



SOUTHWEST RANCH & FARM SALES PRESENTS



160 +/- Acre Langley 160 Ranch
\$2,995 per acre

Oklahoma Hunting and Timber Land

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Property Description

Acres: 160 ± Acres.

Price: \$2,995 per acre.

Terms: Owner financing available. 20% down, 6.5% interest, 10 year note (or 20 year amortization with 10 year balloon), monthly payments.

Location: Sequoyah County, Oklahoma. North of Roland, OK, 26 miles N.E. of Sallisaw, 16 miles N.W. of Van Buren, Arkansas. ½ mile from the Oklahoma/Arkansas line.

Comments: This hunting and recreation land is 100% wooded with mature hardwoods, pines, and cedar trees. The market value of the timber is considerable but has not been professionally determined. This tract is accessed by almost a mile of county road frontage.

Improvements: No improvements, but property does have access to electricity.

Water: Wet weather creeks.

Terrain: Thickly wooded with rolling hills.

Fences: Enough fences to mark boundary lines.

Game: Whitetail deer, wild hogs, black bears, and wild turkeys.

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 hunting and recreation property contact us at (972) 542-8511.

SEQUOYAH COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	37.9	42.5	50.8	59.4	68.0	76.5	81.1	80.2	73.2	61.8	50.1	41.0	60.2
DAILY MIN	27.9	32.0	40.2	48.6	58.5	66.8	70.8	69.8	62.6	50.4	39.8	31.5	49.9
DAILY MAX	47.9	53.0	61.4	70.3	77.5	86.1	91.4	90.6	83.7	73.2	60.4	50.5	70.5

Annual number of days max temperature is greater than 90°F: 61

Annual number of days max temperature is greater than 100°F: 9

Annual number of days max temperature is less than 32°F: 6

Annual number of days min temperature is less than 32°F: 67

Annual number of heating degree days (HDD): 3549

Annual number of cooling degree days (CDD): 1833

Annual length of growing season: 223 days

Date of first fall freeze: November 7

Date of last spring freeze: March 30

PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	2.81	2.56	3.75	4.62	5.75	4.80	3.47	3.64	4.55	3.93	3.93	3.59	47.40
NUMBER OF DAYS WITH RAIN	5.2	5.9	7.6	7.7	9.0	8.7	6.0	5.5	7.0	7.2	6.0	6.3	82.1

Annual snowfall (1981-2010): 3.4 in.

Annual percent sunshine (2006-2020): 62%

Annual number of thunderstorm days (1901-1995): 51

Annual number of hail (>1 in.) days (1986-2015): 4-5

Annual number of tornadoes (1950-2021): 0.74

Total number of tornadoes (1950-2021): 53

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

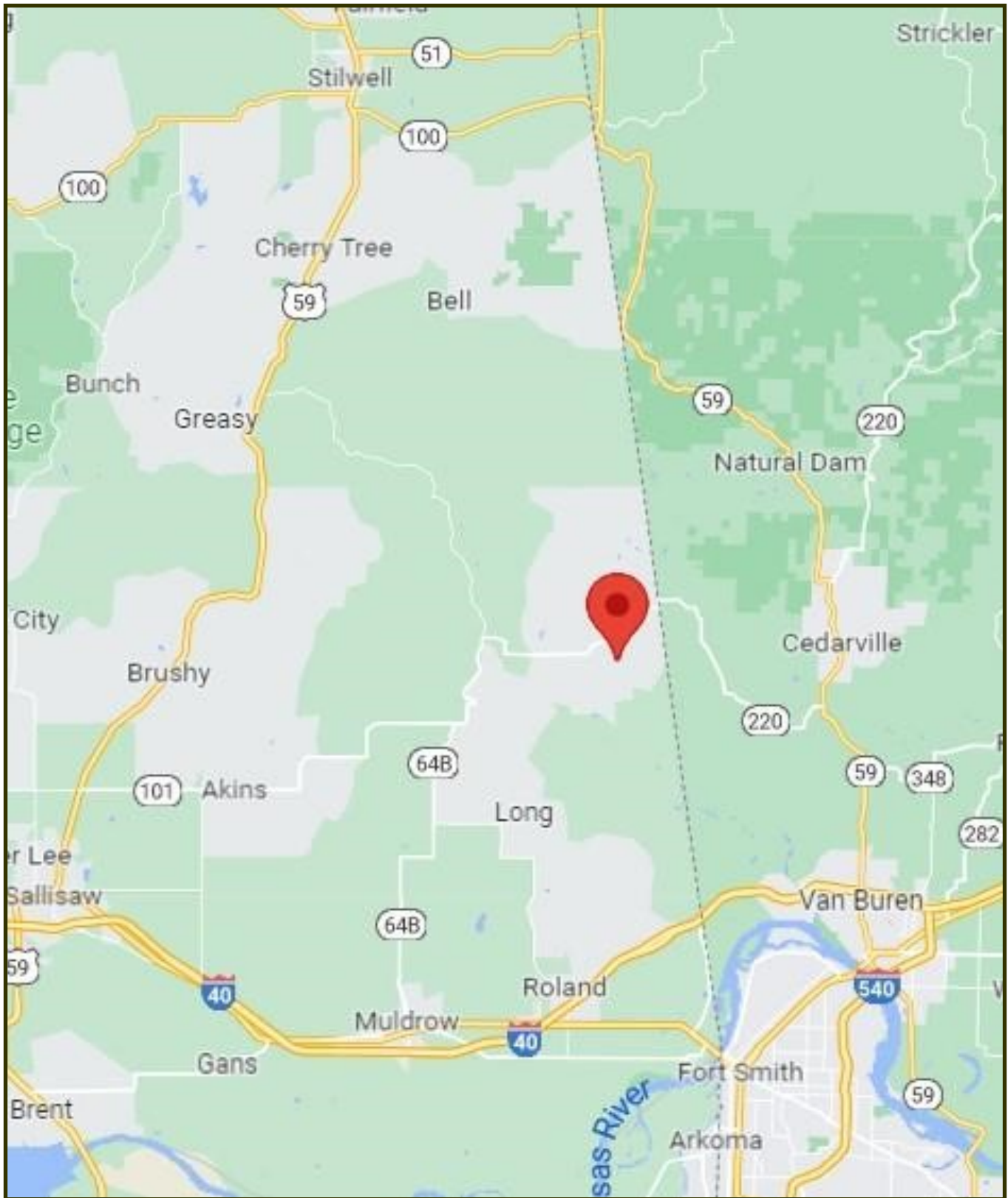
Record high temperature: 115°F (August 10, 1936)
Record low temperature: -19°F (January 18, 1930)
Earliest freeze date: October 23
Latest freeze date: April 16
Wettest year: 75.91 in. (1990)
Driest year: 23.31 in. (1936)
Greatest daily rainfall: 8.09 in. (September 9, 2010)
Greatest seasonal snowfall (Sep - Apr): 20.1 in. (1977-1978)
Greatest daily snowfall: 13.0 in. (February 19, 1921)

