



# SOUTHWEST RANCH & FARM SALES PRESENTS



**1030 +/- Acre Sanner Ranch**  
**\$2,995 per acre**

**Oklahoma Cattle Ranch**

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# Property Description

**Acres:** 1030 ± Acres.

**Price:** \$ 2,995 per acre.

**Animal Units:** 200-250 pair.

**Terms:** Possible owner financing.

**Location:** Stephens and Carter Counties. Northeast of Velma, OK and northwest of Ratliff City, OK. 2 miles north of Highway 7.

**Comments:** This ranch has excellent access with blacktop and rock roads and is 80% open. Most of the ranch has been in the same family for 60-70 years. Excellent soils and grasses. Owners never over grazed and were never forced to sell cattle in a drought. Excellent rock roads throughout the ranch.

**Improvements:**

Older 1,400 sq. ft. brick house with 3 bedroom/1 ½ bathroom.

3 sets of metal working pens.

5 barns.

**Water:** Rural water, several water wells, 2 spring fed live creeks. Numerous ponds. 37.64" average annual rainfall, and 3.8" snow average.

**Terrain:** Rolling hills with beautiful Pecan bottoms and live creeks.

**Fences:** Adequate barbed wire fences with metal gates and cattle guards. The ranch is cross-fenced into numerous pastures.

**Grasses:** Bermuda grass, Bahia, native grasses, and rye grass.

**Game:** Whitetail deer, wild turkey, and some wild hogs.

**Minerals:** Current owner owns no minerals.

*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 Cattle and Hunting Ranch For Sale call Southwest Ranch & Farm Sales at (972) 542-8511.

