



SOUTHWEST RANCH & FARM SALES PRESENTS



590 +/- Acre Langley River Ranch

\$2,451,405

Oklahoma Ranch

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Property Description

Langley River Ranch for Sale, 590 ± Acres, Adair, County, Oklahoma.

Acres: 590 ± Acres.

Price: \$4,150 per acre.

Terms: Owner financing available.

Location: 1 hour from Tulsa, OK. 1 hour from Bartonville, AR. 30 minutes from Siloam Springs, AR.

Comments: This one-of-a-kind hunting property has some of the best deer hunting in Eastern Oklahoma. The crystal-clear Illinois River goes through the property, providing 1900 feet of river frontage on both sides. Property also has several live springs and numerous wet weather creeks. Ranch is at least 90% wooded with both hardwoods and evergreen. Major elevation changes. There is good fishing in the river, especially catfish.

Water: Illinois river frontage. Several year-round springs.

Terrain: Varied terrain and topographic changes, trees, rocks, streams, and springs.

Game: Trophy whitetail deer, wild hogs, occasional bear, turkey, and waterfowl. Great fishing in the river.

Leases: Oral lease with Disabled Vets of \$18,000 per year to hunt. Might be available to new owner if desired.

For more information on this Oklahoma Ranch for Sale, please contact Southwest Ranch & Farm Sales, Jim Long (972) 679-7070.

ADAIR COUNTY

CLIMATE SUMMARY

AVERAGES

TEMPERATURE (°F)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
DAILY AVG	37.7	42.9	50.1	59.1	66.3	74.4	78.9	78.1	70.8	60.6	50.0	40.0	59.1
DAILY MIN	26.8	32.1	39.2	46.9	55.7	63.7	67.9	66.5	59.2	49	38.4	30.2	48.0
DAILY MAX	48.7	53.6	61.0	71.4	77.0	85.1	90.0	89.8	82.5	72.1	61.7	49.9	70.2

Annual number of days max temperature is greater than 90°F: 43

Annual number of days max temperature is greater than 100°F: 4

Annual number of days max temperature is less than 32°F: 6

Annual number of days min temperature is less than 32°F: 77

Annual number of heating degree days (HDD): 3629

Annual number of cooling degree days (CDD): 1506

Annual length of growing season: 217 days

Date of first fall freeze: November 4

Date of last spring freeze: March 31

PRECIPITATION

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
AMOUNT (in.)	2.85	2.42	3.98	5.01	5.38	5.24	4.28	4.47	4.30	4.43	4.52	2.90	49.78
NUMBER OF DAYS WITH RAIN	6.8	6.4	8.5	8.7	9.7	9.3	6.2	6.2	6.9	7.1	7.5	7.0	90.3

Annual snowfall (1974-2003): 11.8 in.

Annual percent sunshine (2006-2020): 62%

Annual number of thunderstorm days (1901-1995): 50

Annual number of hail (>1 in.) days (1986-2015): 4-5

Annual number of tornadoes (1950-2021): 0.43

Total number of tornadoes (1950-2021): 31

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: 111°F (August 3, 2011)

Record low temperature: -12°F (December 23, 1989)

Earliest freeze date: October 21

Latest freeze date: April 23

Wettest year: 79.32 in. (1973)

Driest year: 24.29 in. (1963)

Greatest daily rainfall: 8.00 in. (April 14, 1945)

Greatest seasonal snowfall (Sep - Apr): 28.5 in. (1977-1978)

Greatest daily snowfall: 12.1 in. (March 6, 1989)

