



SOUTHWEST RANCH & FARM SALES PRESENTS



20 +/- Acre Lovely Undeveloped Land
\$4,500 per acre

Oklahoma Land. Great to Build or Hunt.

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: 20 ± Acres.

Price: \$4,500 per acre.

Terms: No owner financing.

Location: 1.5 miles east of Ratliff City, Oklahoma, Carter County.

Comments: Easy access with water and electricity at the road.
Great place to build or hunt.

Terrain: Basically flat. Scattered trees.

Fences: Fenced on two sides.

Game: Excellent Whitetail deer hunting. Game also includes hogs, turkey, and predators.

Directions: From Ratliff City take State Hwy 7 E/E Main St .4 miles. Turn right onto Delta Rd and go 1.2 miles. Destination will be on the right.

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 Oklahoma Land For Sale, please contact Scott Johnston at (405) 249-8241.

Carter County Climate Summary

Temperature

Average Annual: 63.7°F
Average Maximum: 74.3°F
Average Minimum: 53.1°F
Record High: 115°F
Record Low: -14°F
Number of Days greater than 90°: 73
Number of Days High less than 32°: 5

Winter Weather

Average Annual Snowfall: 3.8in
Days with snow on the Ground: 2
Greatest Seasonal Snowfall: 18.3in
(1977-1978)
Greatest Daily Snowfall: 8.0in
(12/29/54)
Date of Average Last Freeze in Spring: April 1
Date of Average First Freeze in Fall: Nov. 5
Length of Growing Season: 221

Precipitation

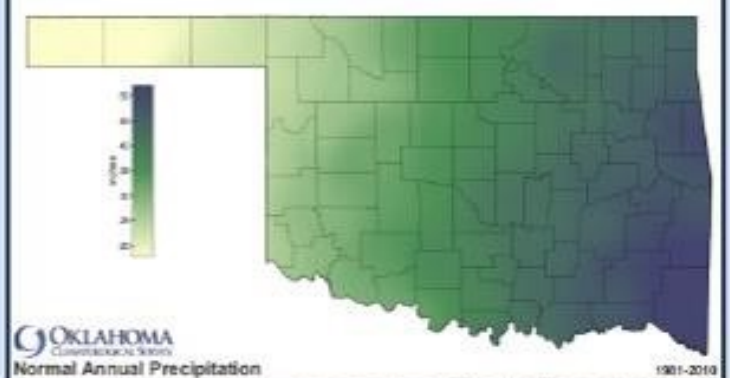
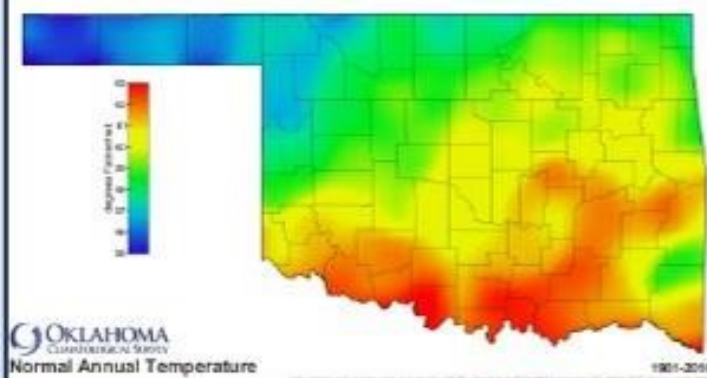
Average Annual: 37.64in
Number of Days with Precipitation: 70
Wettest Year: 79.03in (2015)
Driest Year: 14.85in (1963)
Greatest Daily Rainfall: 10.5in
(6/17/15)

