



# SOUTHWEST RANCH & FARM SALES PRESENTS



**36 +/- Acre NW Nance Ranch**

**\$5,00 per acre or \$180,000**

**Oklahoma Undeveloped Land**

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# Property Description

**36 ± Acres for Sale, NW Nance Ranch, Loco, Oklahoma, Stephens County**

**Acres:** 36 ± Acres.

**Price:** \$5,000 per acre or \$180,00.

**Animal Units:** Could run a few cows or horses.

**Terms:** No owner financing.

**Location:** 298713 E 1820 RD, Loco, OK in Stephens County.

**Comments:** This 36 ± acres would make a nice recreation ranch or a great place to build a home. Land has water well and electric at the road.

**Water:** Property has two ponds.

**Terrain:** Gently rolling. Land is a mixture of timber and open pasture.

**Fences:** Barbed wire fencing on all sides.

**Grasses:** Native grasses.

**Game:** Excellent hunting for deer, hogs, and 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 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

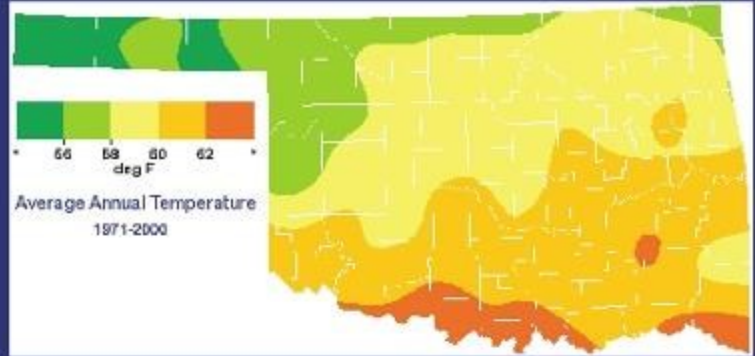
Average Annual: 63 degrees  
Average Maximum: 75 degrees  
Average Minimum: 50 degrees  
Highest: 114 degrees  
(Marlow, August 11, 1936)  
Lowest: -14 degrees  
(Marlow, January 4, 1947)  
Days of 90 Degrees or Higher: 92  
Days of 20 Degrees or Lower: 15