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

HOLIDAY STATS

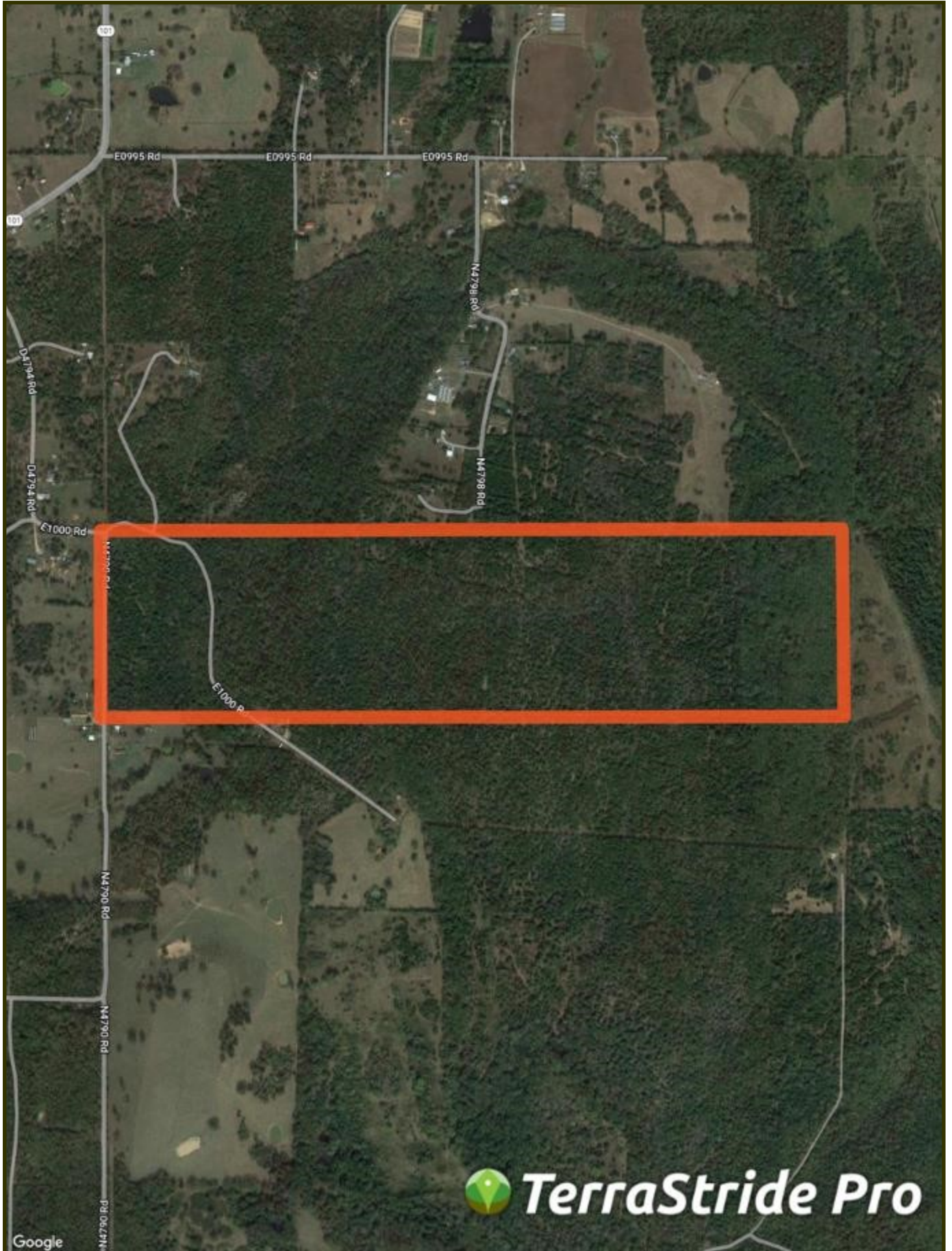
	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	50	30	82 (1951)	5 (1976)
VALENTINE'S DAY, February 14	56	31	80 (1921)	13 (1936)
INDEPENDENCE DAY, July 4	92	70	104 (1931)	57 (1968)
HALLOWEEN, October 31	70	47	87 (1937)	18 (1993)
CHRISTMAS, December 25	48	28	73 (1971)	-3 (1983)