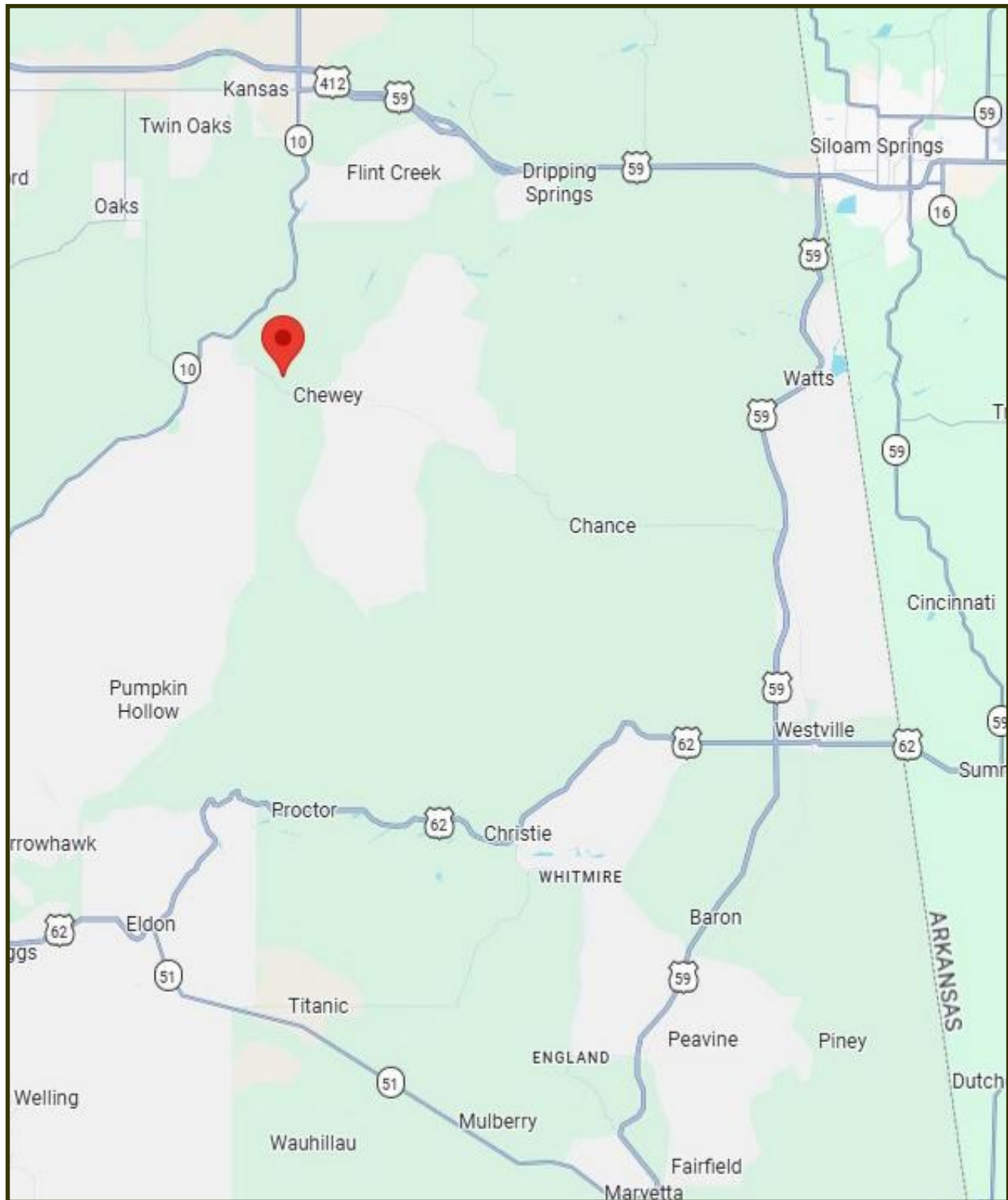
Note: Extreme earliest and latest freeze dates are based on the 10th probability percentile.

HOLIDAY STATS

	AVG MAX TEMP (°F)	AVG MIN TEMP (°F)	RECORD HIGH (°F)	RECORD LOW (°F)
NEW YEAR'S EVE, December 31	45	26	68 (1996)	0 (1976)
VALENTINE'S DAY, February 14	55	32	72 (1962)	13 (1960)
INDEPENDENCE DAY, July 4	89	67	98 (1963)	54 (1968)
HALLOWEEN, October 31	68	48	81 (1978)	30 (1962)
CHRISTMAS, December 25	44	25	71 (1971)	-6 (1983)



