



SOUTHWEST RANCH & FARM SALES PRESENTS



160 +/- Acres North Hargis Farm

\$1,800/acre

Oklahoma Farmland

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Property Description

Acres: 160 ± Acres.

Price: \$ 1,800 per acre.

Terms: No owner financing.

Location: 8 miles Southeast of Grandfield, Oklahoma, Tillman County.

Comments: Oklahoma farmland currently planted in wheat. Land could be planted in cotton. County road on two sides.

Water: Pond.

Terrain: All farmland with drainage ditch in the middle.

Fences: No fences.

Game: Wildlife includes deer, turkey, wild hog. Excellent waterfowl and sandhill crane hunting.

Directions: From Grandfield, OK take US-70 W 4.7 miles. Turn left onto N2360 Rd for 1 mile. Turn right at the 1st cross street onto E1930 Rd for 1.5 miles. The destination will be on your 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 the 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 Texas Cattle Ranch For Sale, please contact Scott Johnston at (405) 249-8241.



OKLAHOMA CLIMATOLOGICAL SURVEY

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TEMPERATURE

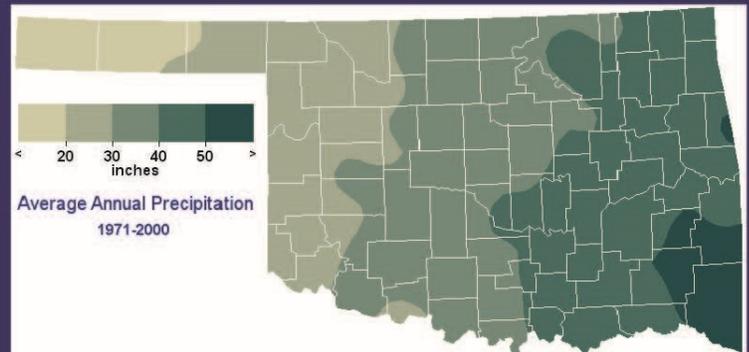
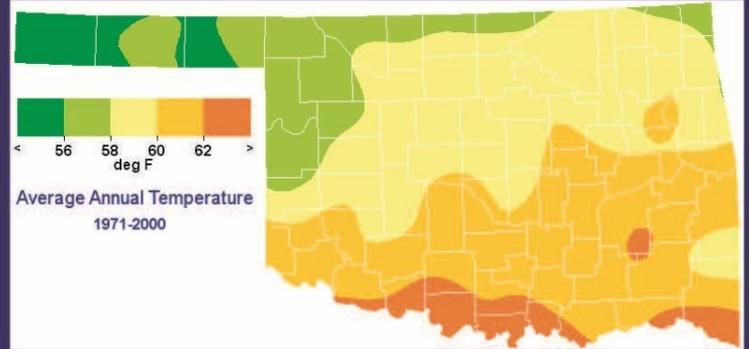
Average Annual: 62 degrees
Average Maximum: 75 degrees
Average Minimum: 49 degrees
Highest: 117 degrees
(Frederick, August 3, 1943)
Lowest: -19 degrees
(Tipton, January 3, 1947)
Days of 90 Degrees or Higher: 99
Days of 20 Degrees or Lower: 17

PRECIPITATION

Average Annual: 30.78 inches
Days With Precipitation: 61
Wettest Year: 44.85 inches in 1985
Driest Year: 6.07 inches in 1906
Greatest Daily Rainfall: 9.32 inches
(Grandfield, November 11, 1992)

OTHER FACTS

Average Wind Speed: 10 mph
Sunshine: 60- 80%
Average Humidity: 64%
Thunderstorm Days: 43
Hail Events: 5 per year
Tornadoes (1950-2003): 53



