



SOUTHWEST RANCH & FARM SALES

PRESENTS



7.8 +/- Acre Foster Ranch

\$100,000

Rush Springs, Oklahoma

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Property Description

Acres: 7.8 ± Acres.

Price: \$100,000.

Terms: No owner financing.

Location: 1884 Cox City Rd, Rush Springs, OK 73082, Grady County. Located 9 miles east of Rush Springs.

Comments: This land offers rural living with a nice 2020 Solitaire Mobile home on 7.8 acres. Land is accessed by a County Road.

Improvements:

2020 Solitaire mobile home, 960 square foot, 2 bedrooms, 2 bathrooms, two-car carport, and a gravel driveway. The home is all electric. Stove, dishwasher, and refrigerator are included.

Water: Water well.

Terrain: Terrain is basically level with some trees.

Fences: Fencing along the driveway. Approximately a third of an acre is enclosed with an 8 ft Chain link fence. The area could be used for multiple purposes.

Directions: From Rush Springs, OK Head east on OK-17 E/W Blakely Ave toward N Springs St 1.3 miles. Continue onto 1540/Hwy 17/Cox City Rd 8.9 miles. Continue onto N2920 Rd .2 miles. Destination is on the left.

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 Ranch For Sale, please contact Scott Johnston at Southwest Ranch & Farm Sales (405) 249-8241.

GRADY COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	40.2	44.1	52.9	62.2	71.2	79.2	83.9	82.6	75.0	63.5	51.4	42.0	62.4
DAILY MIN	26.8	30.4	39.2	48.4	58.8	67.3	71.0	69.9	61.6	49.7	38.2	29.7	49.3
DAILY MAX	53.5	57.7	66.6	75.9	83.5	91.1	96.7	95.3	88.0	77.3	64.5	54.3	75.4

Annual number of days max temperature is greater than 90°F: 94
Annual number of days max temperature is greater than 100°F: 21
Annual number of days max temperature is less than 32°F: 5
Annual number of days min temperature is less than 32°F: 79
Annual number of heating degree days (HDD): 3191
Annual number of cooling degree days (CDD): 2250
Annual length of growing season: 211 days
Date of first fall freeze: November 1
Date of last spring freeze: April 4

PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	1.39	1.61	2.61	4.05	5.02	4.39	2.85	3.46	3.72	3.32	2.17	2.01	36.60
NUMBER OF DAYS WITH RAIN	4.6	5.0	6.3	7.1	9.3	7.9	5.1	5.9	6.7	6.4	5.5	5.4	75.2

Annual snowfall: 4.6 in.
Annual percent sunshine (2006-2020): 68%
Annual number of thunderstorm days (1901-1995): 47
Annual number of hail (>1 in.) days (1986-2015): 5+
Annual number of tornadoes (1950-2021): 1.17
Total number of tornadoes (1950-2021): 84

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: 116°F (August 11, 1936)

Record low temperature: -17°F (February 16, 2021)

Earliest freeze date: October 18

Latest freeze date: April 20

Wettest year: 60.06 in. (2007)

Driest year: 16.33 in. (1901)

Greatest daily rainfall: 7.45 in. (August 19, 2007)

Greatest seasonal snowfall (Sep - Apr): 25.6 in. (1977-1978)

Greatest daily snowfall: 14.0 in. (March 5, 1989)