160 +/- Acre Langley 160 Ranch Location Map

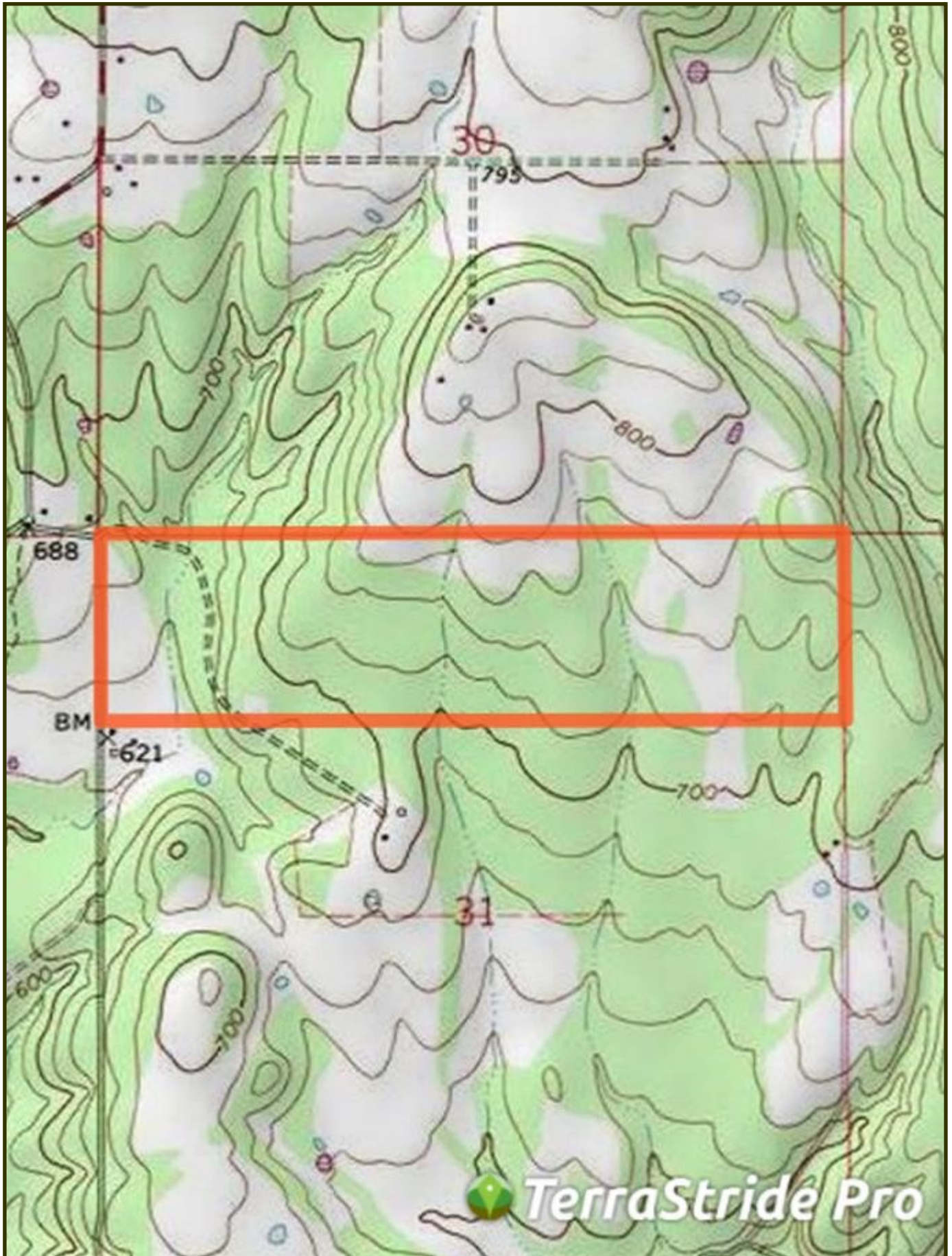


35.5659, -94.4871

160 +/- Acre Langley 160 Ranch Aerial Map



160 +/- Acre Langley 160 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***