



SOUTHWEST RANCH & FARM SALES PRESENTS



74.1 +/- Acres Slaughter Ranch

\$3,995 per acre

**Oklahoma Combination Ranch
For cattle, hay production and hunting**

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Property Description

Slaughter Ranch – 74.10 ± Acres – Weleetka, OK, Okmulgee County

Price: \$3,995 per acre.

Animal Units: Will run 15-20 cows.

Terms: No owner financing.

Location: 10 minutes west of Henryetta, Oklahoma, Okmulgee County. Just off of I-40.

Comments: Great combination ranch for cattle, hay production and hunting. Beautiful, elevated area for a building site. Gently rolling terrain of pasture and timber clusters. Two separate ponds provide all the water necessary to run livestock and attract wildlife. The south of the property has beautiful pastureland while the north end contains beautiful trees and 2 ponds.

Improvements:

Power and county water are located on the road.

Water: Two ponds.

Terrain: Gently rolling pastureland and some wooded areas.

Fences: Fenced for livestock.

Grasses: Ranch has produced 150 +/- bales of hay per year.

Game: Abundant deer population. The three acre pond is great for fishing bass, crappie, perch, and catfish!

Directions: West about 2 miles on I-40 from Henryetta. Take exit 237 toward US-62/US-75Bus/Henryetta for .2 mi. Turn right onto Dewey Barlett Ave/N3930 Rd for 246 ft. Turn left onto Hornbeam Rd for 4 mi. Turn left onto S 160 Rd/N 3890 Rd for 1 mi. Turn left onto Juniper Rd for .8 mi. Entrance will be on your left. 6269 Juniper Rd, Weleetka, OK 74880. Latitude: 35.4204, Longitude: -96.0827

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 Scott Johnston at (405) 249-8241.

OKMULGEE COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	37.9	41.7	51.0	59.6	68.0	76.6	81.6	79.9	72.2	61.1	49.6	40.8	60.0
DAILY MIN	26.3	28.6	38.5	46.9	57.2	65.9	70.2	67.7	60.0	47.7	37.1	28.5	46.9
DAILY MAX	47.9	54.8	63.5	72.3	78.7	87.3	92.9	92.2	84.4	74.5	62.1	53.2	72.1

Annual number of days max temperature is greater than 90°F: 67
 Annual number of days max temperature is greater than 100°F: 14
 Annual number of days max temperature is less than 32°F: 7
 Annual number of days min temperature is less than 32°F: 87
 Annual number of heating degree days (HDD): 3599
 Annual number of cooling degree days (CDD): 1812
 Annual length of growing season: 203 days
 Date of first fall freeze: October 28
 Date of last spring freeze: April 8

PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	2.21	1.93	3.53	4.35	6.79	4.99	3.93	4.29	4.90	4.33	3.30	2.78	47.33
NUMBER OF DAYS WITH RAIN	5.9	5.6	7.4	6.6	8.8	8.7	5.4	5.6	7.1	6.1	6.6	6.4	80.2

Annual snowfall (1981-2010): 3.8 in.
 Annual percent sunshine (2006-2020): 64%
 Annual number of thunderstorm days (1901-1995): 52
 Annual number of hail (>1 in.) days (1986-2015): 5+
 Annual number of tornadoes (1950-2021): 0.72
 Total number of tornadoes (1950-2021): 52

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: 114°F (August 3, 2011; August 24, 2011; August 1, 2012)

Record low temperature: -18°F (January 22, 1930)

Earliest freeze date: October 12

Latest freeze date: April 25

Wettest year: 61.45 in. (1973)

Driest year: 21.42 in. (1963)

Greatest daily rainfall: 10.20 in. (August 19, 2007)

Greatest seasonal snowfall (Sep - Apr): 21.6 in. (1977-1978)

Greatest daily snowfall: 12.0 in. (March 5, 1989)

