



SOUTHWEST RANCH & FARM SALES PRESENTS



536 +/- Acre "Velma 536 Ranch"
\$2,900,000

Oklahoma Cattle Ranch with Beautiful Home

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: 536 ± Acres.

Price: \$2,900,000 or \$5,410 per acre.

Animal Units: Easily runs 150-175 cows.

Terms: No owner financing.

Location: 174370 N 2990 Rd, Duncan, OK, Stephens County. Two miles north of Velma, OK. Twenty miles east of Duncan, OK. Accessible by county road.

Comments: A beautiful ranch with home of this quality is seldom on the market. Immaculately maintained and with gravel roads throughout the property. The home is located near the center of the ranch. Numerous potential lake sites, as well as homesites. Beautiful two-story home with all the amenities.

Improvements:

3,720-square-foot home, 4-bedrooms, 3-bathrooms with two-car attached garage overlooking a beautiful five-acre lake.

3,525-square-foot 3-car detached garage.

4,320-square-foot shop and equipment shed.

Metal Carport.

Metal Corral.

Water: Ranch features several ponds and creeks and is on rural water supply.

Terrain: Gently rolling with beautiful, scattered trees that cover approximately 30% of the ranch. The balance is open meadows.

Fences: Excellent fences made of barbed wire and metal posts.

Grasses: Improved and native grasses.

Game: Whitetail deer, wild hogs, and good fishing.

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.



TEMPERATURE

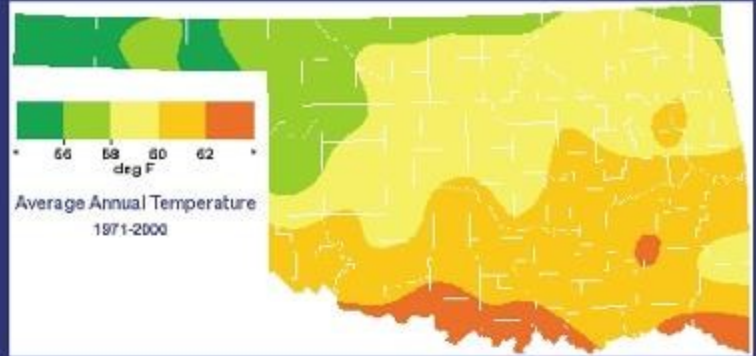
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 50 degrees
Highest: 114 degrees
(Marlow, August 11, 1936)
Lowest: -14 degrees
(Marlow, January 4, 1947)
Days of 90 Degrees or Higher: 92
Days of 20 Degrees or Lower: 15