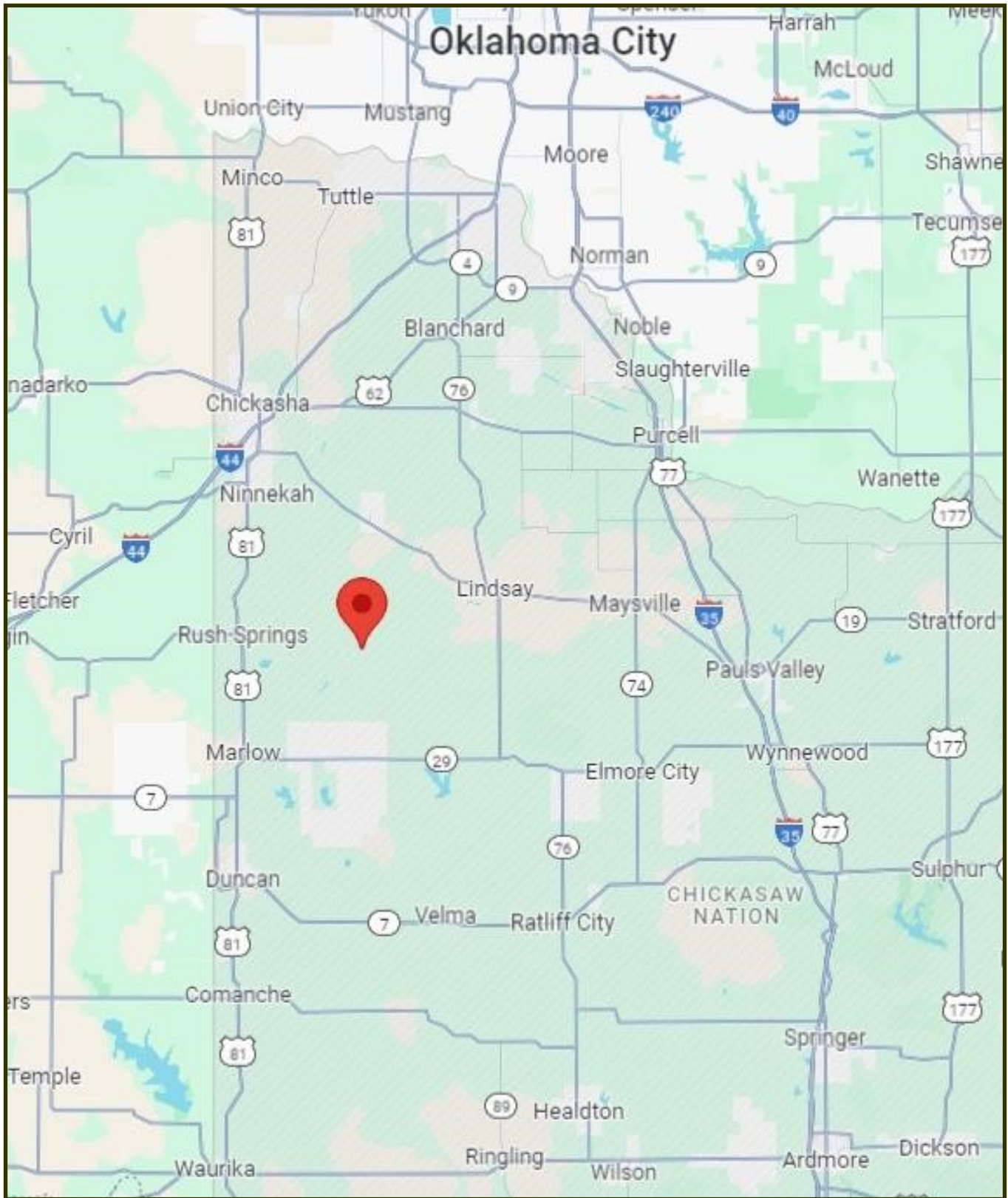
Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.

HOLIDAY STATS

	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	49	27	72 (2004)	3 (1968)
VALENTINE'S DAY, February 14	58	32	82 (1954)	15 (1978)
INDEPENDENCE DAY, July 4	94	70	108 (1980)	60 (1968)
HALLOWEEN, October 31	69	45	85 (1992)	14 (1993)
CHRISTMAS, December 25	50	25	70 (1954)	1 (1983)



7.8 +/- Acre Foster Ranch Location Map



Latitude: 34.7714, Longitude: -97.7913
1884 Cox City Road, Rush Springs, Oklahoma 73082

7.8 +/- Acre Foster Ranch Aerial 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***