



# **SOUTHWEST RANCH & FARM SALES PRESENTS**



**159.31 +/- Acre West Hargis Ranch**  
**\$3,500.00 per acre**

## **Oklahoma Farmland and Hunting Land**

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# Property Description

**Acres:** 159.31 ± Acres.

**Price:** \$3,500 per acre.

**Terms:** No owner financing.

**Location:** Tillman County, OK. 8 miles southwest of Grandfield, 6 miles south of Highway 70 on a county road. 14 miles north of Burkburnett, TX. 1/2 mile from the Red River.

**Comments:** 106 acres of farmland, and 54 acres of woods and creek bottom. Selling surface rights only.

Located 17 minutes from the Kiowa Casino & Hotel.

**Water:** 2 springs, creek that has water year round.

**Terrain:** Farm ground is basically flat; creek bottom is gently rolling.

**Fences:** Good fences on 3 sides. One fence needs attention.

**Grasses:** Native grasses.

**Game:** Trophy whitetail deer, wild turkey, hogs, quail, 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)

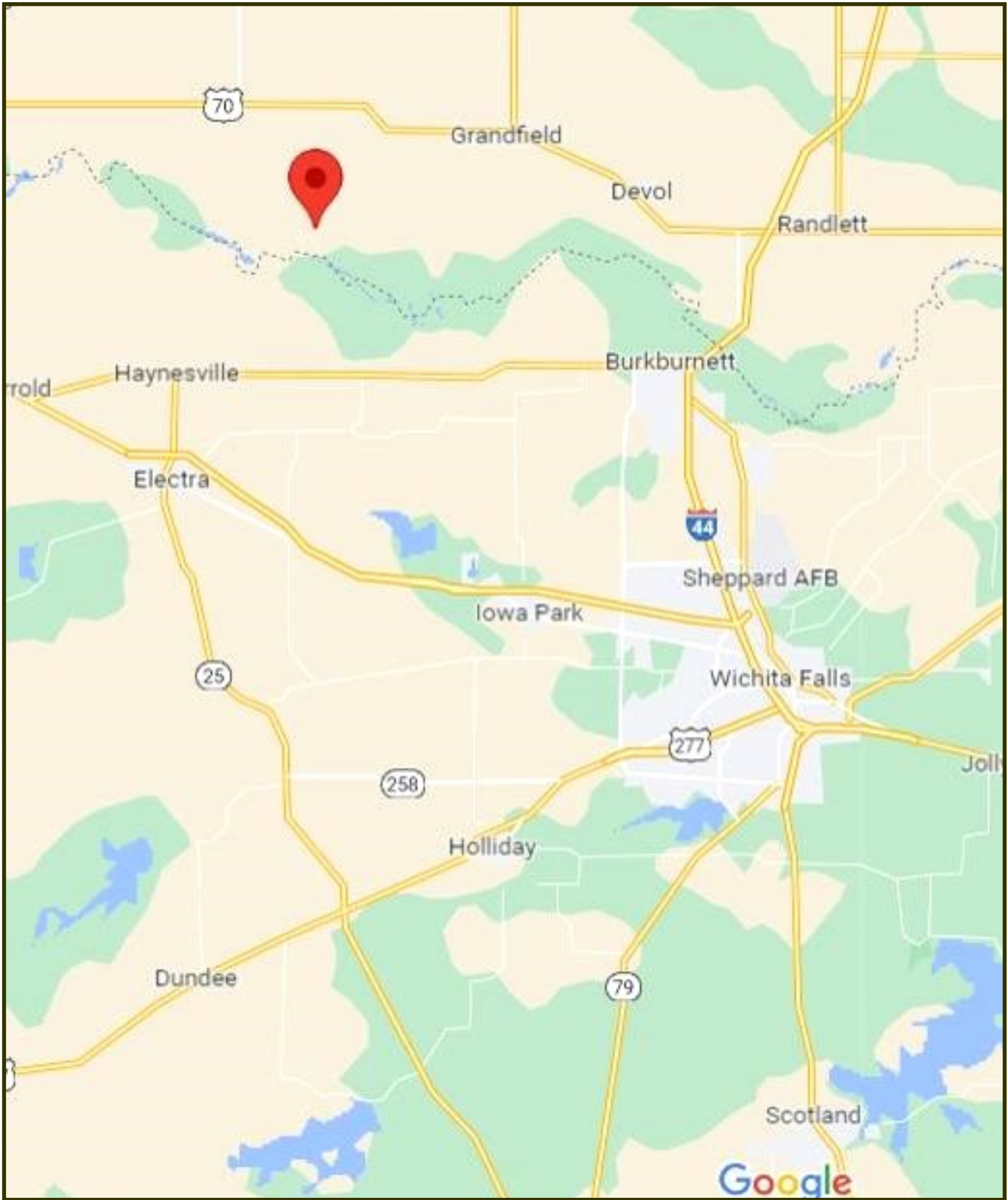
*Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.*

