



# **SOUTHWEST RANCH & FARM SALES PRESENTS**



**166 ± Acre B&B Ranch**  
\$2,500 per acre

**Oklahoma Hunting & Recreation Ranch  
Sequoyah County in the Brushy Mountains**

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

# Property Description

## **B&B Ranch - 166 +/- Acre Oklahoma Hunting Ranch - Sequoyah County in the Brushy Mountains**

**Acres:** 166.34

**Price:** \$2,500 per acre.

**Terms:** No owner financing.

**Location:** Approximately 20 miles Northwest of Van Buren, Arkansas, touching the Arkansas line.

**Comments:** This hunting and recreation ranch has very good access, beautiful mature hardwoods, and pines with numerous open places for food plots. Electricity not on property but available very nearby.

**Water:** Beautiful rock creek that flows most of the time.

**Terrain:** Major elevation changes.

**Game:** Whitetail deer, eastern wild turkey, black bear, and wild hogs. Ranch has been hunted very little in the last few years.

*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.

# Sequoyah County Climate Summary

## Temperature

Average Annual: 60.6°F  
Average Maximum: 70.8°F  
Average Minimum: 50.5°F  
Record High: 115°F  
Record Lowest: -19°F  
Number of Days greater than 90°: 57  
Number of Days High less than 32°: 6

## Winter Weather

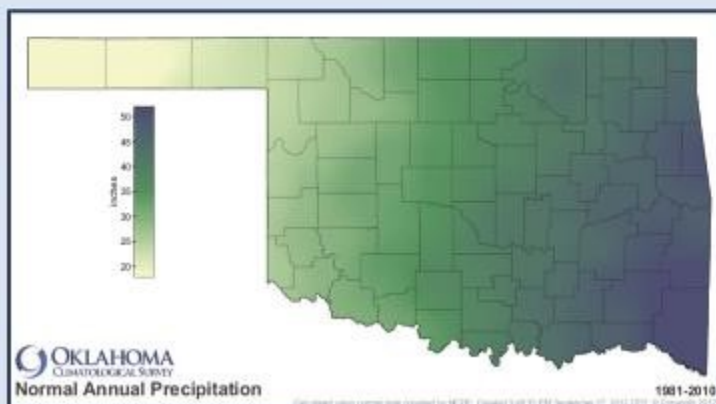
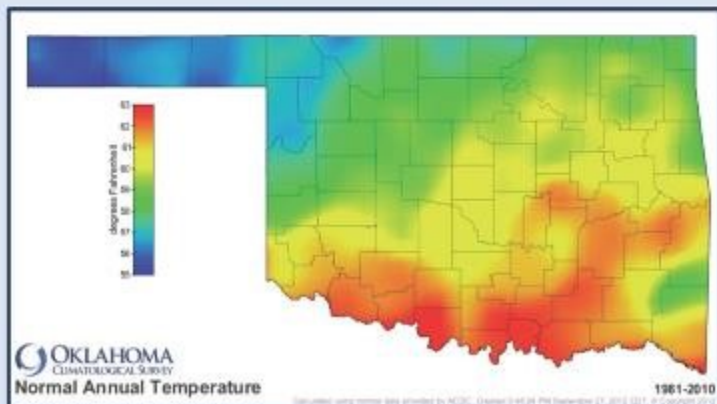
Average Annual Snowfall: 7.2in  
Days with snow on the Ground: 5  
Greatest Seasonal Snowfall: 20.2in  
(1977-1978)  
Greatest Daily Snowfall: 13in  
(2/19/21)  
Date of Average Last Freeze in Spring: March 31  
Date of Average First Freeze in Fall: Nov. 6  
Length of Growing Season: 215

