



SOUTHWEST RANCH & FARM SALES PRESENTS



1035.53 +/- Acre Wildhorse Creek Ranch
\$2,995 per acre

Oklahoma Cattle Ranch

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Property Description

Acres: 1035.53 ± Acres.

Price: \$ 2,995 per acre.

Animal Units: 200 + pair with hay production.

Terms: No 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 live creeks and beautiful pecan bottoms with over 200 mature pecan trees..

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 Ranch For Sale call Scott Johnston at (405) 249-8241.

CARTER COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	39.6	44.0	51.9	60.4	69.1	77.6	82.1	81.5	73.6	62.3	50.9	41.6	61.2
DAILY MIN	26.5	30.9	38.7	47.0	57.3	66.0	69.4	68.3	60.4	48.3	37.5	28.9	48.3
DAILY MAX	52.6	57.1	65.1	73.8	80.8	89.2	94.7	94.2	86.7	76.2	64.4	54.3	74.1

Annual number of days max temperature is greater than 90°F: 84

Annual number of days max temperature is greater than 100°F: 17

Annual number of days max temperature is less than 32°F: 5

Annual number of days min temperature is less than 32°F: 74

Annual number of heating degree days (HDD): 3354

Annual number of cooling degree days (CDD): 2000

Annual length of growing season: 204 days

Date of first fall freeze: November 1

Date of last spring freeze: April 6

PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	1.75	2.05	2.76	3.26	5.20	3.92	2.82	2.63	3.71	3.85	2.89	2.35	36.99
NUMBER OF DAYS WITH RAIN	5.1	5.9	6.7	6.6	8.7	7.2	5.3	5.7	6.6	6.4	5.2	5.7	75.1

Annual snowfall: 2.6 in.

Annual percent sunshine (2006-2020): 67%

Annual number of thunderstorm days (1901-1995): 45

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

Annual number of tornadoes (1950-2021): 0.82

Total number of tornadoes (1950-2021): 59

Notes:

1.) Average first and last freeze dates are based on the 50th probability percentile.

2.) Unless noted, averages/normal are based on the 1991-2020 period.

RECORDS & EXTREMES

Record high temperature: 115°F (August 2, 1896)
Record low temperature: -17°F (February 16, 2021)
Earliest freeze date: October 15
Latest freeze date: April 25
Wettest year: 78.41 in. (2015)
Driest year: 14.81 in. (1963)
Greatest daily rainfall: 12.53 in. (June 18, 2015)
Greatest seasonal snowfall (Sep - Apr): 18.3 in. (1977-1978)
Greatest daily snowfall: 9.0 in. (December 25, 2009)

