



# SOUTHWEST RANCH & FARM SALES PRESENTS



**140 +/- Acre Eagle Falls Ranch**

**\$1,995 per acre**

**Oklahoma Hunting Land**

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# Property Description

**Acres:** 140 ± Acres

**Price:** \$ 1,995 per acre

**Terms:** No owner financing available.

**Location:** Velma, Stephens County, Oklahoma. Easy access from Highway 7.

**Comments:** Beautiful timbered tract for hunting.

**Water:** Small pond and some seasonal creeks.

**Terrain:** Rolling hills, 90% timber.

**Fences:** No fences.

**Grasses:** Bermuda and Bluestem grasses.

**Game:** Whitetail deer, turkeys, and 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 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 Hunting Land for Sale call Scott Johnston at (405) 249-8241.



### TEMPERATURE

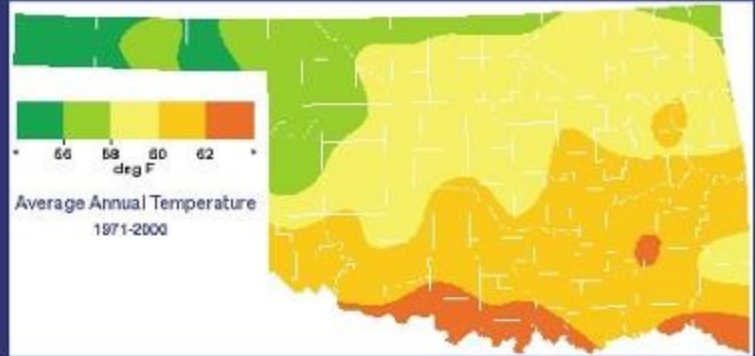
Average Annual: 63 degrees  
Average Maximum: 75 degrees  
Average Minimum: 50 degrees  
Highest: 114 degrees  
(Marlow, August 11, 1936)  
Lowest: -14 degrees  
(Marlow, January 4, 1947)  
Days of 90 Degrees or Higher: 92  
Days of 20 Degrees or Lower: 15

