



SOUTHWEST RANCH & FARM SALES PRESENTS



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

Oklahoma Hunting Land and Farmland

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Property Description

West Hargis Ranch – 159.31 ± Acre Oklahoma Hunting Land and Farmland– Grandfield, OK, Tillman County

Acres: 159.31 ± Acres.

Price: \$3,500 per acre.

Terms: No owner financing.

Location: 8 miles SW of Grandfield, OK, Tillman County. 1/2 mile from the Red River. Just 6 miles south of HWY 70 on County Road E 1960. 14 miles north of Burkburnett, TX.

Comments: 54 acres of woods and creek bottom for excellent hunting. 106 acres of sandy loam farmland. Selling surface rights only.

Located 17 minutes from the Kiowa Casino & Hotel if you are looking for lodging or entertainment after a day of hunting.

Water: Property has 2 springs and a creek that has water year round.

Terrain: The farm ground is basically flat, and the creek bottom is gently rolling.

Fences: Barbed wire fencing surrounds the property on three sides.

Grasses: Native grasses. Farm ground is currently planted in wheat.

Game: Wildlife includes Trophy whitetail deer, wild turkey, hogs, quail, and some dove. Waterfowl and sandhill cranes frequent the property.

Directions: From Grandfield, OK Take US-70 W for 5 miles. Turn left onto N2360 Rd for 4 miles. Turn right onto E1960 Rd 2.5 miles. Destination will be on the left. This is the NE corner of Farm.

For more information on this ranch please contact Scott Johnston at (405) 249-8241.

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)

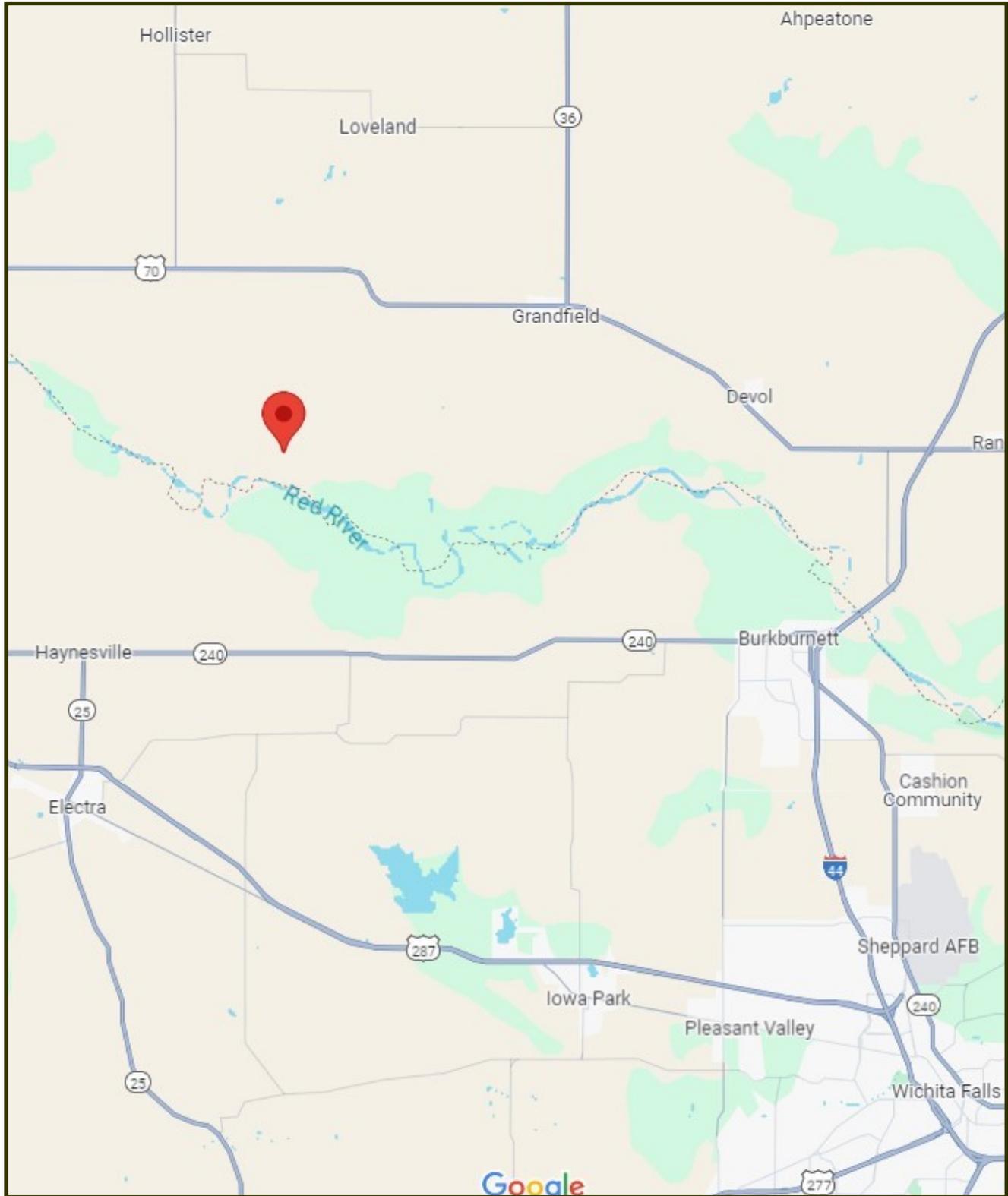
Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.

