



SOUTHWEST RANCH & FARM SALES PRESENTS



585 ± acre South Reeder Farm
4,495 per Acre
Oklahoma Farm

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Property Description

Oklahoma Farm For Sale, 585 ± Acres , Bray, Stephens County, Oklahoma.

Acres: 585 ± Acres.

Price: \$4,495 per acre.

Terms: No owner financing.

Location: Bray, Stephens County, Oklahoma.

Comments: This beautiful bottom land property is 60% farm ground with deep rich soils that will grow anything! Electricity is on the property. Property is accessed by county roads.

Improvements:

Metal Barn.

Metal Corrals.

Water: Creek runs entire length of the property and there are several ponds. Rural water is available. Rainfall averages 37" per year and 3" of snow is normal.

Terrain: Most of this property is level farm ground with excellent soils. Upland has scattered trees and provides sufficient cover for hunting.

Fences: Fences are excellent.

Game: Game includes whitetail deer, wild turkeys, and wild hogs. Game is drawn to this area because of all the crops and 200 lb. deer weights are not unusual. The land is located near Duncan City Lake, which is known as a big whitetail area. A large number of Canadian geese make their year round home on the farm.

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

TEMPERATURE

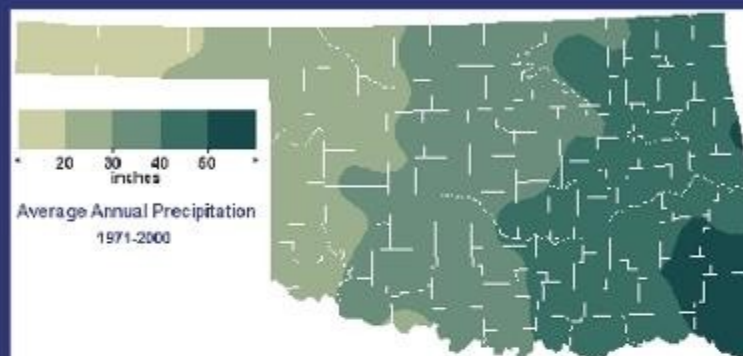
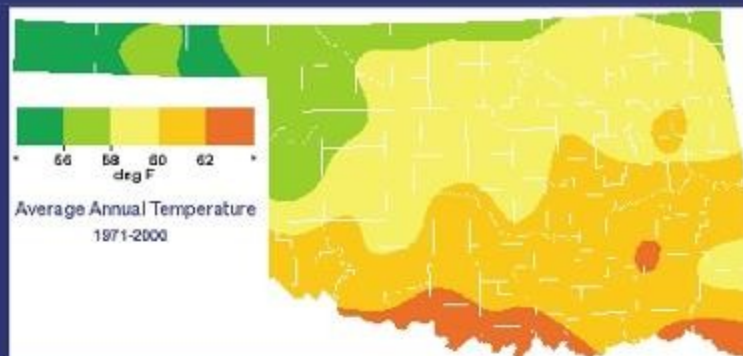
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 50 degrees
Highest: 114 degrees
(Marlow, August 11, 1936)
Lowest: -14 degrees
(Marlow, January 4, 1947)
Days of 90 Degrees or Higher: 92
Days of 20 Degrees or Lower: 15