### 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



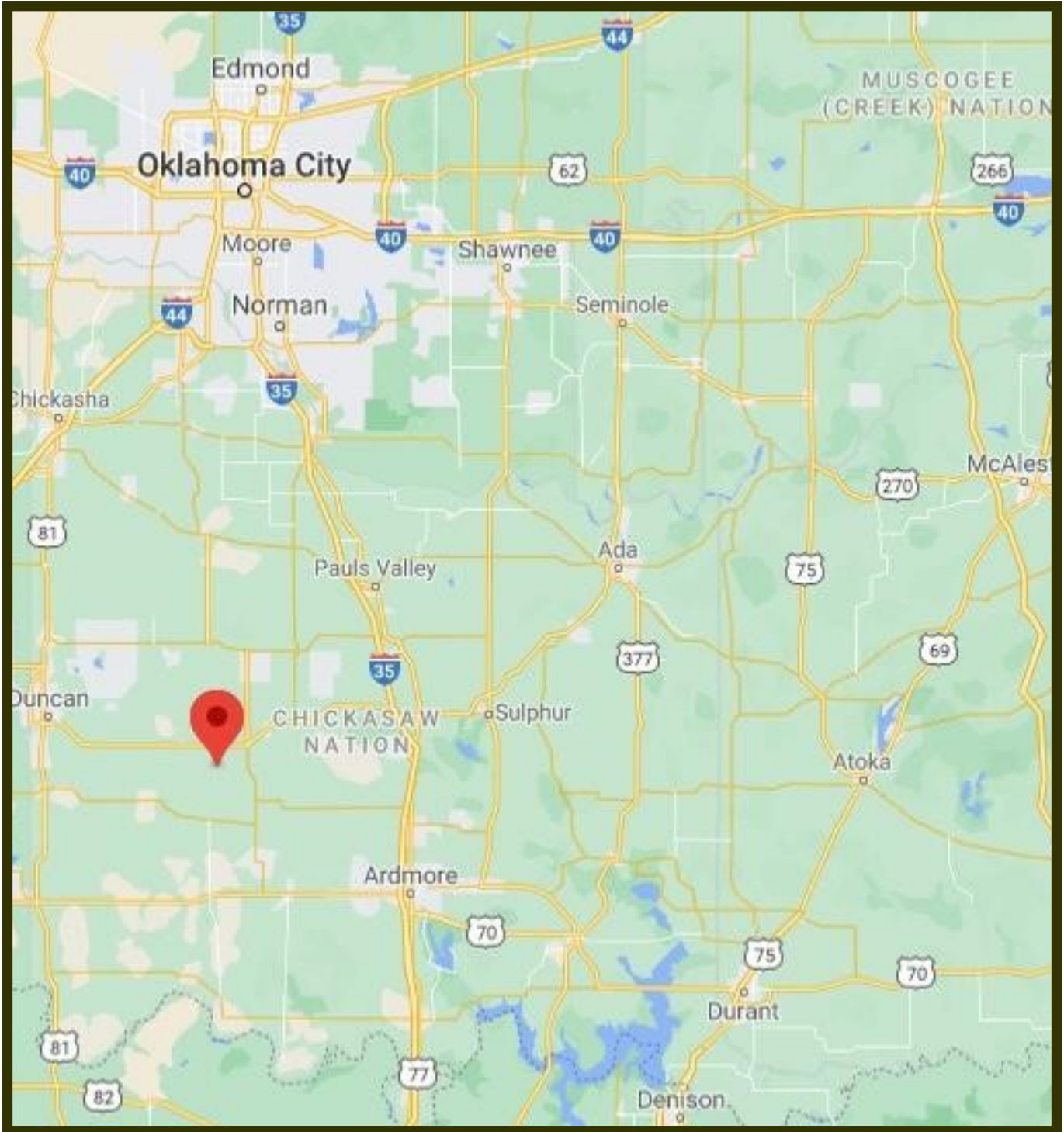
### WINTER WEATHER

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