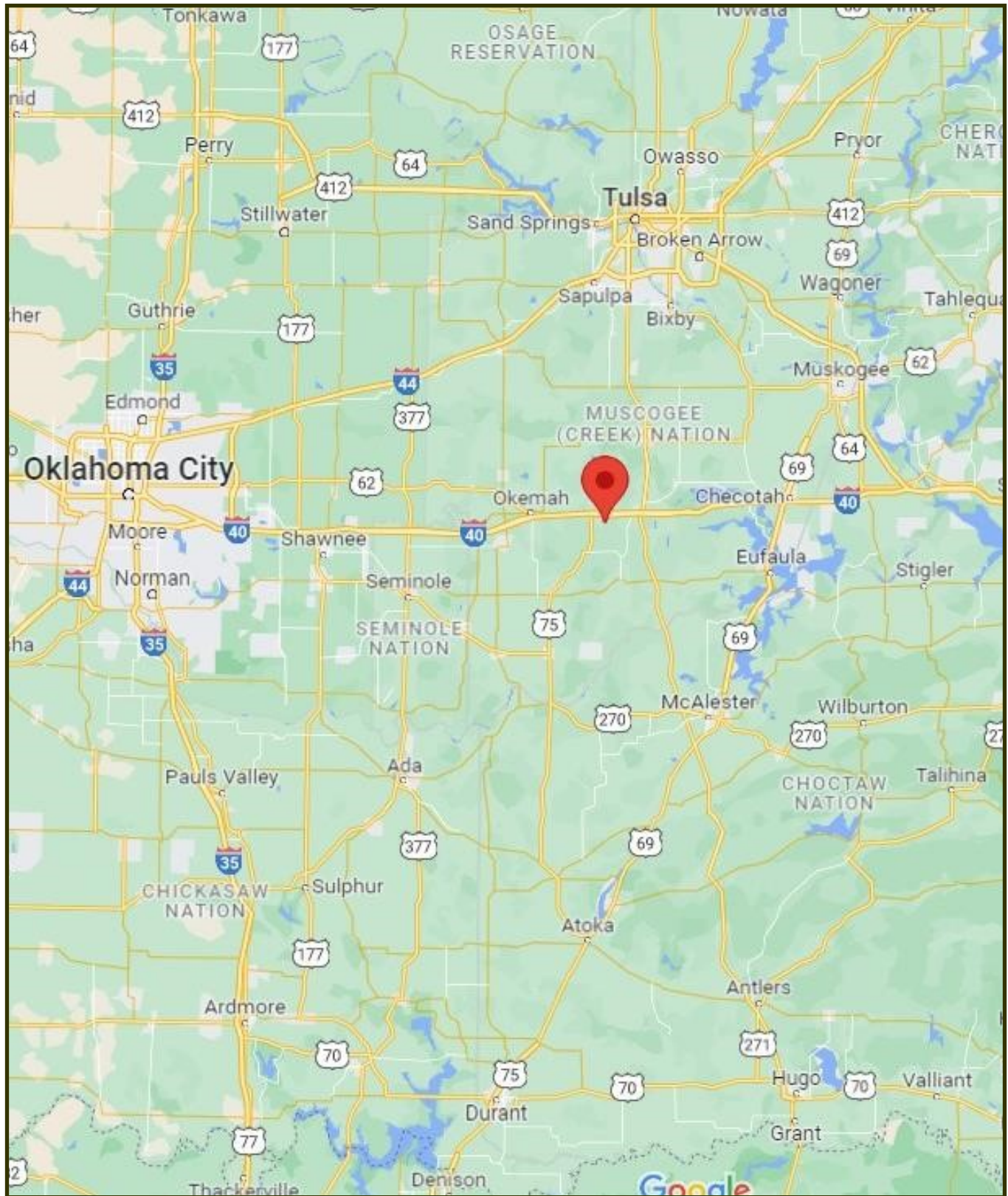
Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.

HOLIDAY STATS

	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	48	27	79 (1951)	2 (1969)
VALENTINE'S DAY, February 14	56	30	80 (1918)	5 (1936)
INDEPENDENCE DAY, July 4	92	69	106 (1911)	56 (1947)
HALLOWEEN, October 31	70	46	87 (1950)	17 (1993)
CHRISTMAS, December 25	49	26	72 (1955)	-2 (1983)



