



SOUTHWEST RANCH & FARM SALES PRESENTS



203 +/- Acre Reeder Ranch

\$3,750 per acre

Oklahoma Cattle Ranch

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Property Description

Cattle & Hunting Ranch For Sale – 203 ± Acres, Duncan, Oklahoma, Stephens County.

Acres: 203 ± Acres.

Price: \$3,750 per acre.

Animal Units: 40 cows.

Terms: No owner financing.

Location: 10 miles Northeast of Duncan, OK, Stephens County. Easy access on Clearcreek Road.

Comments: Would make an excellent place to build a home. Rural water and electric are available at the road.

Improvements: Metal cattle pens on county road for easy handling and load out.

Water: 2 nice ponds and rural water.

Terrain: Rolling Hills. Open pasture with scattered trees for excellent hunting. Fertile bottom land which could be farmed.

Fences: Very good metal t-posts and barbed wire fencing with new six strand fencing on 2 sides. Cross fenced.

Grasses: Dominant grass is Bermuda with blend of native grasses.

Game: Trophy whitetail deer, turkey and wild hogs.

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 the 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 Cattle Ranch For Sale, please contact Scott Johnston with Southwest Ranch & Farm Sales at (405) 249-8241.



TEMPERATURE

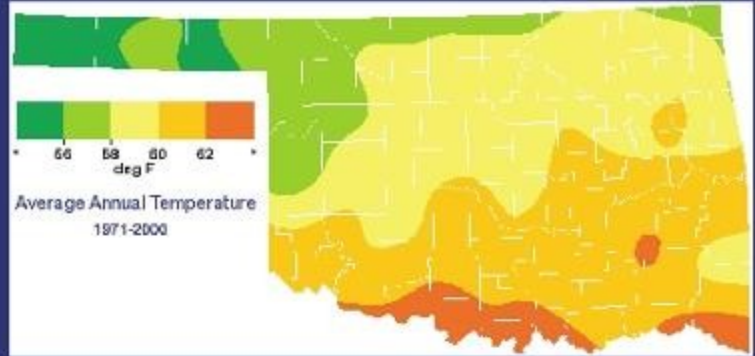
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 50 degrees
Highest: 114 degrees
(Marlow, August 11, 1936)
Lowest: -14 degrees
(Marlow, January 4, 1947)
Days of 90 Degrees or Higher: 92
Days of 20 Degrees or Lower: 15

PRECIPITATION

Average Annual: 35.59 inches
Days With Precipitation: 68
Wettest Year: 59.69 inches in 1908
Driest Year: 16.31 inches in 1939
Greatest Daily Rainfall: 9.85 inches
(Duncan, May 19, 1955)

OTHER FACTS

Average Wind Speed: 10 mph
Sunshine: 55- 80%
Average Humidity: 67%
Thunderstorm Days: 51
Hail Events: 5 per year
Tornadoes (1950-2003): 51