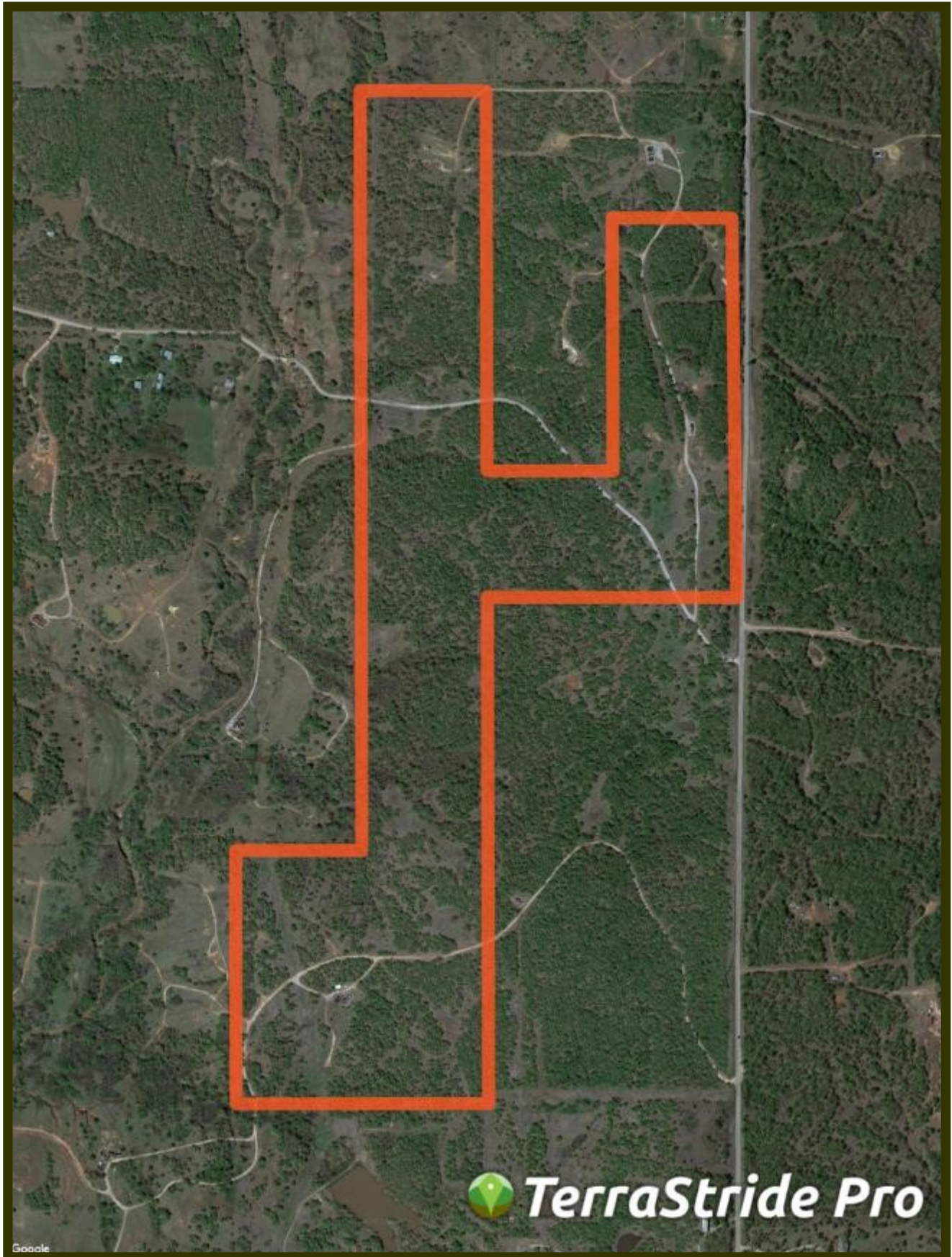
# Stephens County Climate Summary

# 140 +/- Acre Eagle Falls Ranch Location Map



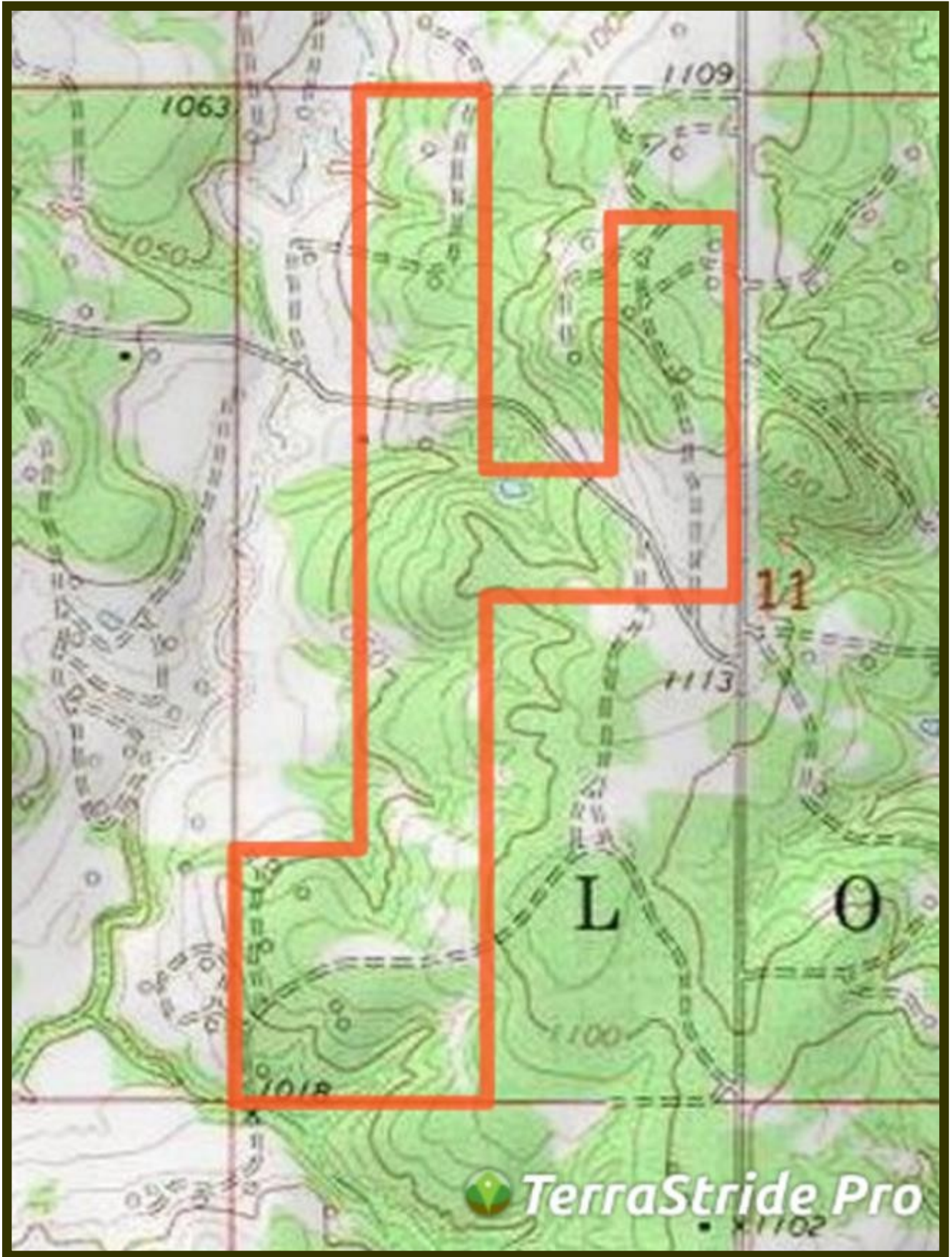
34.3981, -97.6944

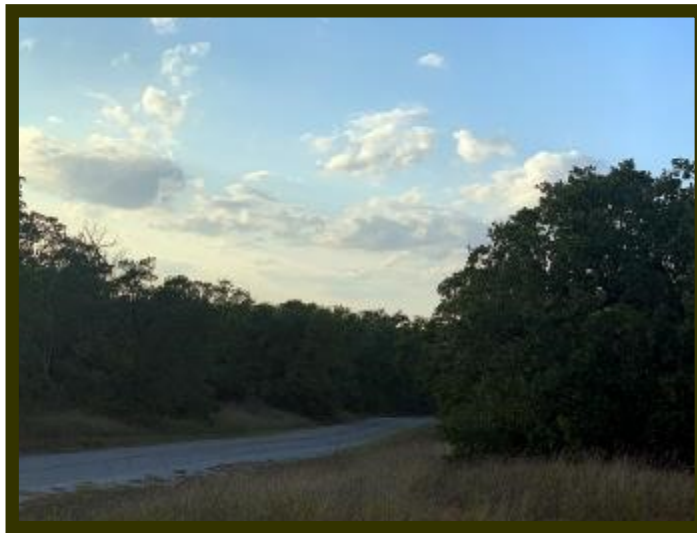