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



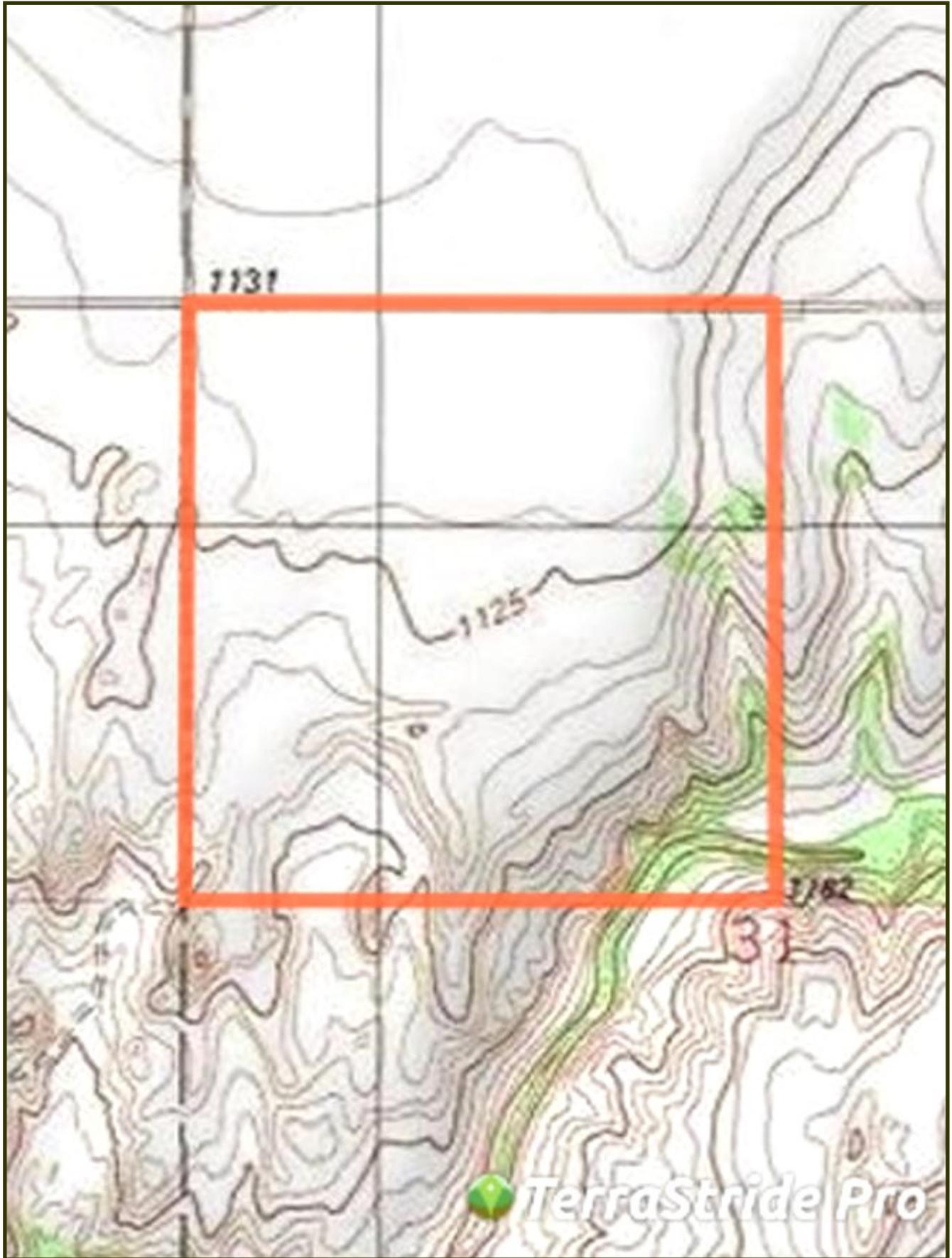
Latitude: 34.1743, Longitude: -98.8186

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159.31 +/- Acre West Hargis Ranch Aerial Map



159.31 +/- Acre West Hargis Ranch Topo Map

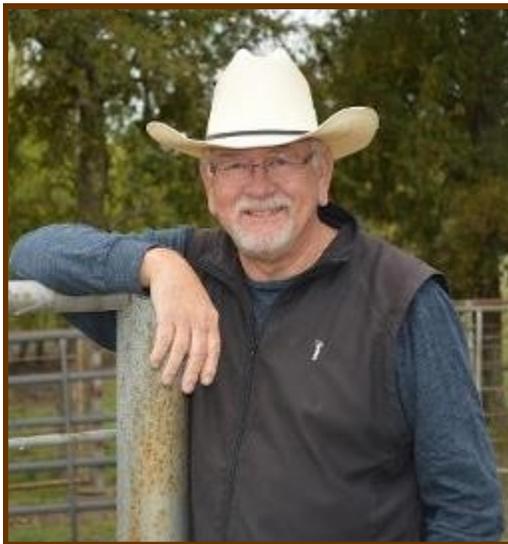






Ranch and Farm Sales with a Difference

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**.

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