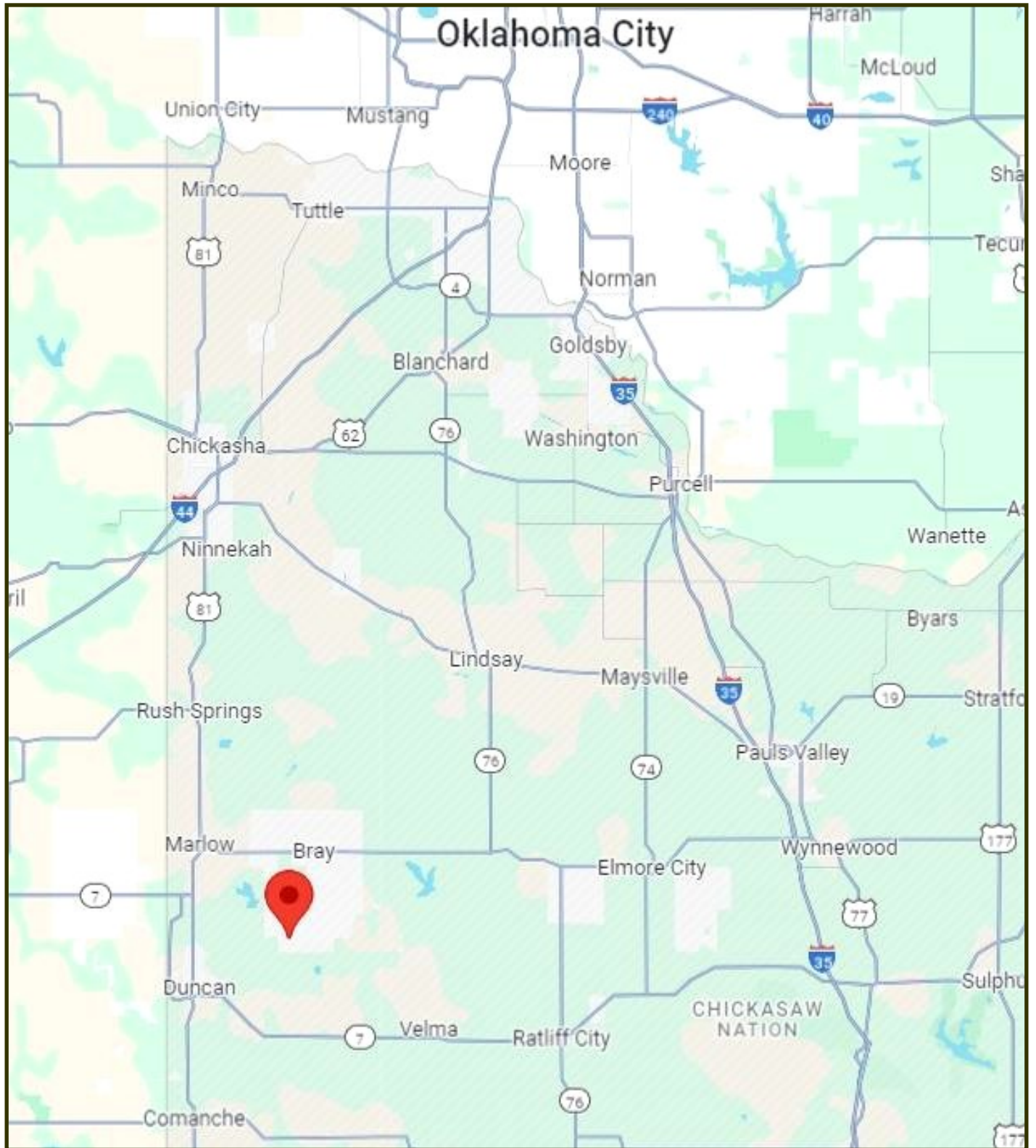
WINTER WEATHER

Average Annual Snowfall: 4.4 inches
Days with snow on ground: 3
Greatest Seasonal Snowfall: 29.1 inches (1967-1968)
Greatest Daily Snowfall: 12.0 inches
(Comanche, January 9, 1977)
Last Freeze in Spring: April 1
First Freeze in Autumn: November 4
Growing Season: 218 Days