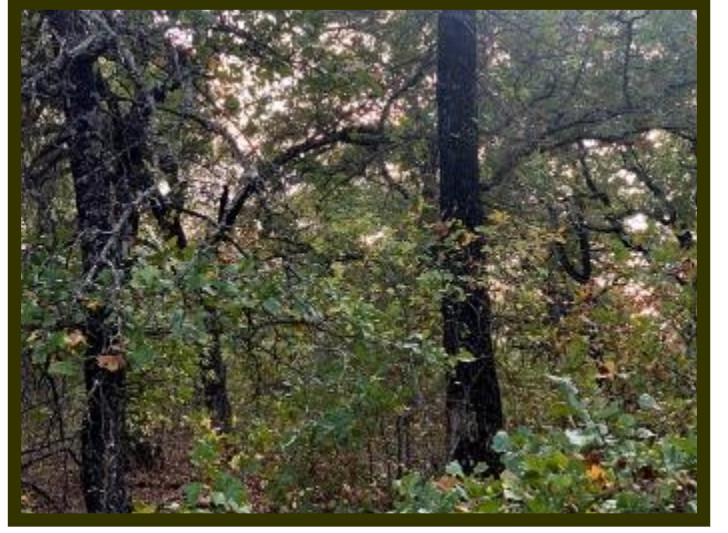
# 140+/- Acre Eagle Falls Ranch Aerial Map



 **TerraStride Pro**

# 140 +/- Acre Eagle Falls 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)***