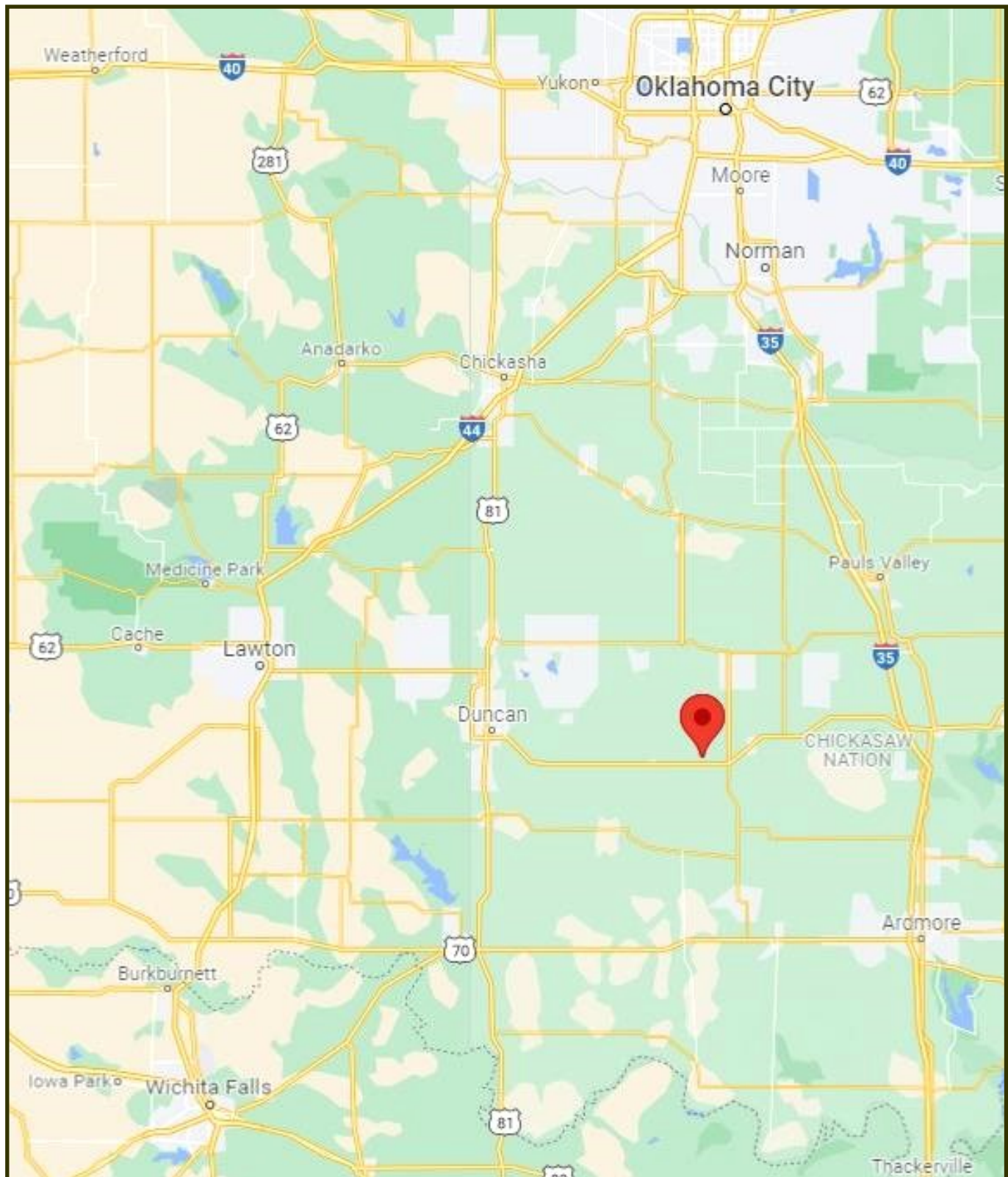
Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.

HOLIDAY STATS

	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	52	27	76 (1920)	5 (1969)
VALENTINE'S DAY, February 14	58	30	84 (1979)	9 (2021)
INDEPENDENCE DAY, July 4	93	69	107 (1980)	55 (1906)
HALLOWEEN, October 31	71	44	89 (1992)	18 (1993)
CHRISTMAS, December 25	50	26	74 (1904)	2 (1983)