### 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



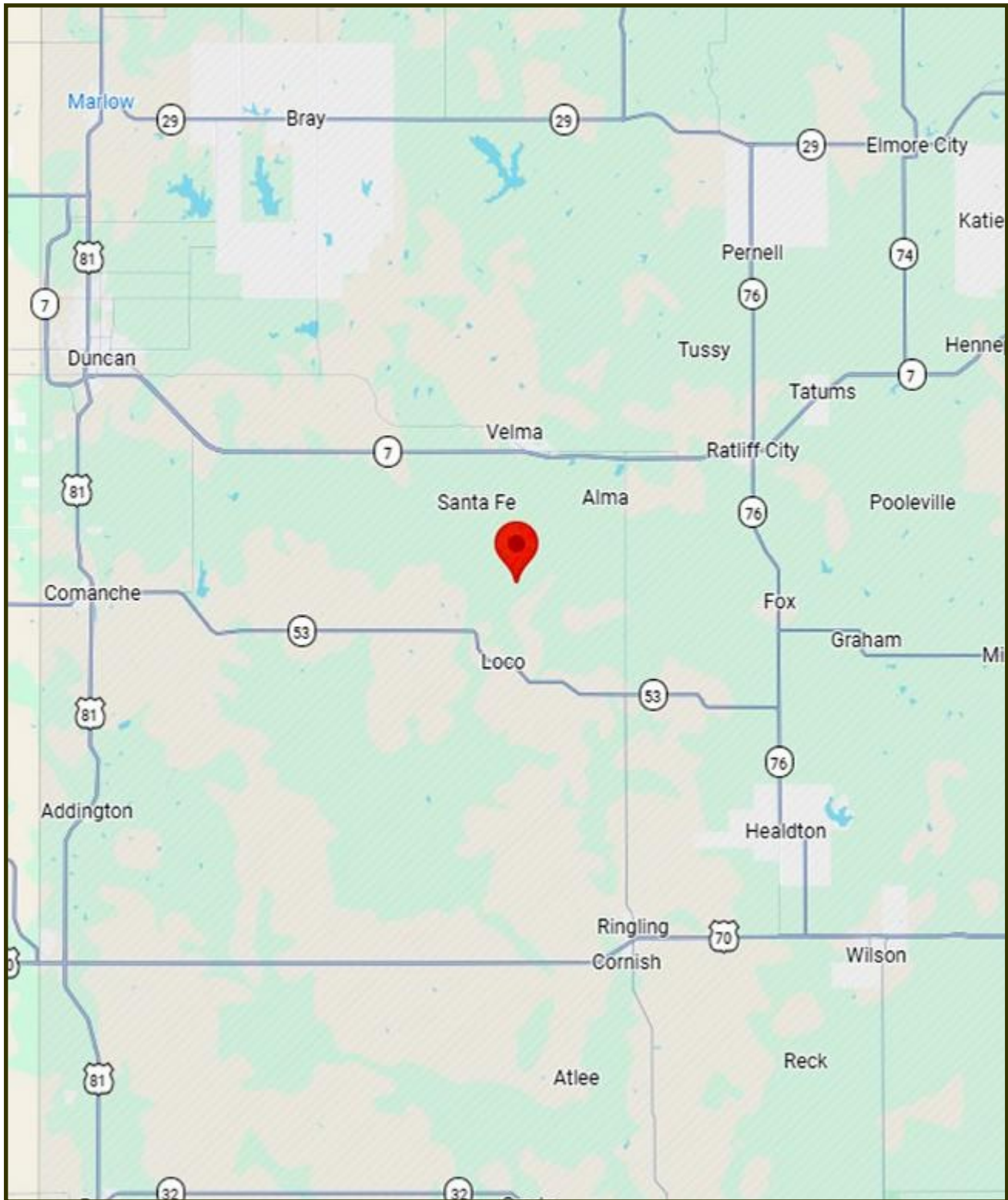
### WINTER WEATHER

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

# 36 +/- Acre NW Nance Ranch Location Map



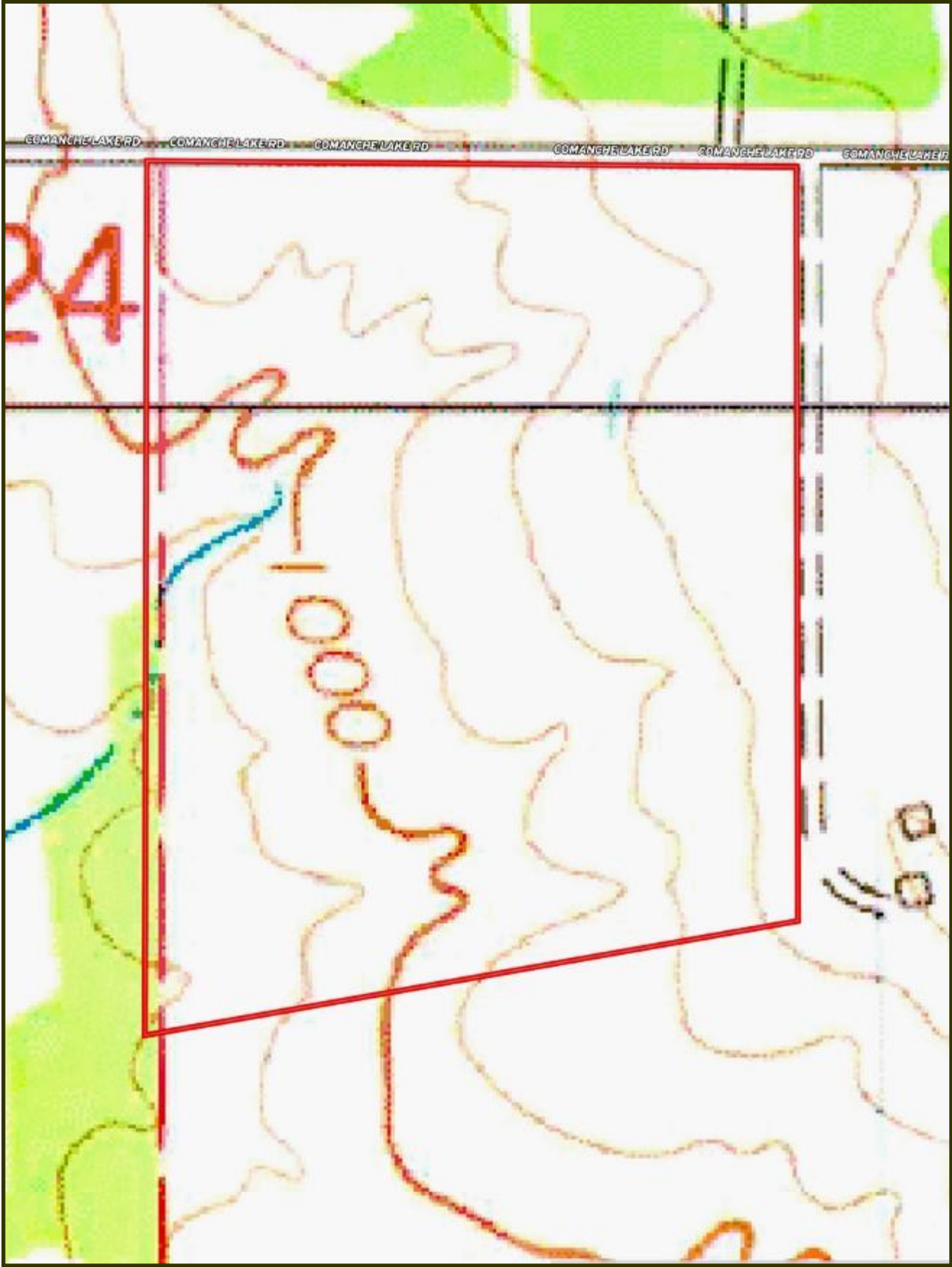
**Directions:** 298713 E 1820 RD, Loco, OK 73442. From OK-53 in Loco, OK take N Stephens County Rd 2980. (3.3 mi) Turn right onto E 1820 Rd/Comanche Lake Rd/E Stephens County Rd 1820 (0.7 mi) Parcel will be on the right side of private road.

**34.3762, -97.6724**

# 36 +/- Acre NW Nance Ranch Aerial Map



# 36 +/- Acre NW Nance 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](http://www.swranchsales.com)***