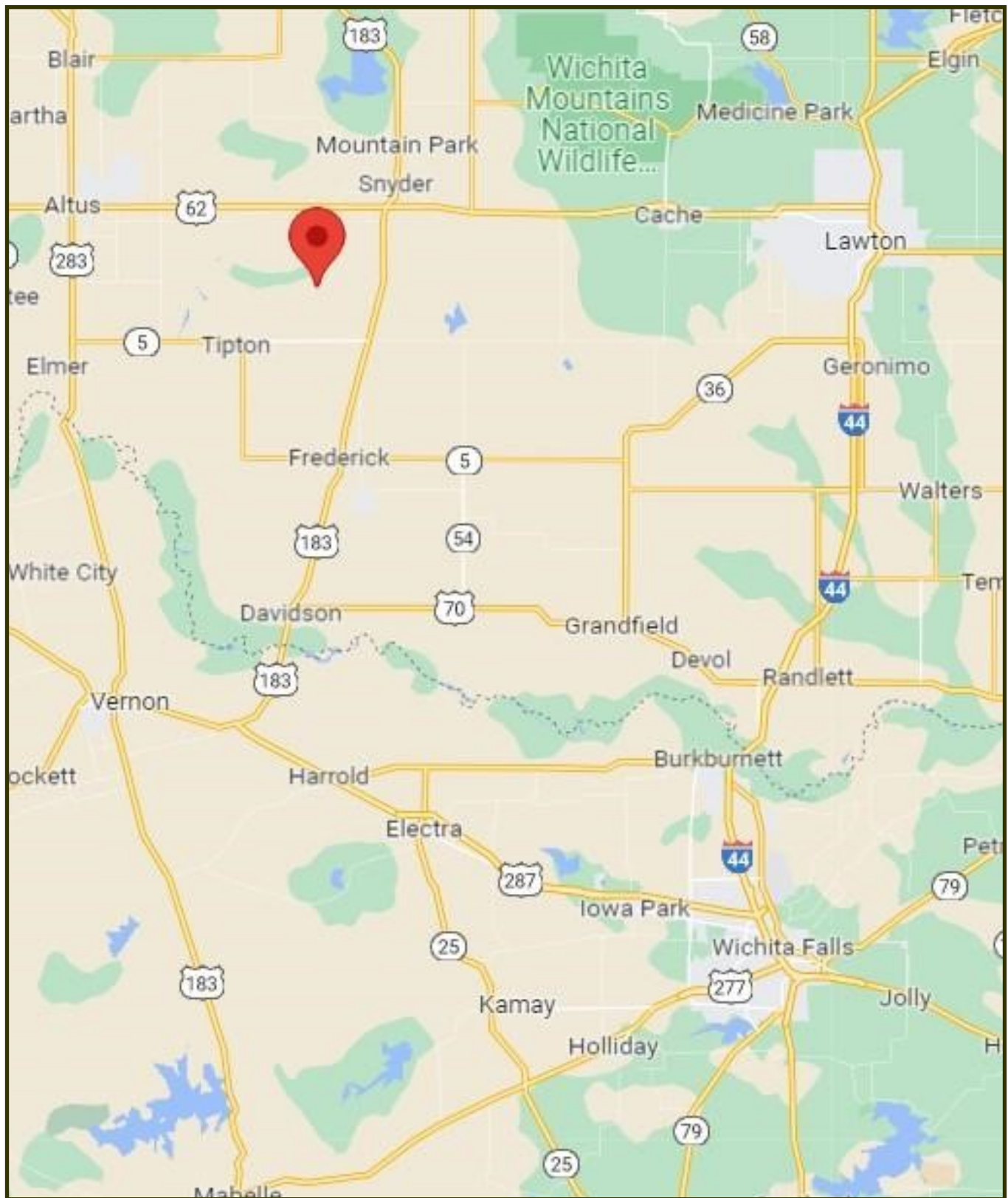


WINTER WEATHER

Average Annual Snowfall: 3.4 inches
Days with snow on ground: 2
Greatest Seasonal Snowfall: 24.3 inches (1947-1948)
Greatest Daily Snowfall: 10.2 inches
(Frederick, March 1, 1942)
Last Freeze in Spring: April 2
First Freeze in Autumn: November 6
Growing Season: 217 Days