Other Facts

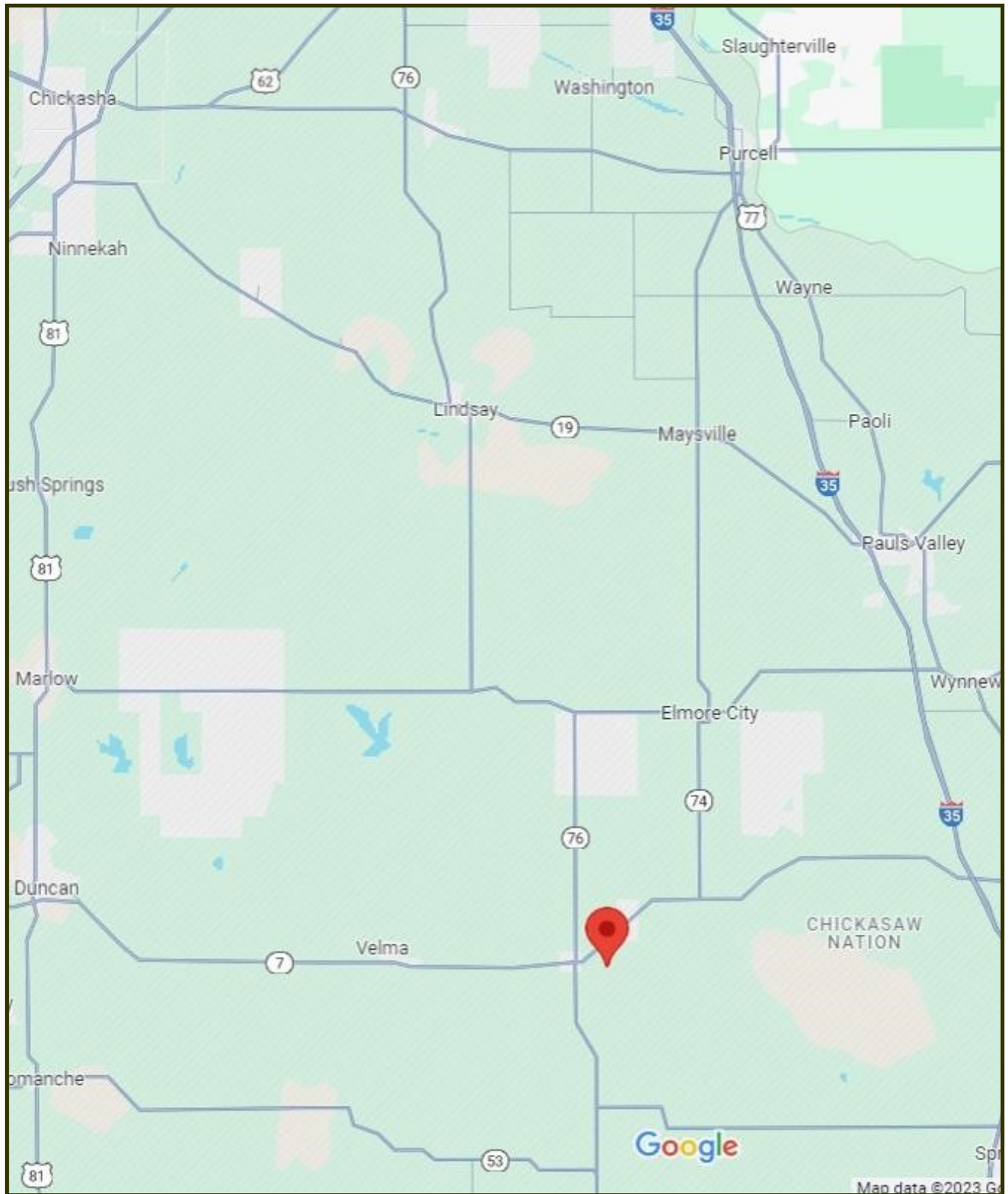
Average Wind Speed: 7mph
Sunshine: 50-75%
Average Humidity: 69%
Thunderstorm Days: 45
Hail Events (1950-2016): 496
Number of Tornadoes (1950-2016): 54

WINDS 1994-2015 (Wind Roses unavailable for this county)

Sites: Ardmore Mesonet Site (ARDM) (1994-2004; Wind Rose unavailable)
Ardmore Mesonet Site (ARD2) (Commissioned in 2004; Wind Rose unavailable)
Newport Mesonet Site (NEWP) (Commissioned in 2002; Wind Rose unavailable)



20 +/- Acres Lovely Ranch Location Map



34.4488, -97.4836

20 +/- Acres Lovely Ranch Aerial Map



20 +/- Acres Lovely 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***