74.1 +/- Acres Slaughter Ranch Location Map

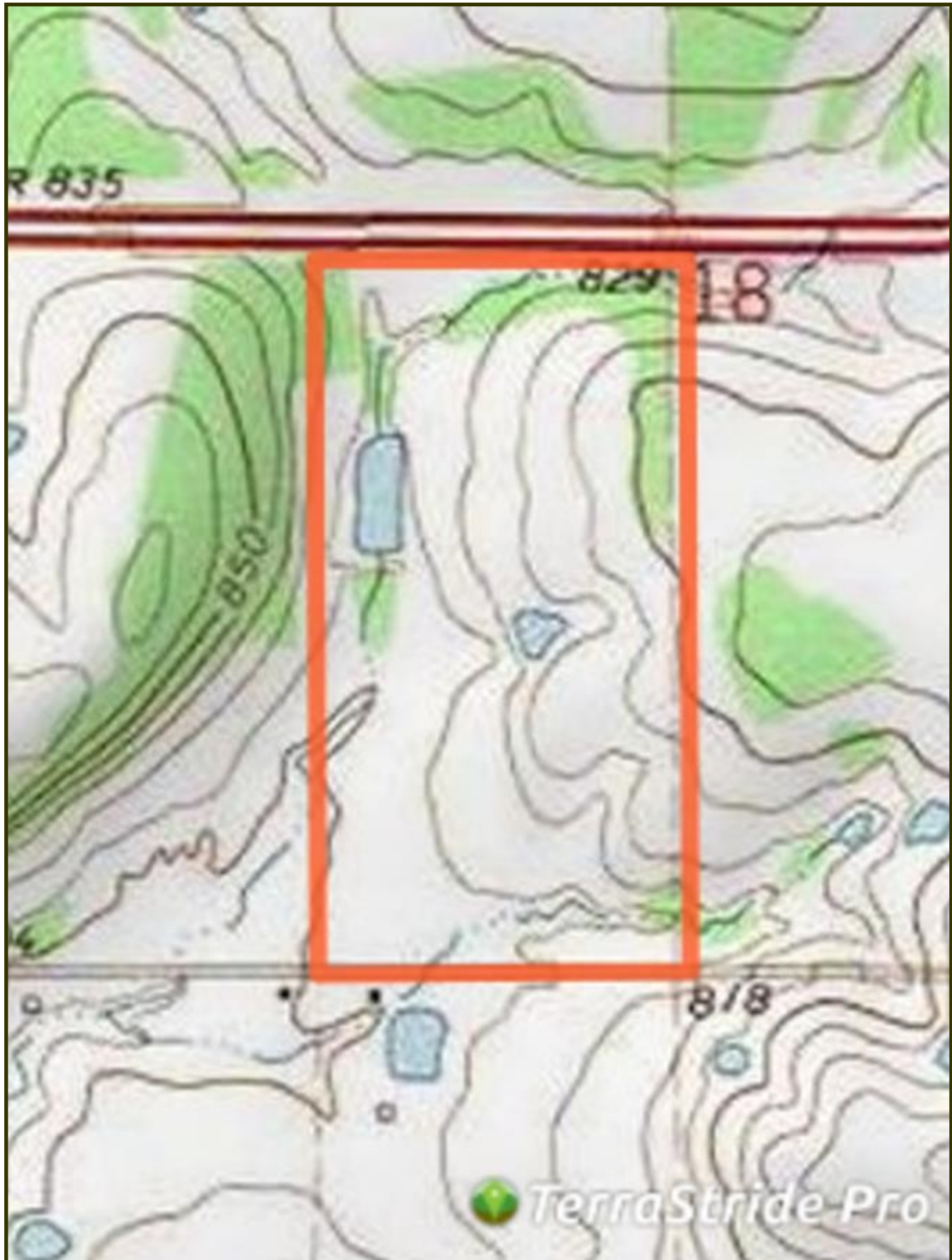


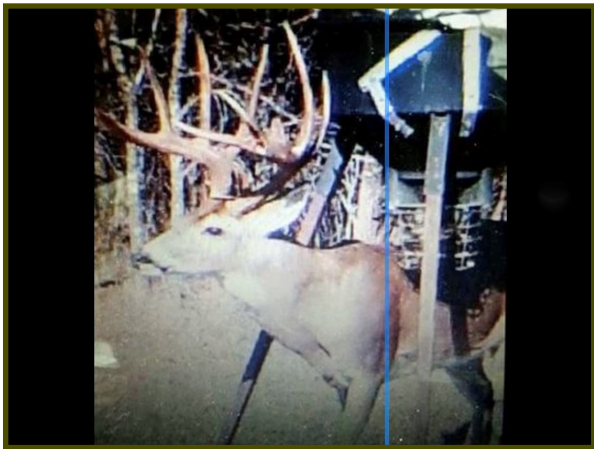
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74.1 +/- Acres Slaughter Ranch Aerial Map



74.1 +/- Acres Slaughter 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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