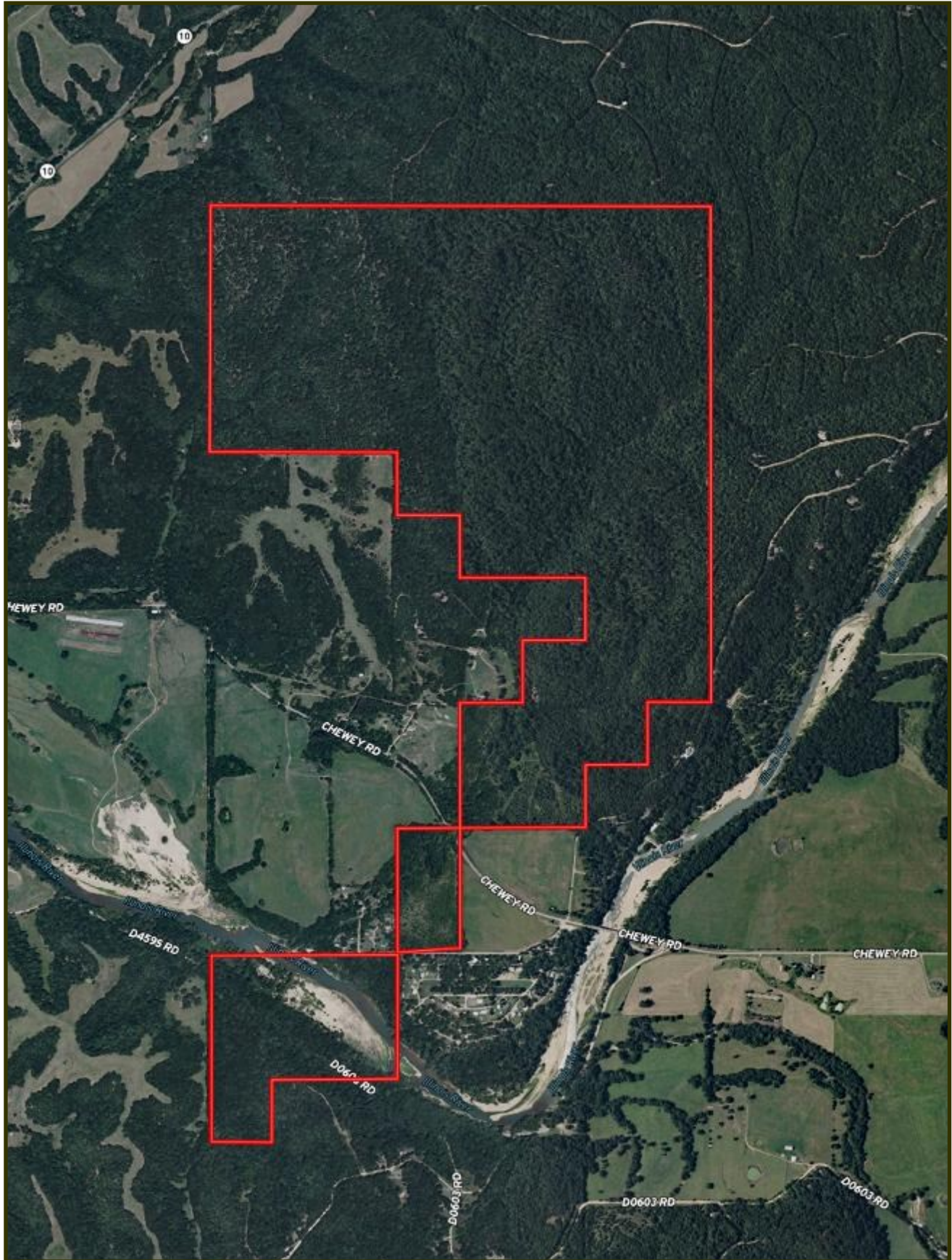
590 +/- Acre Langley River Ranch Location Map