# 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 Lowest: -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)

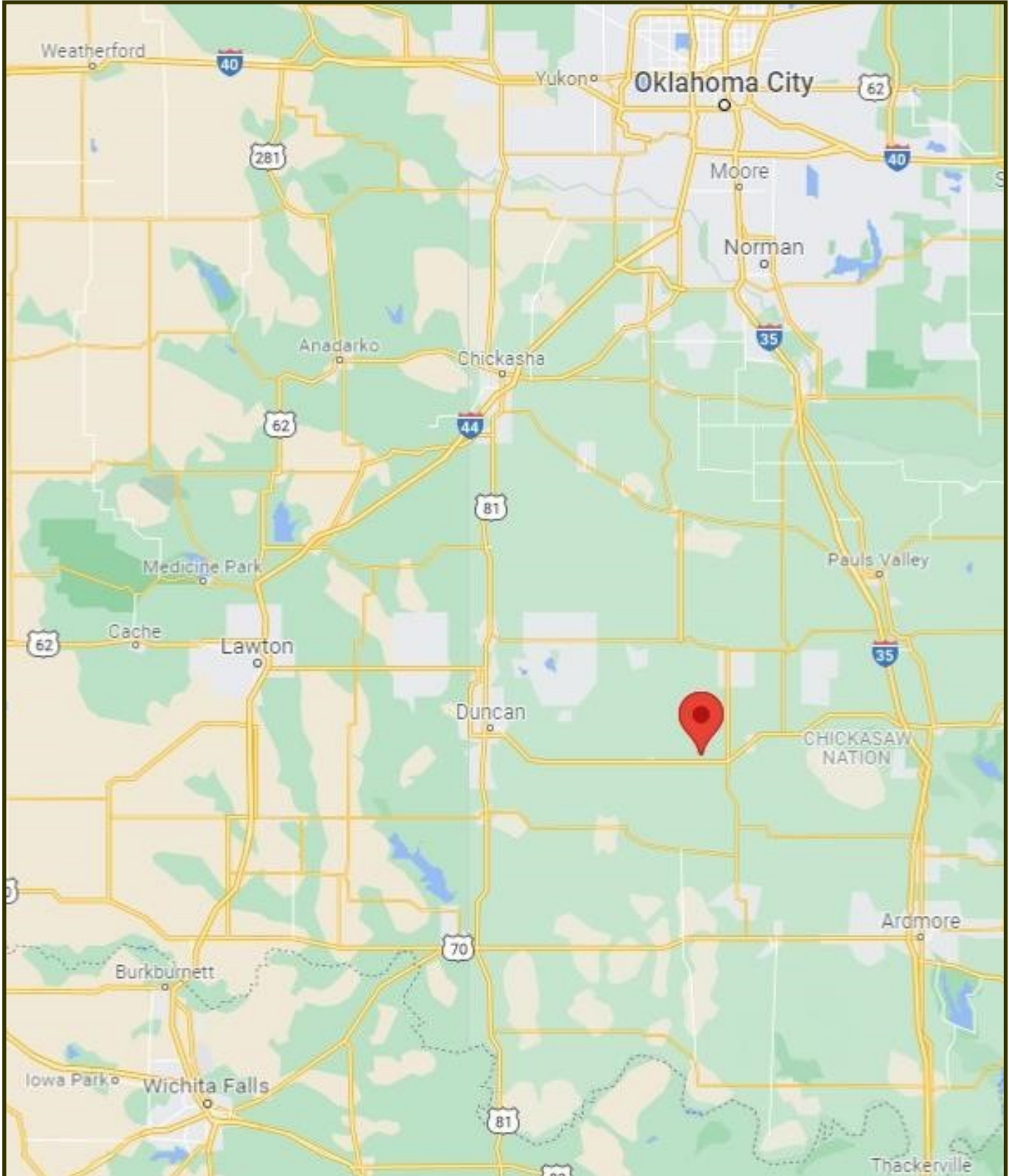
## Other Facts

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)

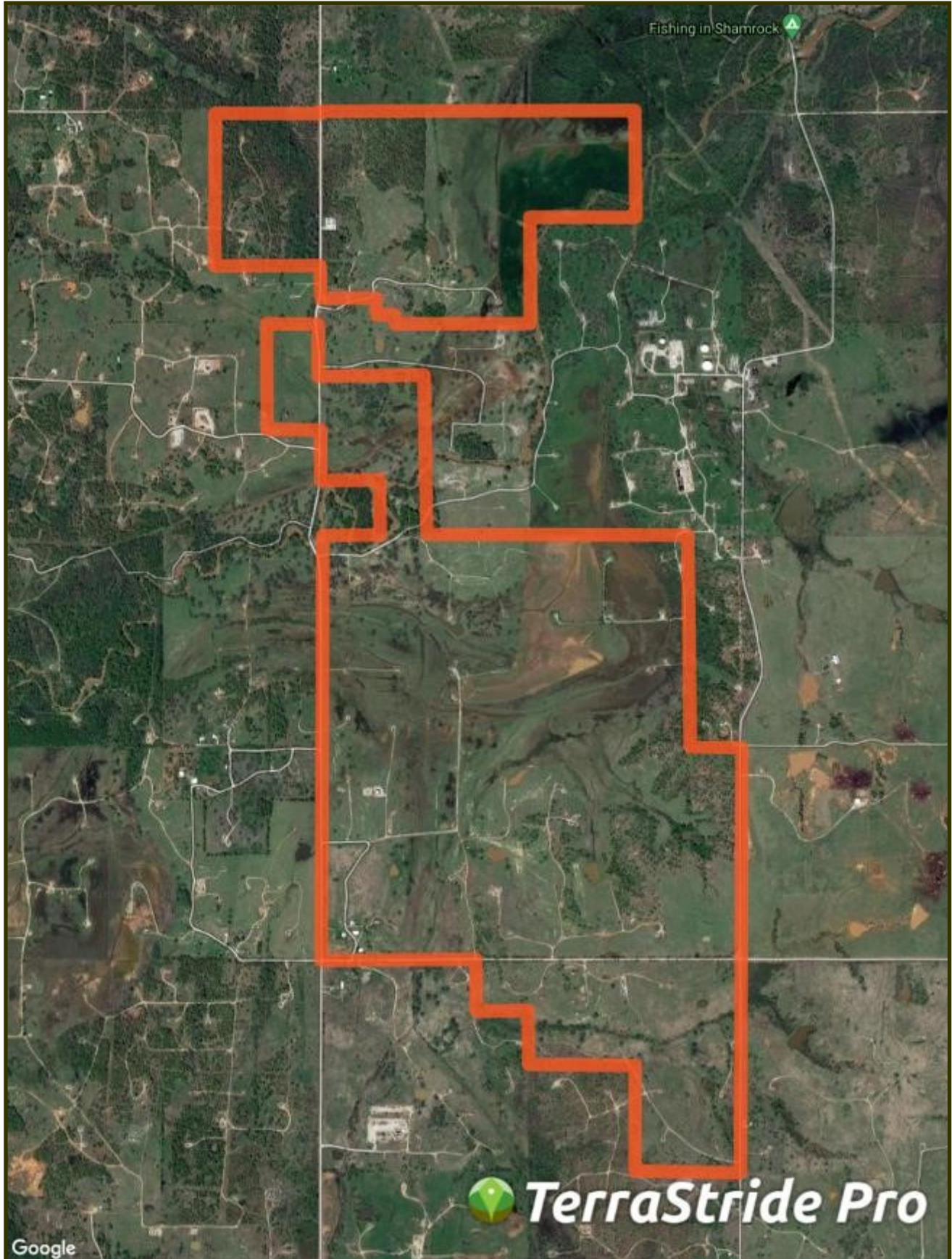
Sites: Ardmore Mesonet Site (ARDM) (1994-2004; Wind Rose unavailable)  
Ardmore Mesonet Site (ARD2) (Commissioned in 2004; Wind Rose unavailable)  
Newport Mesonet Site (NEWP) (Commissioned in 2002; Wind Rose unavailable)