Stephens County Climate Summary

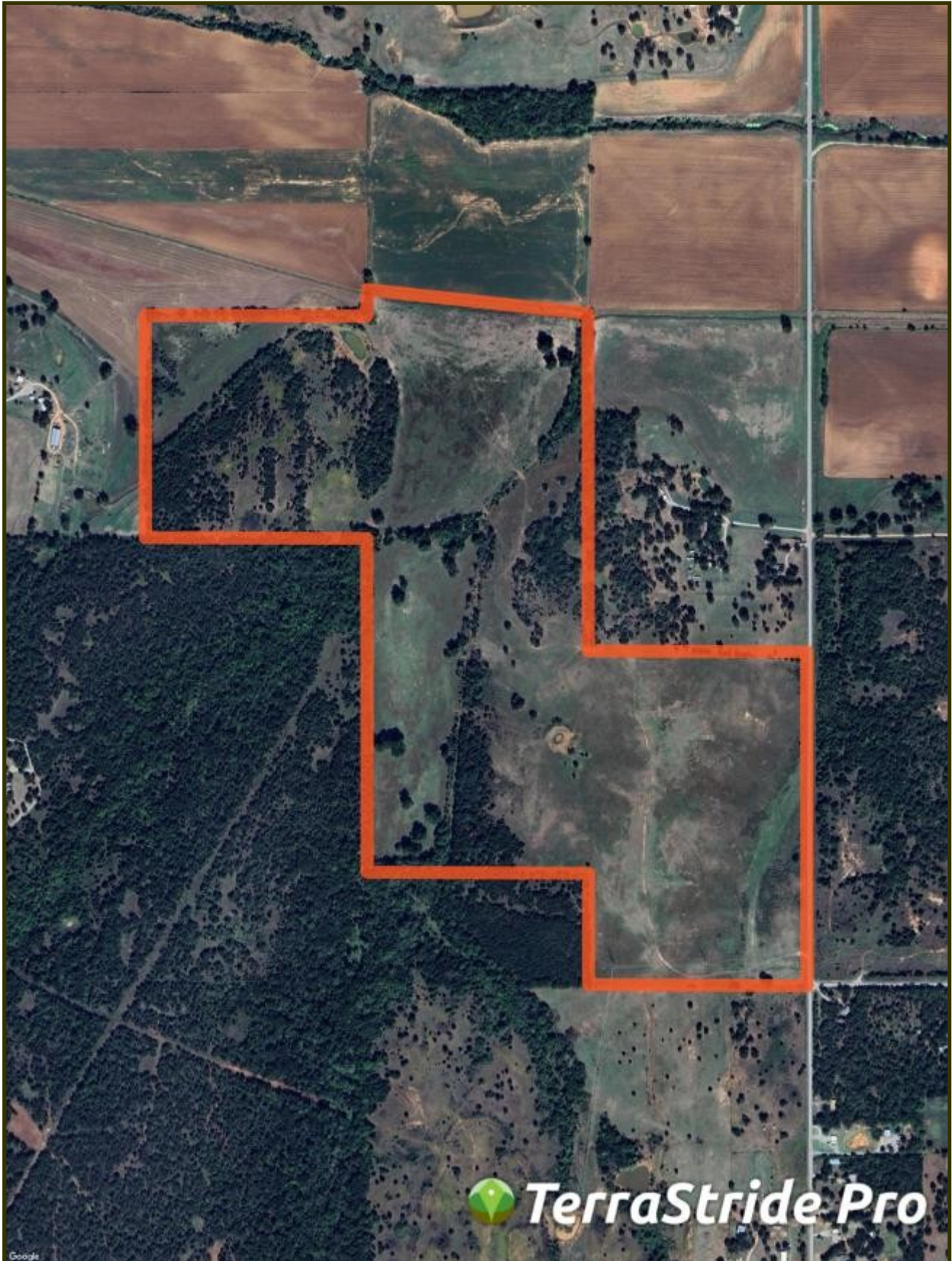
203 +/- Acre Reeder Ranch Location Map




Latitude: 34.5511, Longitude: -97.8441

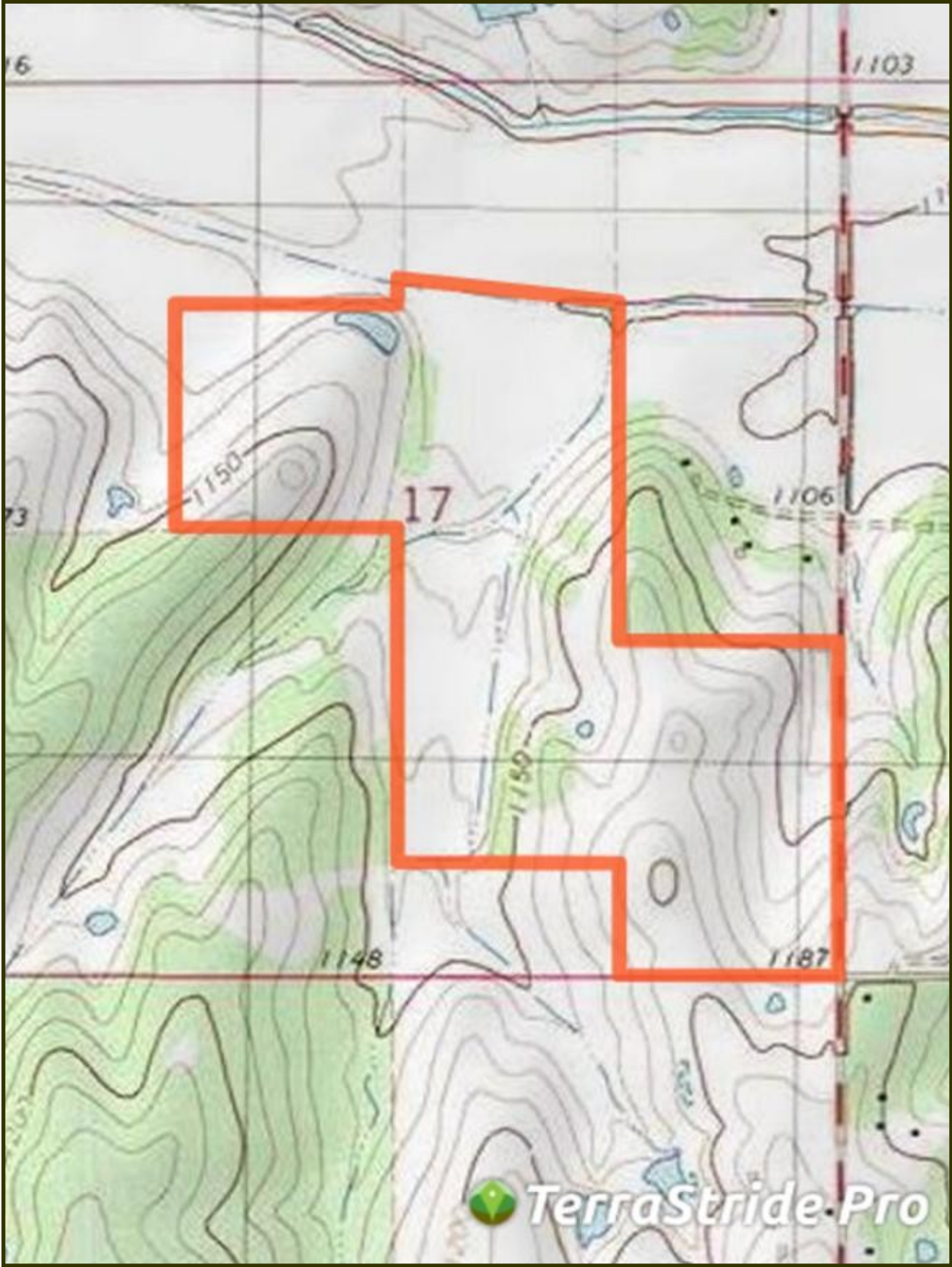
Directions: From Duncan, OK Head north on US-81 N/S Hwy 81 toward Poplar Ave 1.5 mi. Turn right onto W Elder Ave 0.9 mi. Turn left onto N 5th St 1.5 mi. Turn right onto E 1710 Rd/W Plato Rd 6.0 mi. Turn left onto S Clear Creek Rd/N2890 Rd. Destination will be on the left 1.0 mi. 6998-6606 Clearcreek Rd, Bray, OK 73055

203 +/- Acre Reeder Ranch Aerial Map



 TerraStride Pro

203 +/- Acre Reeder 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***