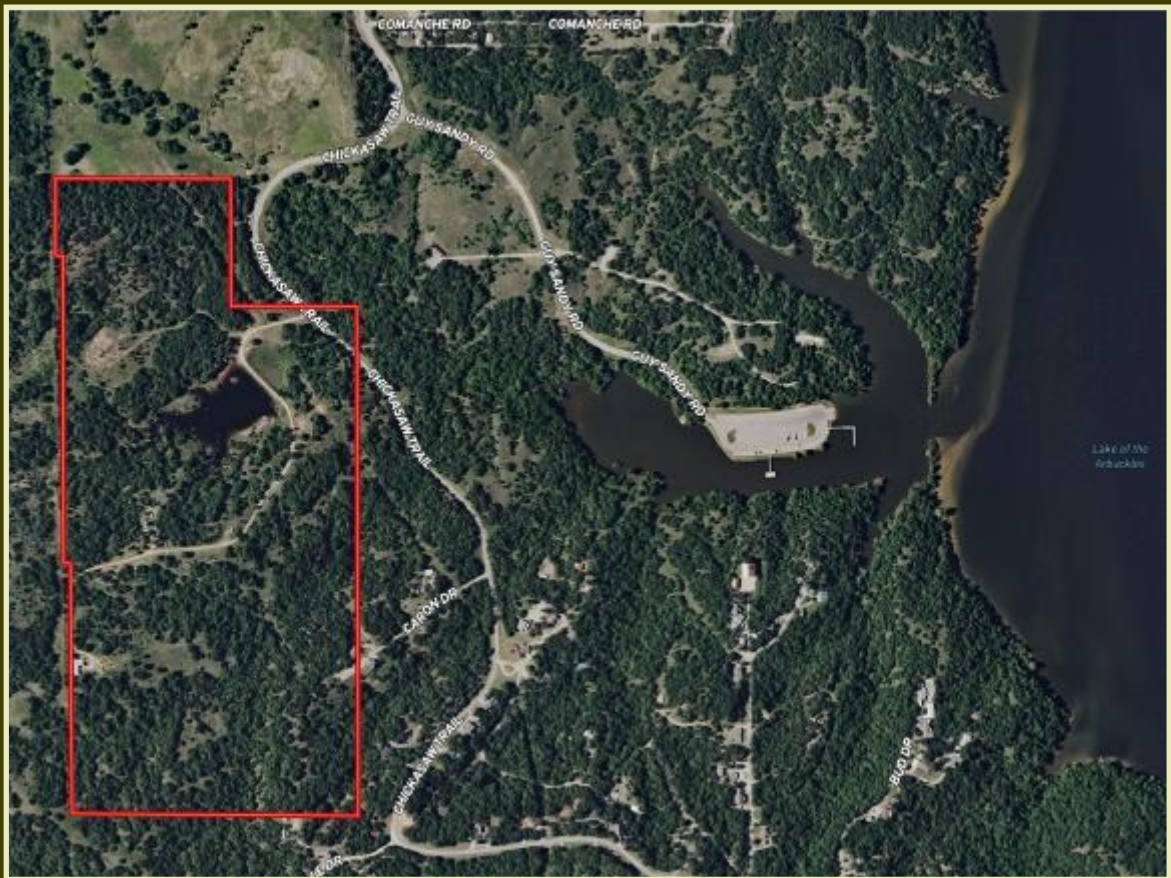




SOUTHWEST RANCH & FARM SALES PRESENTS



106 +/- Acre Arbuckle Lake Property
Price Reduced: \$1,060,000

**Oklahoma Recreation or Investment Land located near
Lake of the Arbuckles**

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

106 ± Acres of Oklahoma Recreation Land or Investment Property.

Price Reduced: \$1,060,000.

Terms: No owner financing.

Location: 7 miles S.E. of Davis and 8 miles S.W. of Sulphur, in Murray County.

Comments: This beautiful property hugs the boundaries of the Chickasaw National Recreation Area and overlooks the 2,350 acre Lake of the Arbuckles. This property would make a great investment property.

Improvements:

40x70 shop with 24x30 carport. 16x34 apartment, and 12x24 insulated add on.

Water: 3+ acre lake, 2 creeks, and a pond.

Terrain: Gently rolling.

Game: Wild Turkey, deer, 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 Recreation Land/ Investment Property please contact Scott Johnston at (405) 249-8241.

MURRAY COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)													
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	39.9	44.2	52.8	60.7	69.1	77.7	82.2	81.6	74.1	62.6	51.2	42.2	61.5
DAILY MIN	27.9	32.1	40.8	48.6	58.9	67.5	71.3	69.7	62.4	50.0	39.2	30.8	49.9
DAILY MAX	51.8	56.3	64.8	72.7	79.4	87.8	93.1	93.5	85.8	75.1	63.1	53.3	73.1

Annual number of days max temperature is greater than 90°F: 73
Annual number of days max temperature is greater than 100°F: 13
Annual number of days max temperature is less than 32°F: 5
Annual number of days min temperature is less than 32°F: 76
Annual number of heating degree days (HDD): 3280
Annual number of cooling degree days (CDD): 2038
Annual length of growing season: 208 days
Date of first fall freeze: October 31
Date of last spring freeze: April 4

PRECIPITATION													
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	2.03	1.94	3.62	3.74	5.55	4.36	3.71	2.99	4.36	3.99	2.77	2.74	41.80
NUMBER OF DAYS WITH RAIN	5.9	6.1	7.7	7.2	9.2	7.3	5.7	5.7	6.8	6.7	6.1	6.1	80.5

Annual snowfall: 2.0 in.
Annual percent sunshine (2006-2020): 66%
Annual number of thunderstorm days (1901-1995): 47
Annual number of hail (>1 in.) days (1986-2015): 5+
Annual number of tornadoes (1950-2021): 0.57
Total number of tornadoes (1950-2021): 41

Notes:

- 1.) Average first and last freeze dates are based on the 50th probability percentile.
- 2.) Unless noted, averages/normals are based on the 1991-2020 period.