Tillman County Climate Summary

160 +/- Acres Tillman 160 Farm Location Map

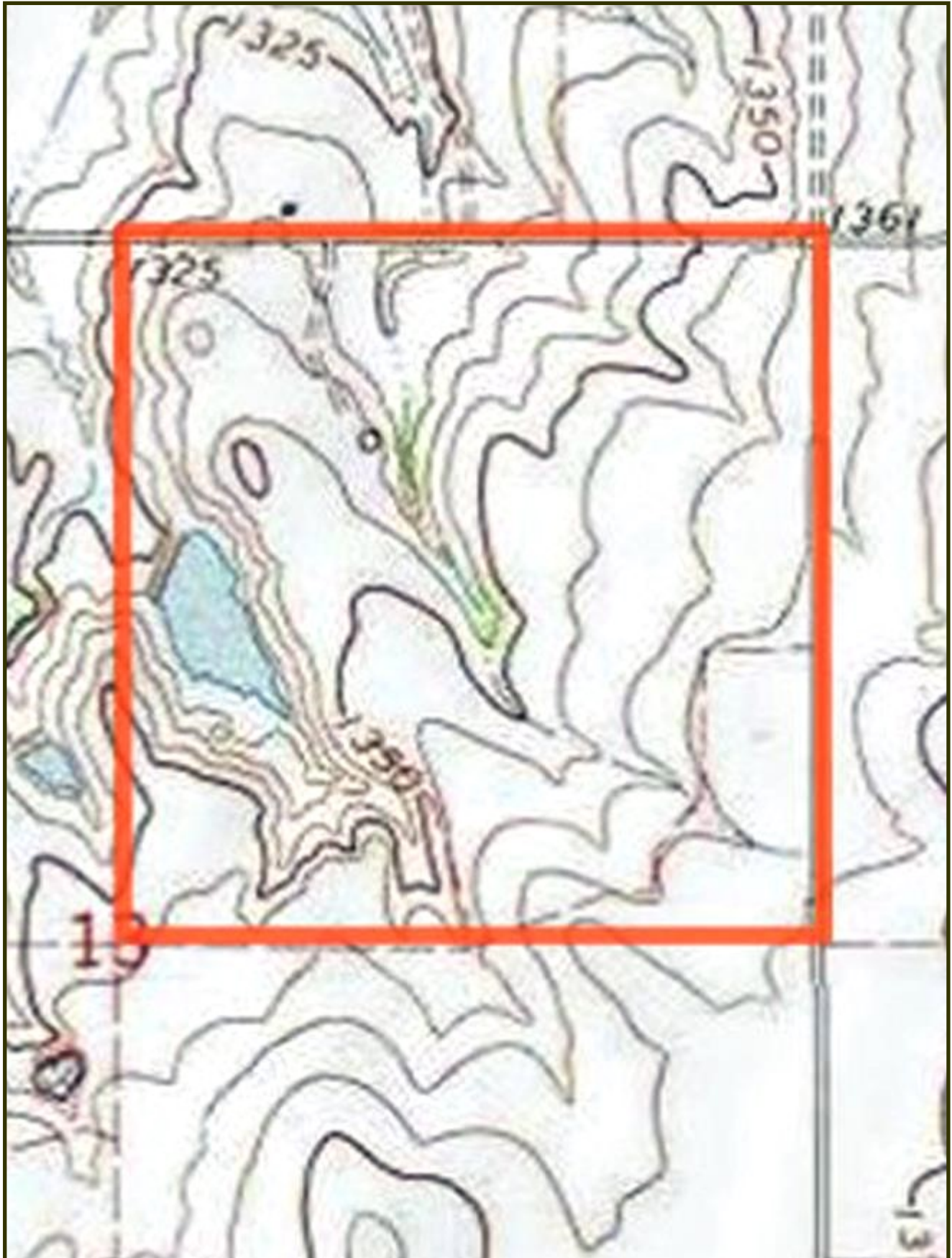


34.5655, -99.0443

160 +/- Acres Tillman 160 Farm Aerial Map



160 +/- Acres Tillman 160 Farm 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***

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