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



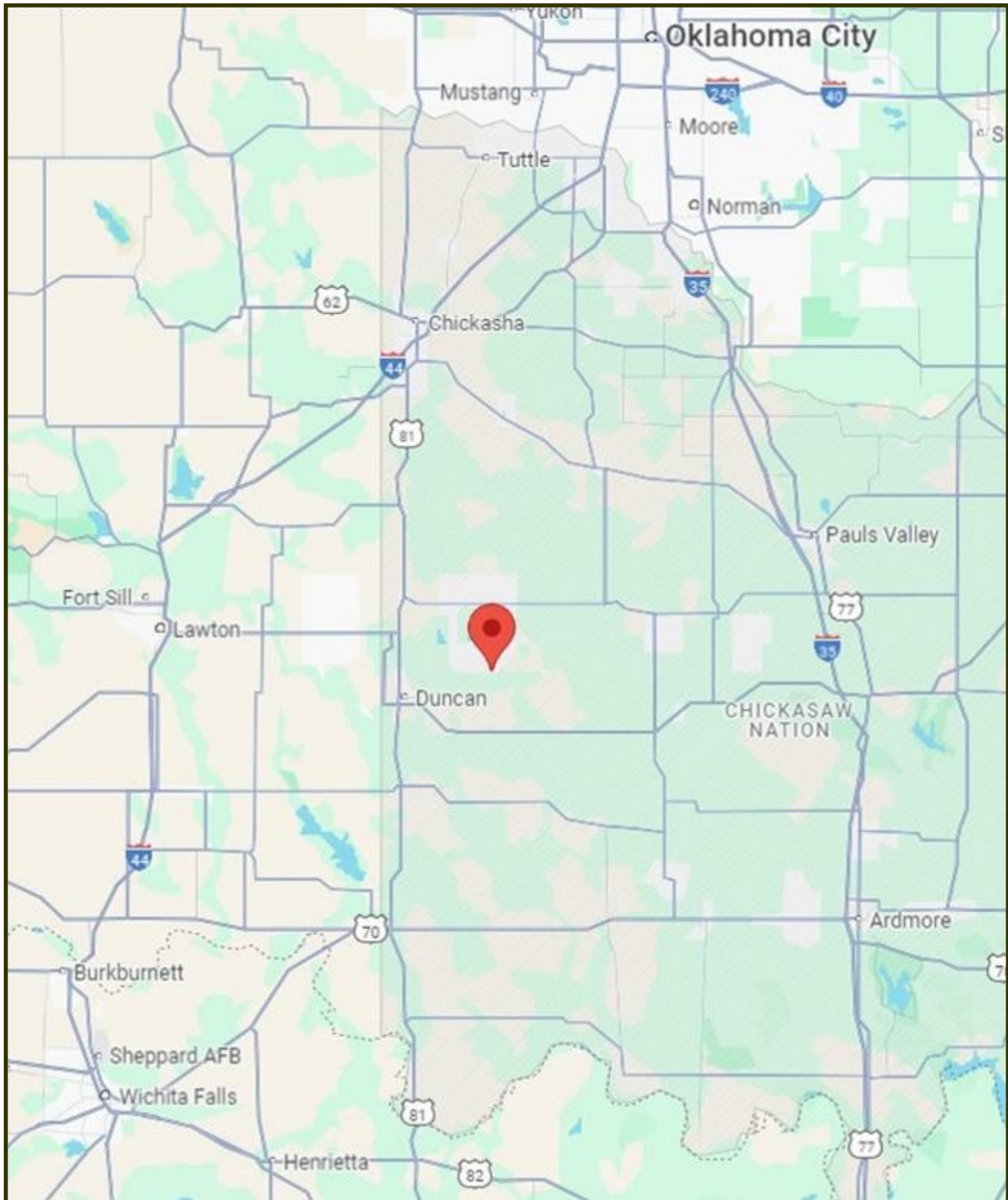
WINTER WEATHER

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

585+/- Acre South Reeder Farm Location Map



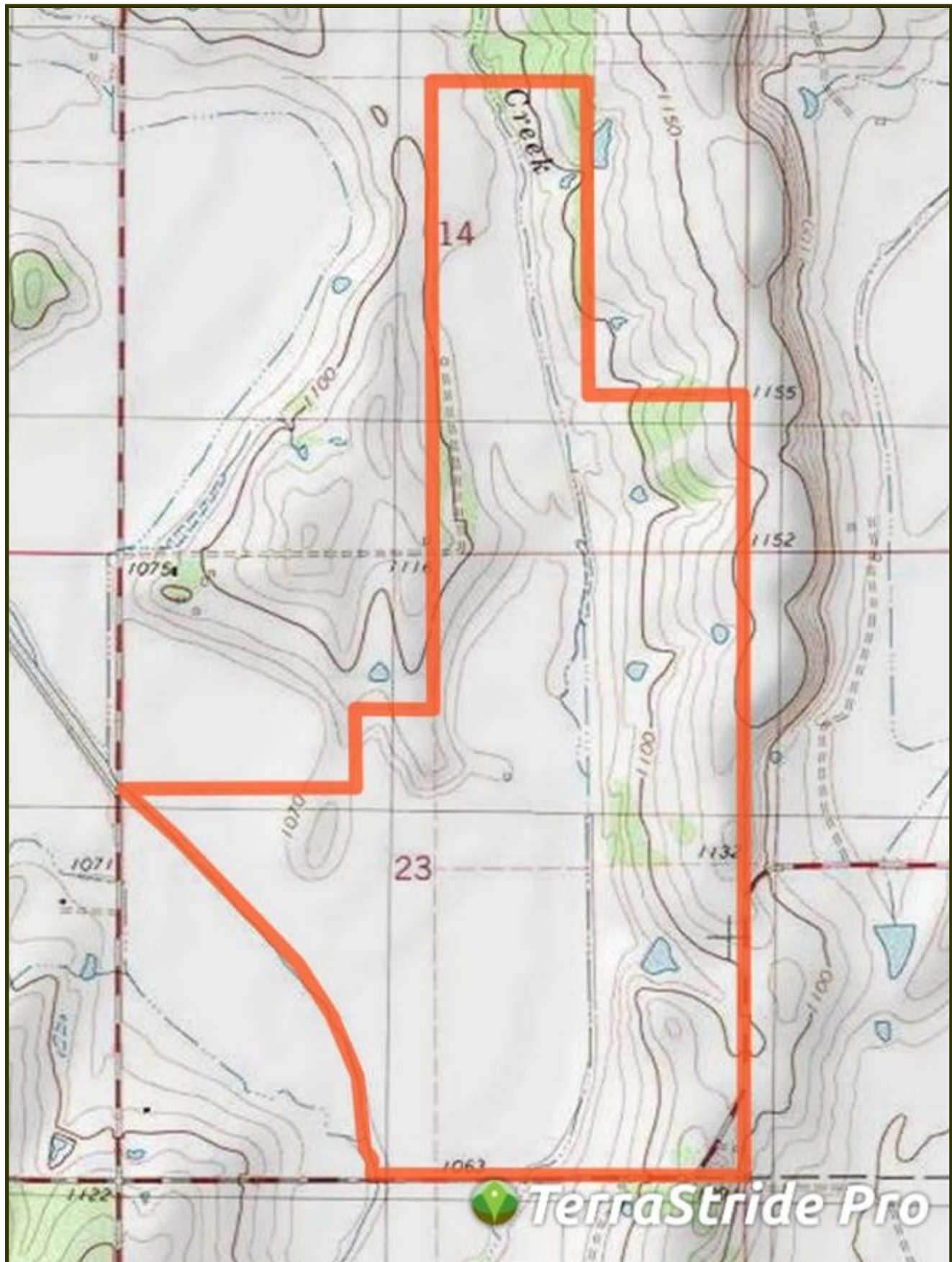
Latitude: 34.5469, Longitude: -97.8019

Directions: From Duncan, Oklahoma Head east on State Hwy 7 E toward S 13th St for 2.2 mi. Turn left onto Eastland Dr/State Hwy 7b for 0.1 mi. Turn right onto E Bois D'Arc Ave/Old Oklahoma 7 for 7.0 mi. Turn left onto N 2910 Rd/CS2910/Duncan Lake Rd/ N Stephens County Rd 2910 for 4 mi. Turn right onto Camelback Rd/Reeder Rd for 0.5 mi. Turn right and Destination will be on the left at 0.3 mi.

585+/- Acre South Reeder Farm Aerial Map



585+/- Acre South Reeder Farm 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***