RECORDS & EXTREMES

Record high temperature: 114°F (August 11, 1936)

Record low temperature: -15°F (January 18, 1930)

Earliest freeze date: October 17

Latest freeze date: April 22

Wettest year: 74.15 in. (2015)

Driest year: 19.54 in. (1963)

Greatest daily rainfall: 11.61 in. (October 8, 1970)

Greatest seasonal snowfall (Sep - Apr): 26.3 in. (1977-1978)

Greatest daily snowfall: 13.5 in. (March 1, 1942)

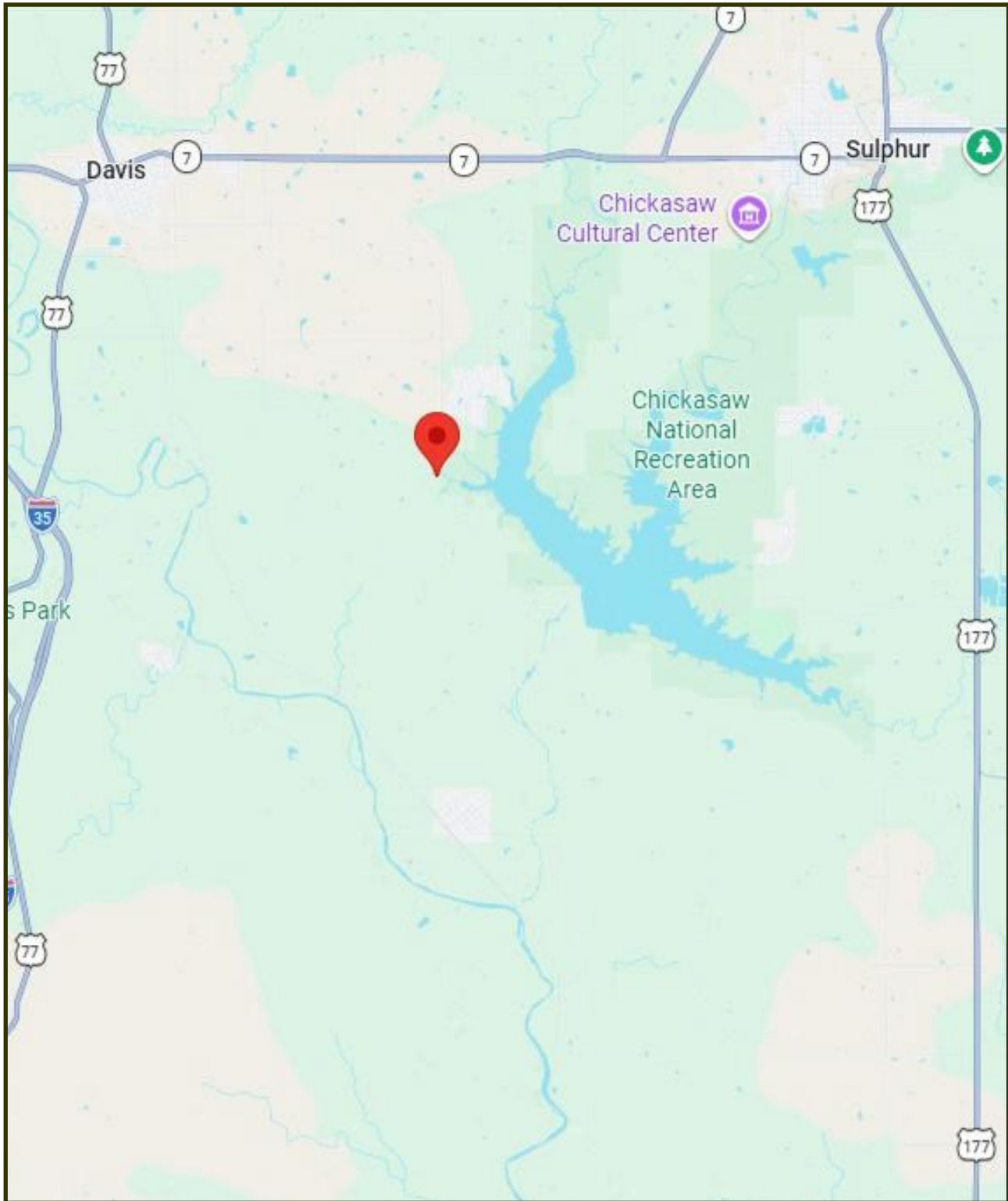
Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.

HOLIDAY STATS

	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	49	28	73 (2008)	5 (1990)
VALENTINE'S DAY, February 14	57	31	80 (1979)	1 (2021)
INDEPENDENCE DAY, July 4	91	70	108 (1980)	62 (1991)
HALLOWEEN, October 31	69	47	83 (2003)	15 (1993)
CHRISTMAS, December 25	48	23	75 (2016)	1 (1983)



106 +/- Acre Arbuckle Lake Property Location Map



Directions: From Sulphur, Oklahoma take State Hwy 7 W (4.9 mi). Turn left onto Chickasaw Trail/N3340 Rd (3.6 mi). Turn right onto property.
34.4522, -97.0567

106 +/- Acre Arbuckle Lake Property Aerial Map



106 +/- Acre Arbuckle Lake Property 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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