# 1080 +/- Acre Sanner Ranch Location Map

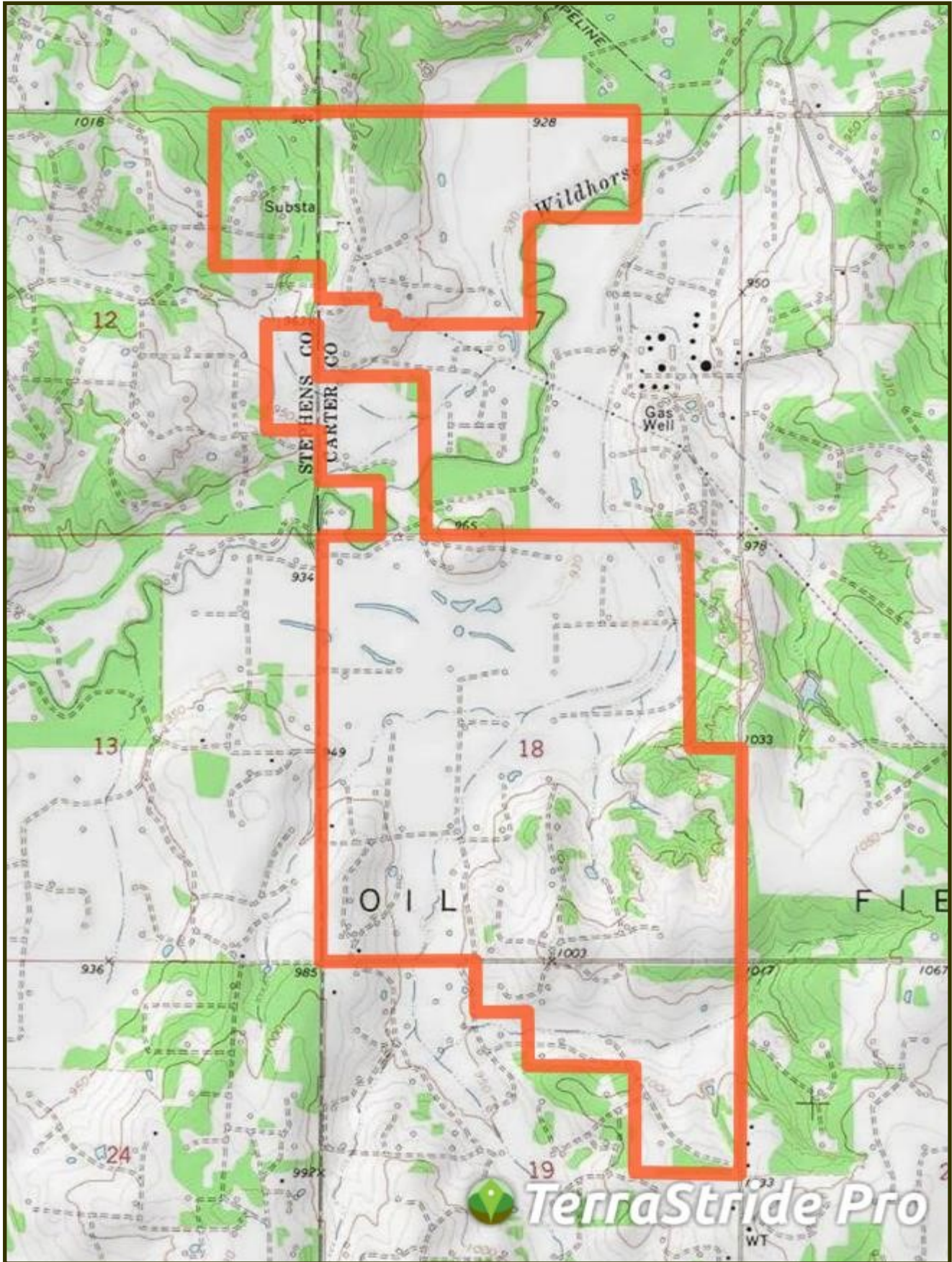


34.4632, -97.5607

# 1030+/- Acre Sanner Ranch Aerial Map



# 1030 +/- Acre Sanner 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](http://www.swranchsales.com)***