## Precipitation

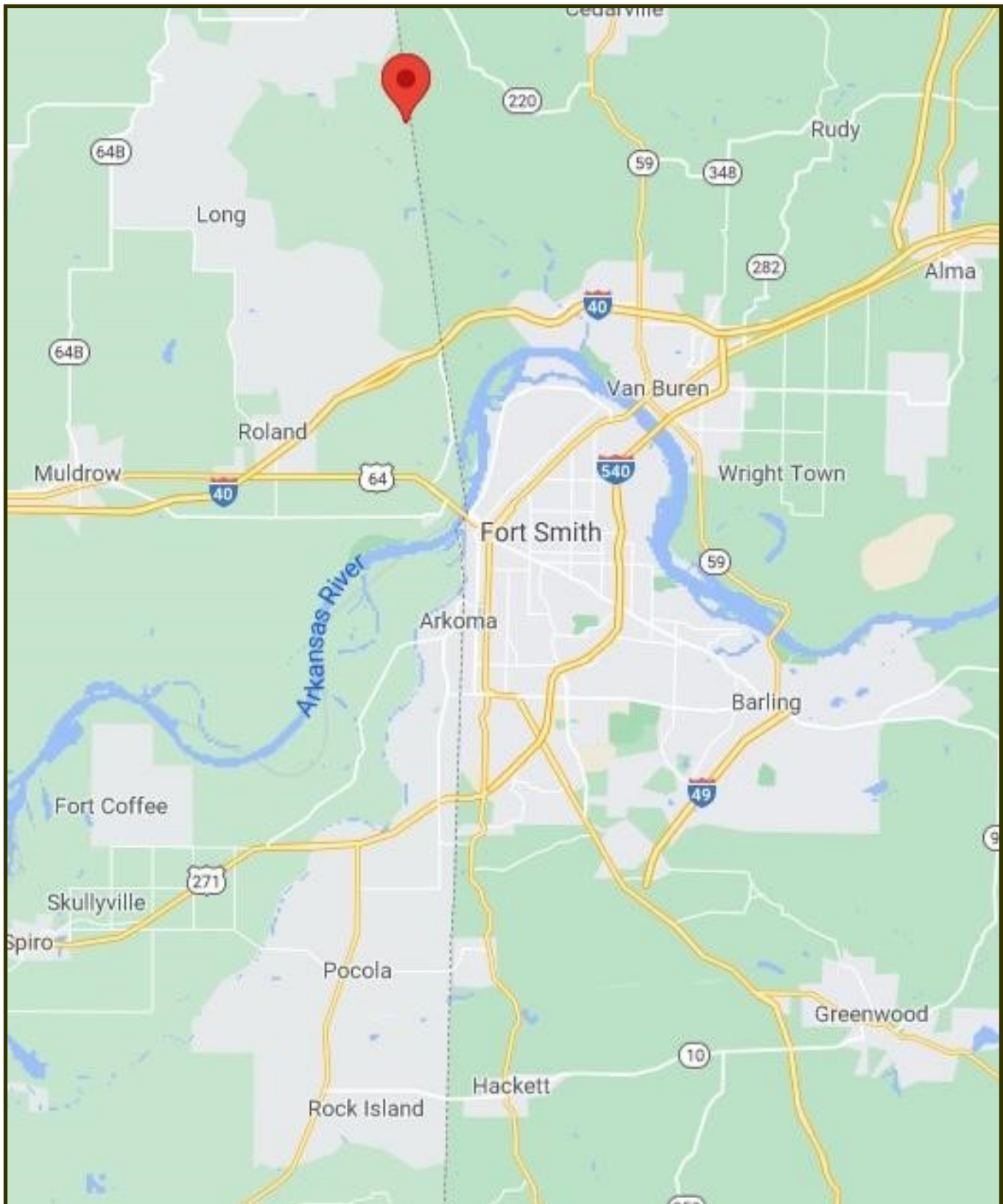
Average Annual: 48.19in  
Number of Days with Precipitation: 84  
Wettest Year: 81.91in (2015)  
Driest Year: 23.35in (1936)  
Greatest Daily Rainfall: 8.09in  
(9/9/2010)

## Other Facts

Average Wind Speed: 10mph  
Sunshine: 55-80%  
Average Humidity: 67%  
Thunderstorm Days: 51  
Hail Events (1950-2016): 343  
Number of Tornadoes (1950-2016): 45