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



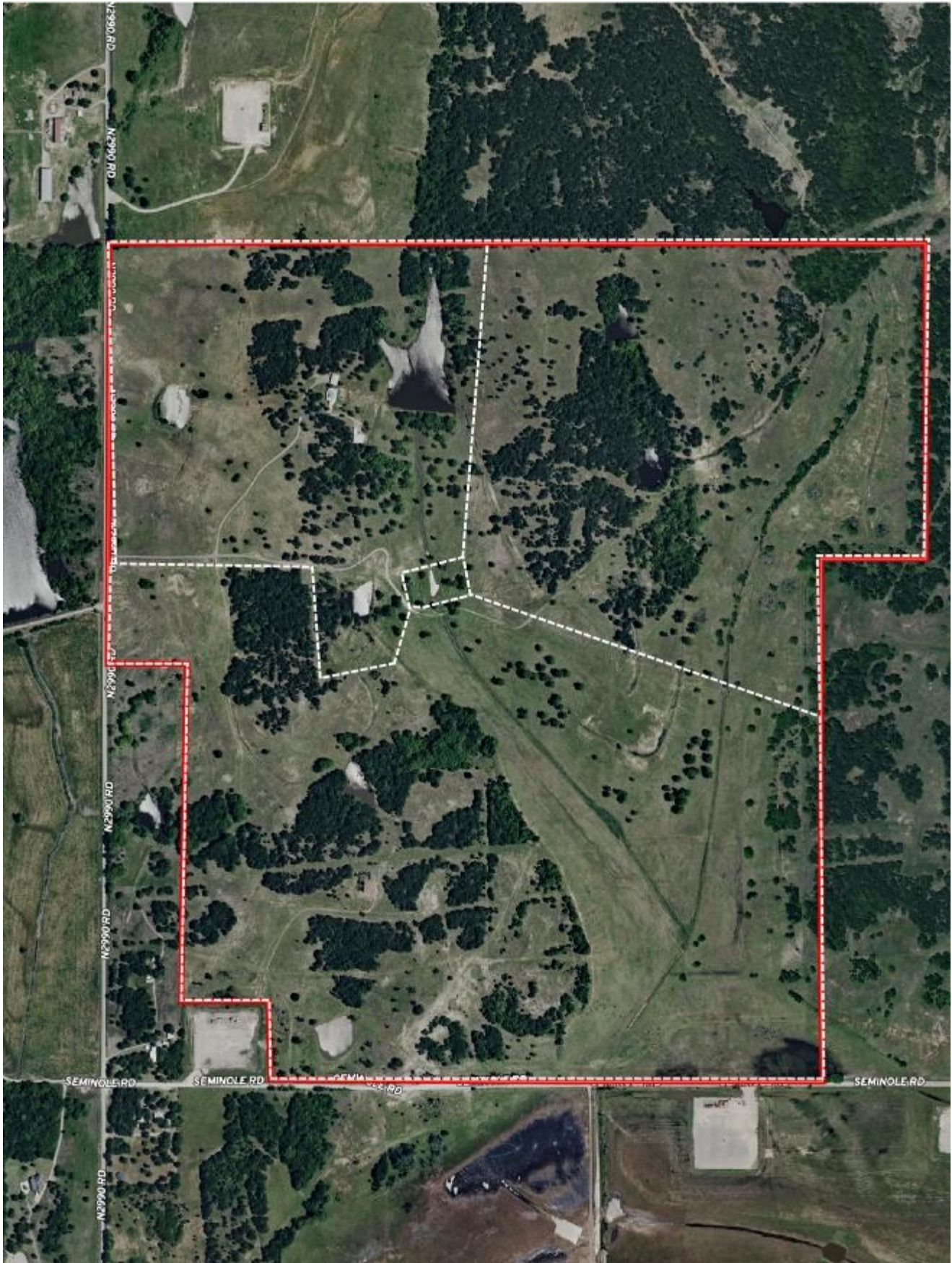
WINTER WEATHER

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

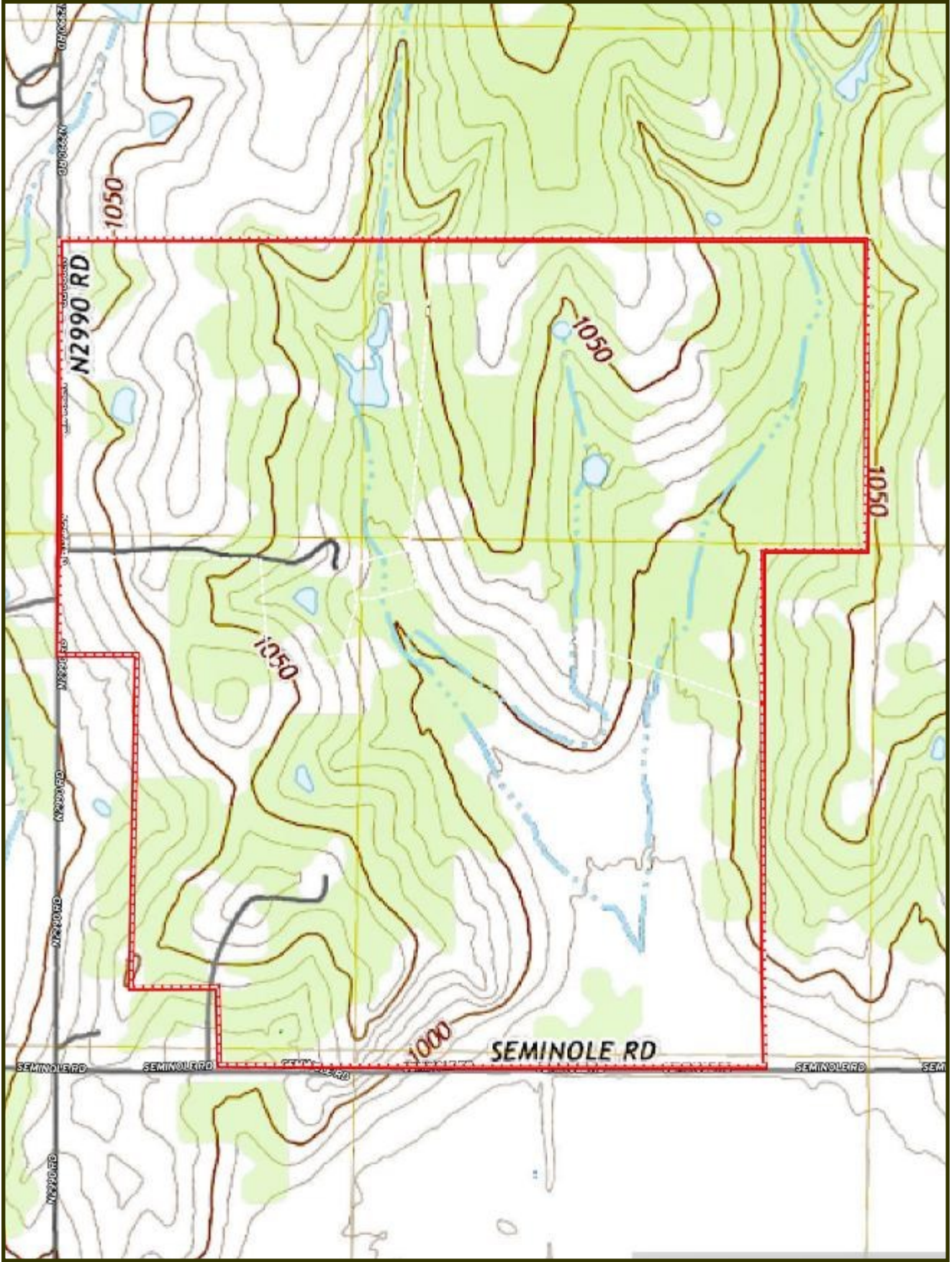


Stephens County Climate Summary

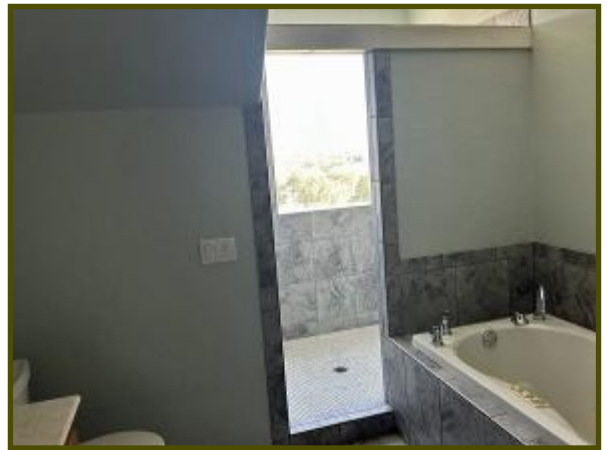
536 +/- Acre "Velma 536 Ranch" Aerial Map



536 +/- Acre "Velma 536 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***