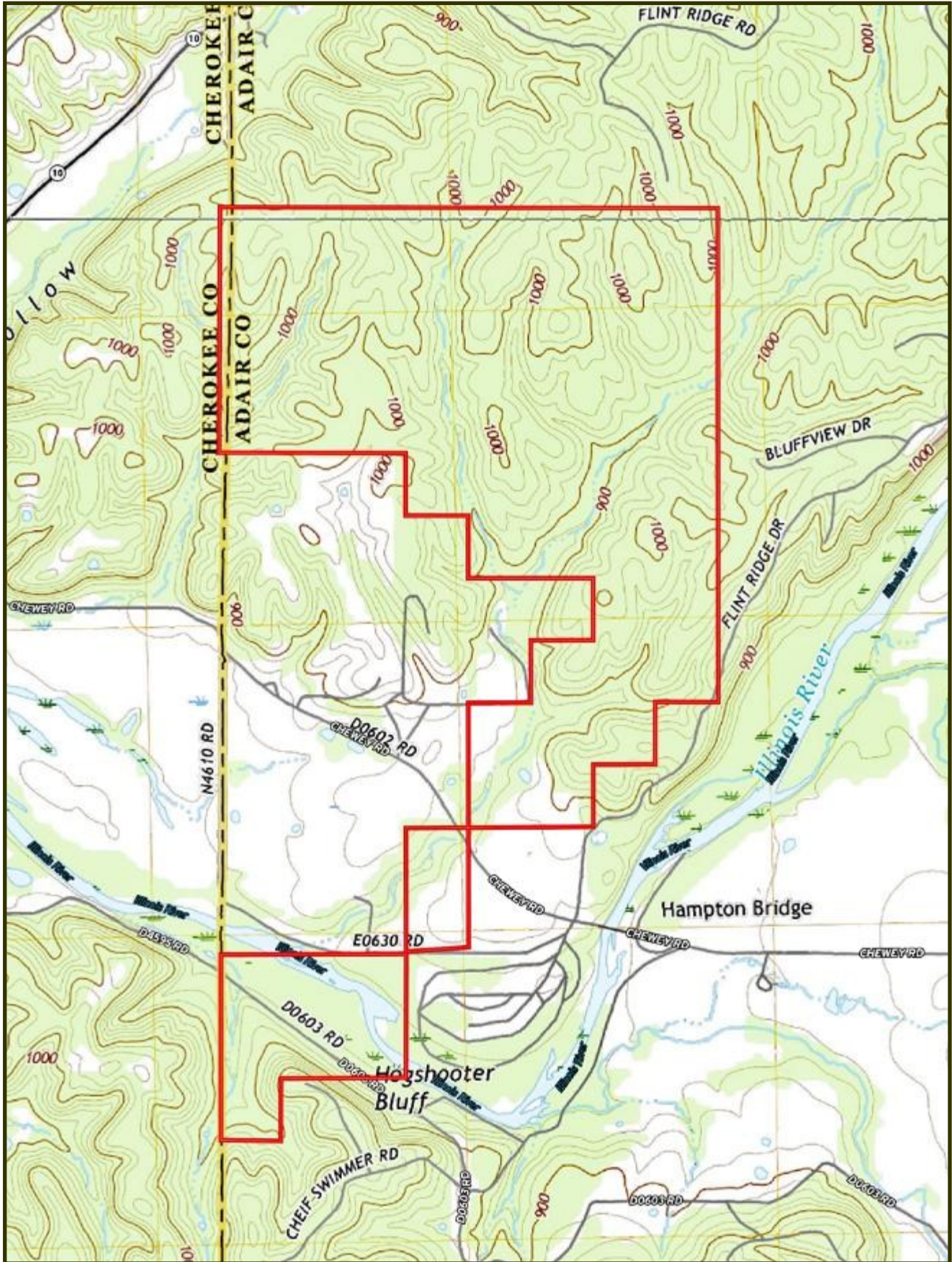
Latitude: 36.1072 Longitude: -94.7889

Directions: From Tahlequah, head west on W. Downing St. for 2.9 miles. Turn left on SH 10 and continue for 19 miles. Turn right at Chewey Rd. and go 1.6 miles. Turn left on Watkins Holler and go .6 miles. Arrive at property gate.

590 +/- Acre Langley River Ranch Aerial Map



590 +/- Acre Langley River 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.

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