



# **SOUTHWEST RANCH & FARM SALES PRESENTS**



**210 +/- Acre Hat Top Land and Lodge**  
**\$1,495,000**

**Oklahoma Land and Lodge/Event Venue**

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

**Acres:** 210 ± Acres

**Price:** \$1,495,000

**Animal Units:** 15-20 Cows

**Terms:** No owner financing.

**Location:** Stephens County, OK. 300000 E. 1730 Rd., Duncan, OK 73533. 3 miles north of Velma, OK and 18 miles east of Duncan, OK.

**Comments:** This property is currently being used as a wedding and event venue. Originally built as a deer breeding facility with holding pens and working chutes. Lodge would make a beautiful residence. This ranch would be a wonderful place to call home.

**Improvements:**

Lodge has 2 master bedrooms, two bunk rooms, 4 full bathrooms, commercial kitchen, and bar.

Rustic Cabin with 2 bedrooms/1 bath and kitchen/living room.

Barn.

Barn/shop with Lean-to.

**Water:** 6 acre lake, creek and 2 ponds. Ranch is on Rural Water.

**Terrain:** Rolling hills. Scattered trees.

**Fences:** Deer breeding facility with 9 holding pens and working chute.

**Grasses:**

**Game:** Whitetail deer and wild turkey.

*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 ranch please contact at Scott Johnston at (405) 249-8241.



# OKLAHOMA CLIMATOLOGICAL SURVEY

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## TEMPERATURE

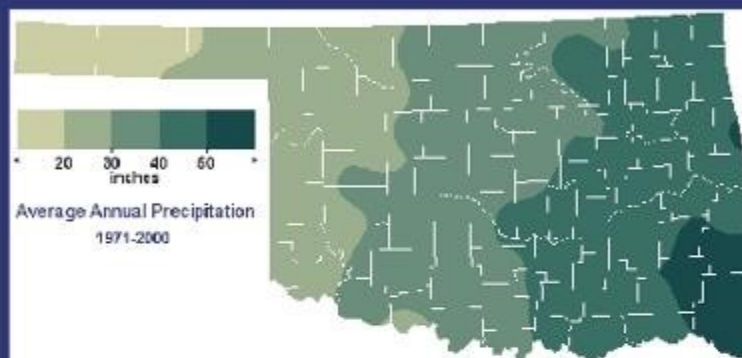
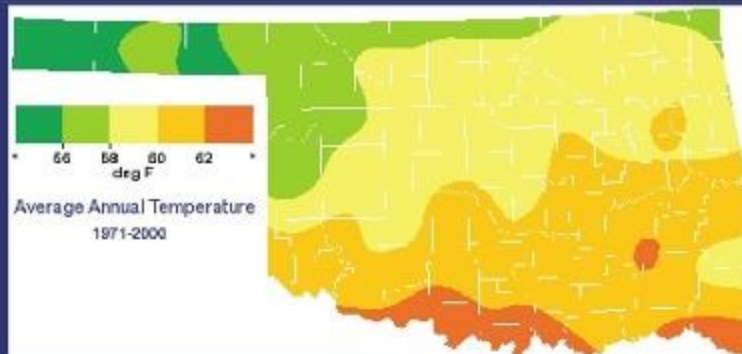
Average Annual: 63 degrees  
Average Maximum: 75 degrees  
Average Minimum: 50 degrees  
Highest: 114 degrees  
(Marlow, August 11, 1936)  
Lowest: -14 degrees  
(Marlow, January 4, 1947)  
Days of 90 Degrees or Higher: 92  
Days of 20 Degrees or Lower: 15