## 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)



# 159.31 +/- Acre West Hargis Ranch Location Map

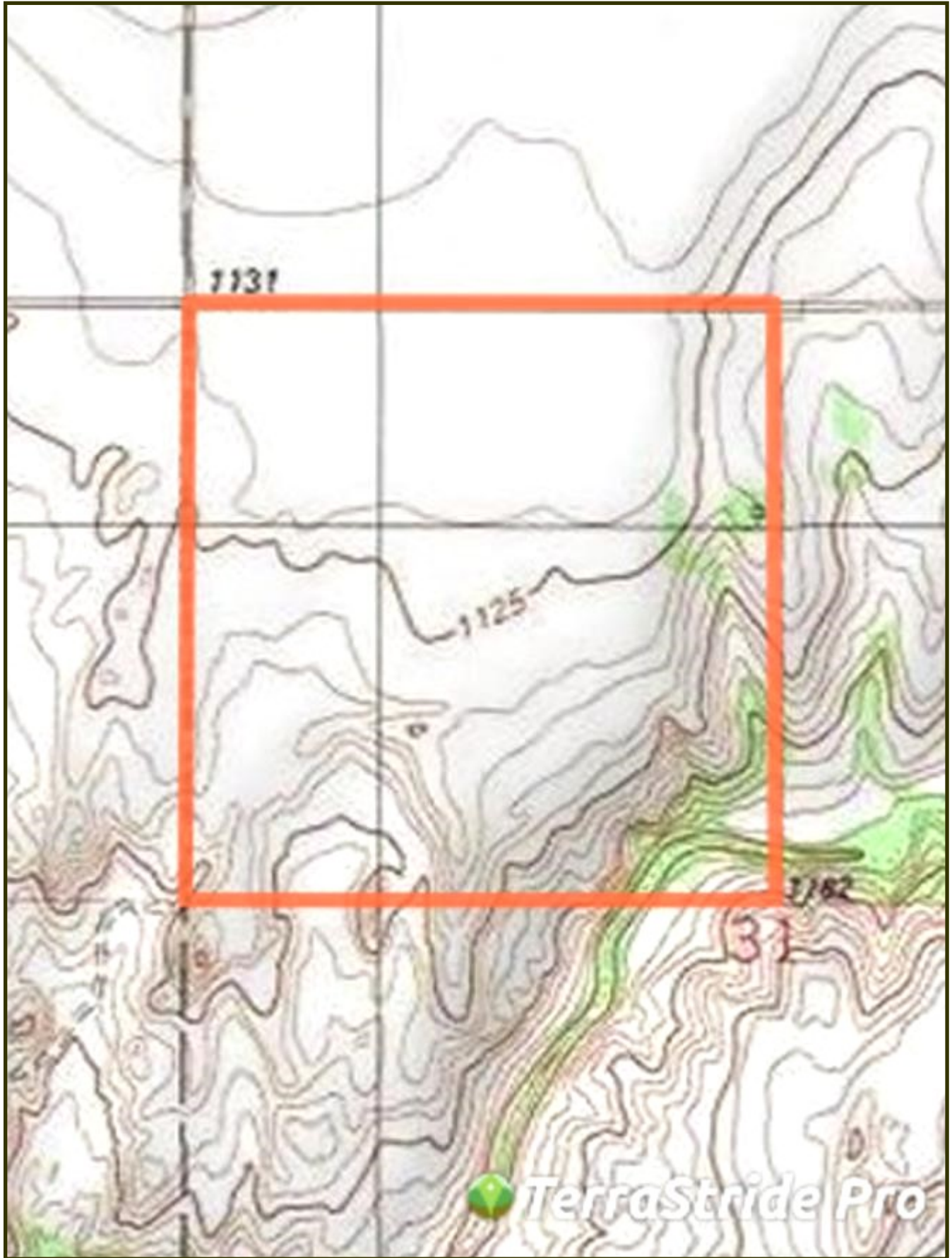


34.1743, -98.8186

# 159.31 +/- Acre West Hargis Ranch Aerial Map



# 159.31 +/- Acre West 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  
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