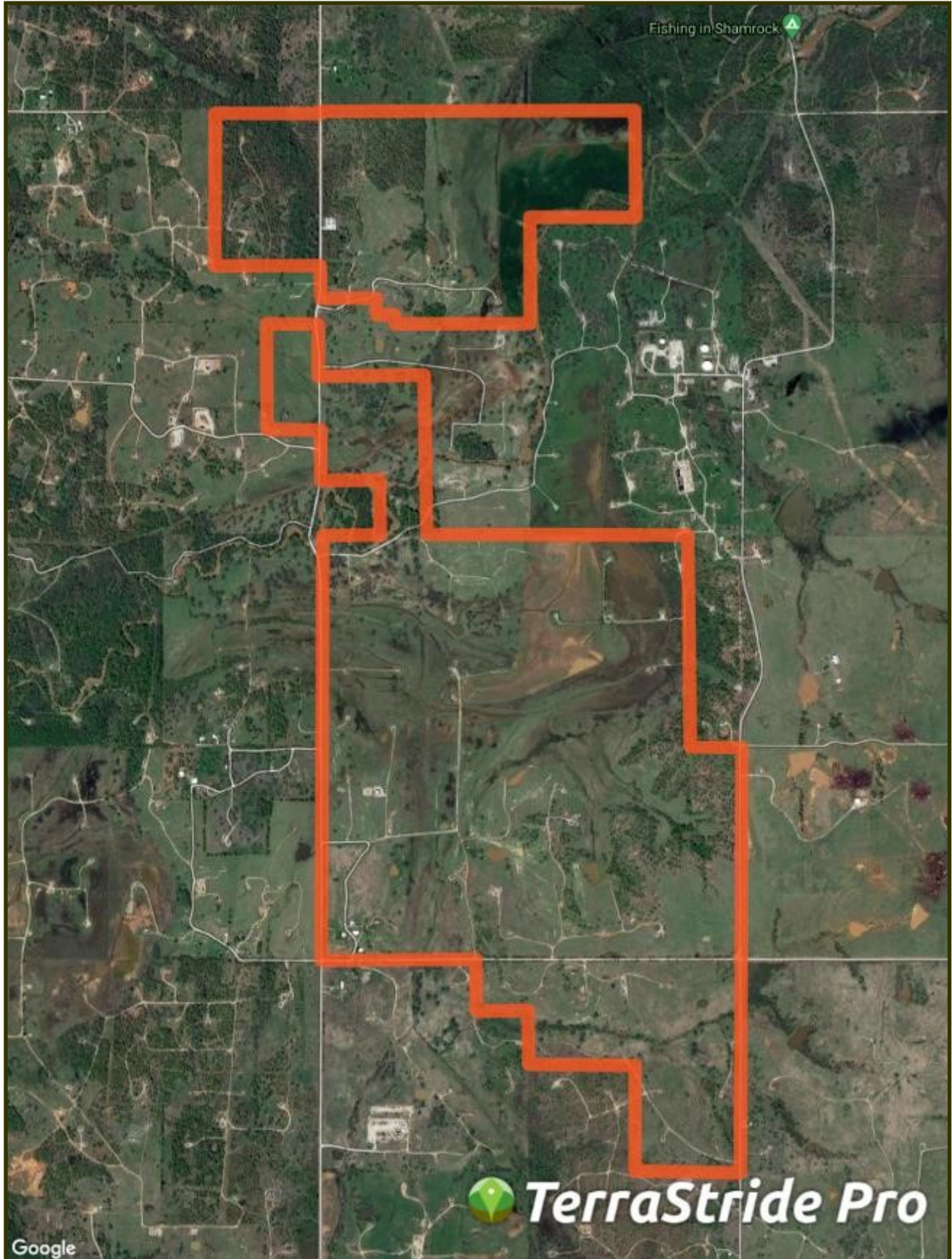


1035.53 +/- Acre Wildhorse Creek Ranch Location

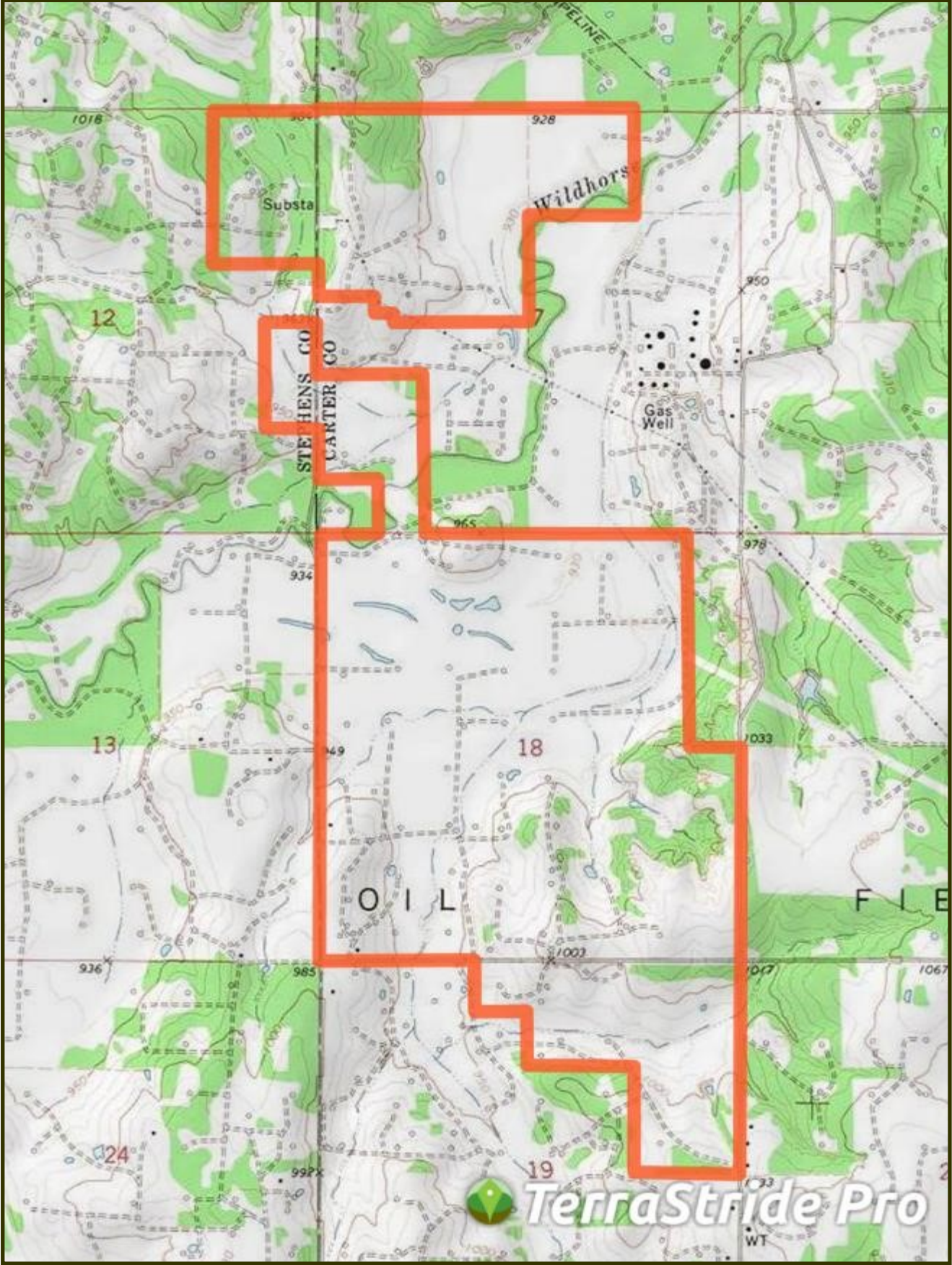


34.4632, -97.5607

1035.53 +/- Acre Wildhorse Creek Ranch Aerial Map

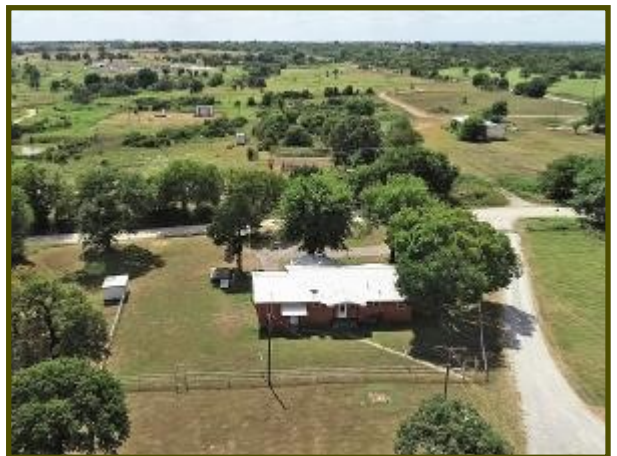


1035.53 +/- Acre Wildhorse Creek Ranch Topo Map











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.

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