## 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



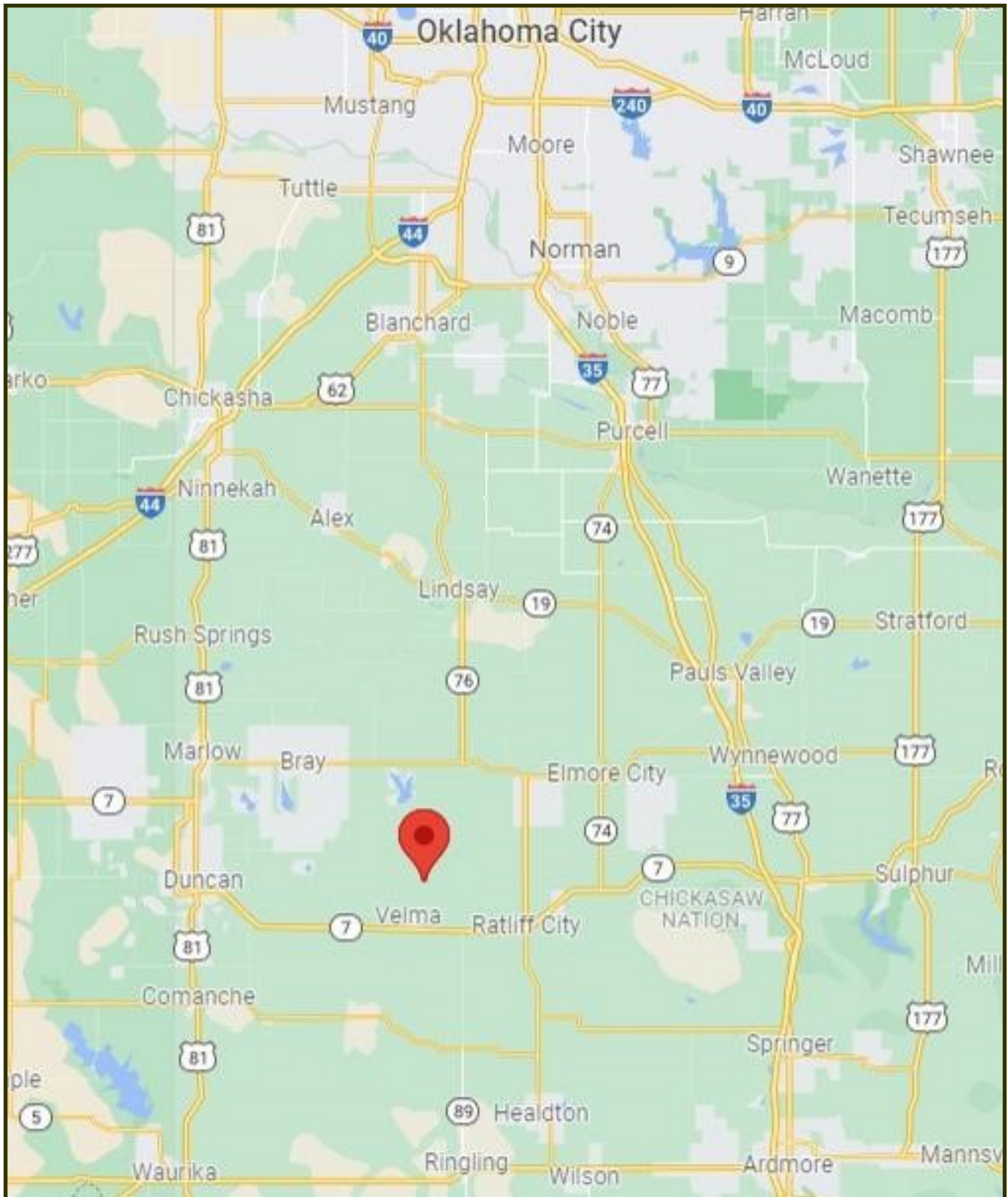
## WINTER WEATHER

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



## 210 +/- Acre Hat Top Land & Lodge