## 166 +/- Acre B&B Ranch Location Map



35.5309, -94.4574

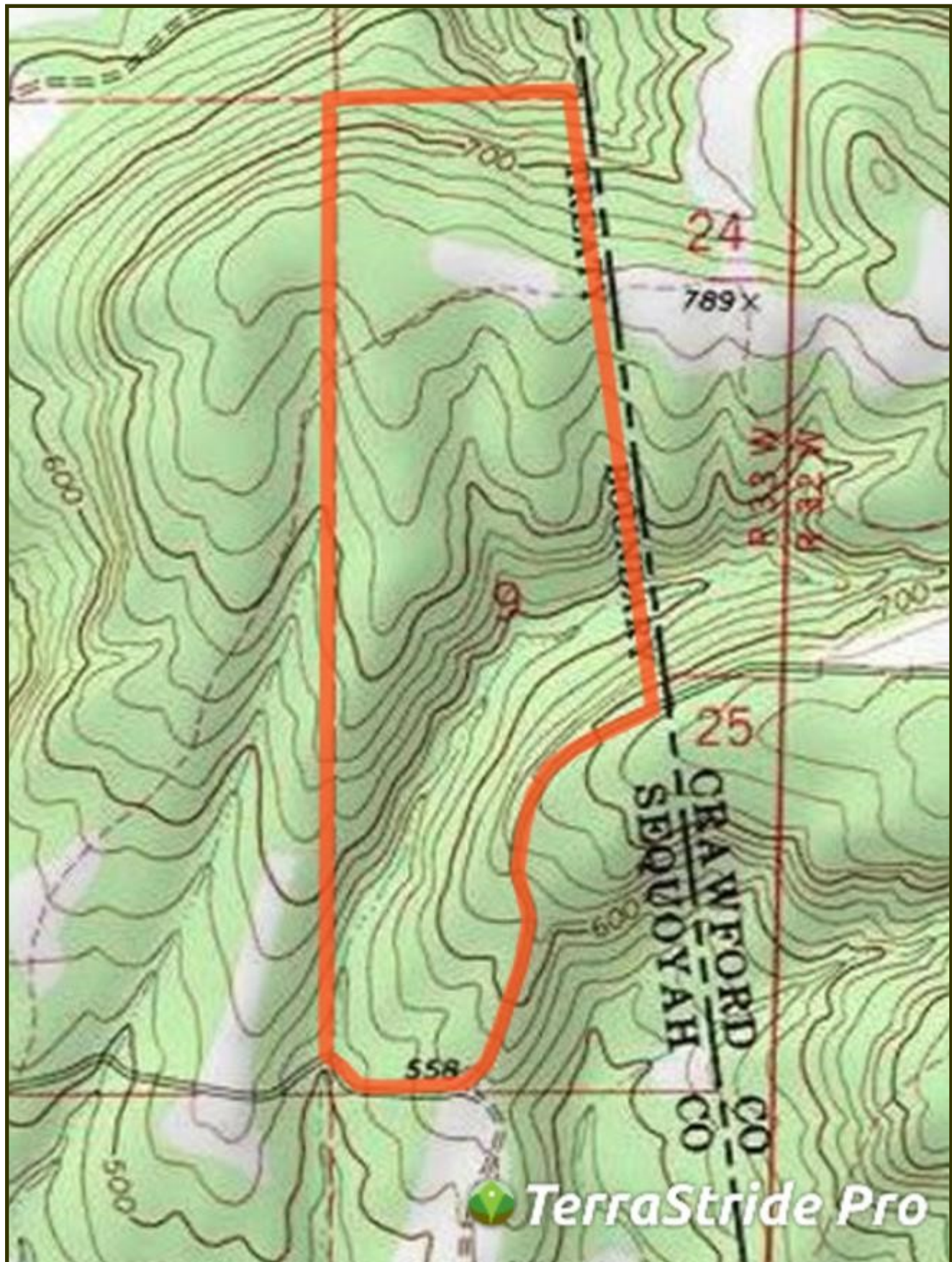


# 166 +/- Acre B&B Ranch Aerial Map

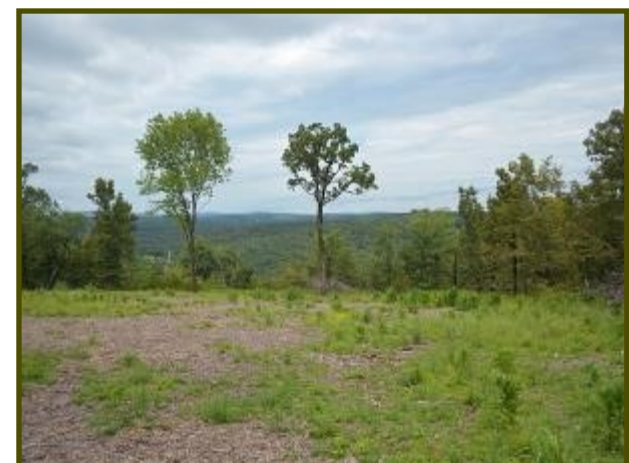




# 166 +/- Acre B&B Ranch Topo Map













# *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)***