Location Map



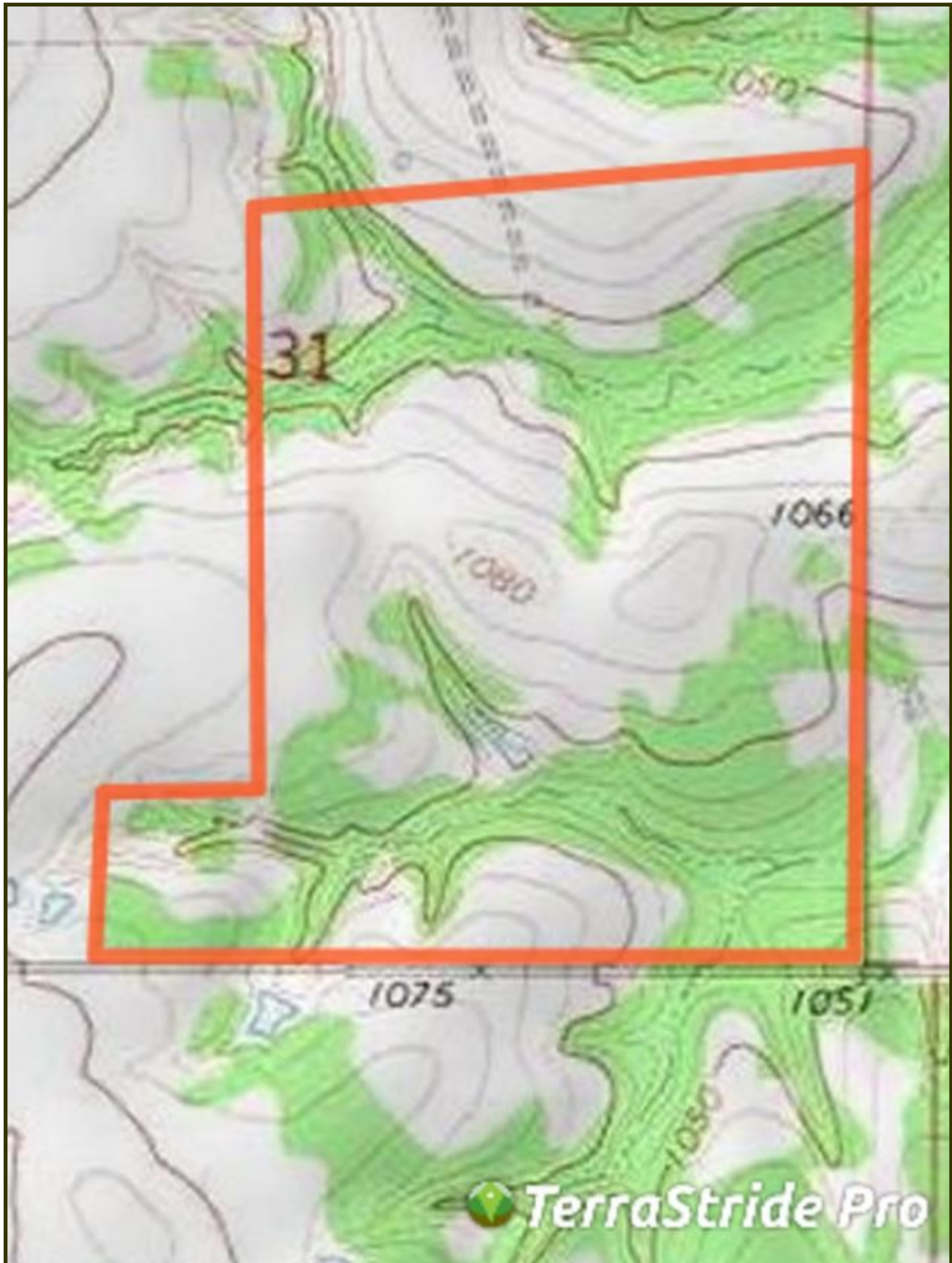
34.5071, -97.6510

# 210 +/- Acre Hat Top Land & Lodge Aerial Map





## 210 +/- Acre Hat Top Land & Lodge 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)***