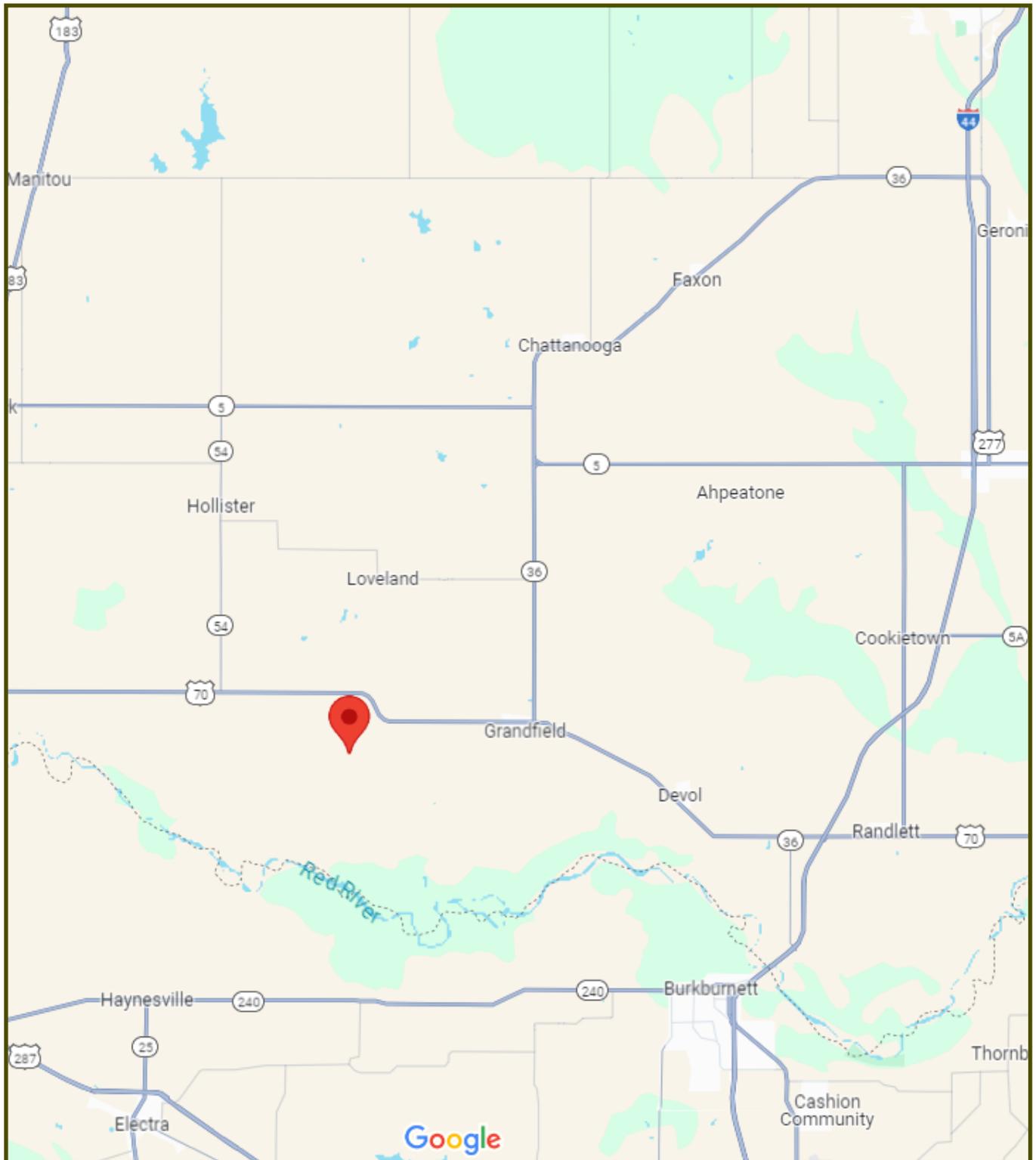
WINTER WEATHER

Average Annual Snowfall: 3.4 inches
Days with snow on ground: 2
Greatest Seasonal Snowfall: 24.3 inches (1947-1948)
Greatest Daily Snowfall: 10.2 inches
(Frederick, March 1, 1942)
Last Freeze in Spring: April 2
First Freeze in Autumn: November 6
Growing Season: 217 Days



Tillman County Climate Summary

160 +/- Acres North Hargis Farm Location Map

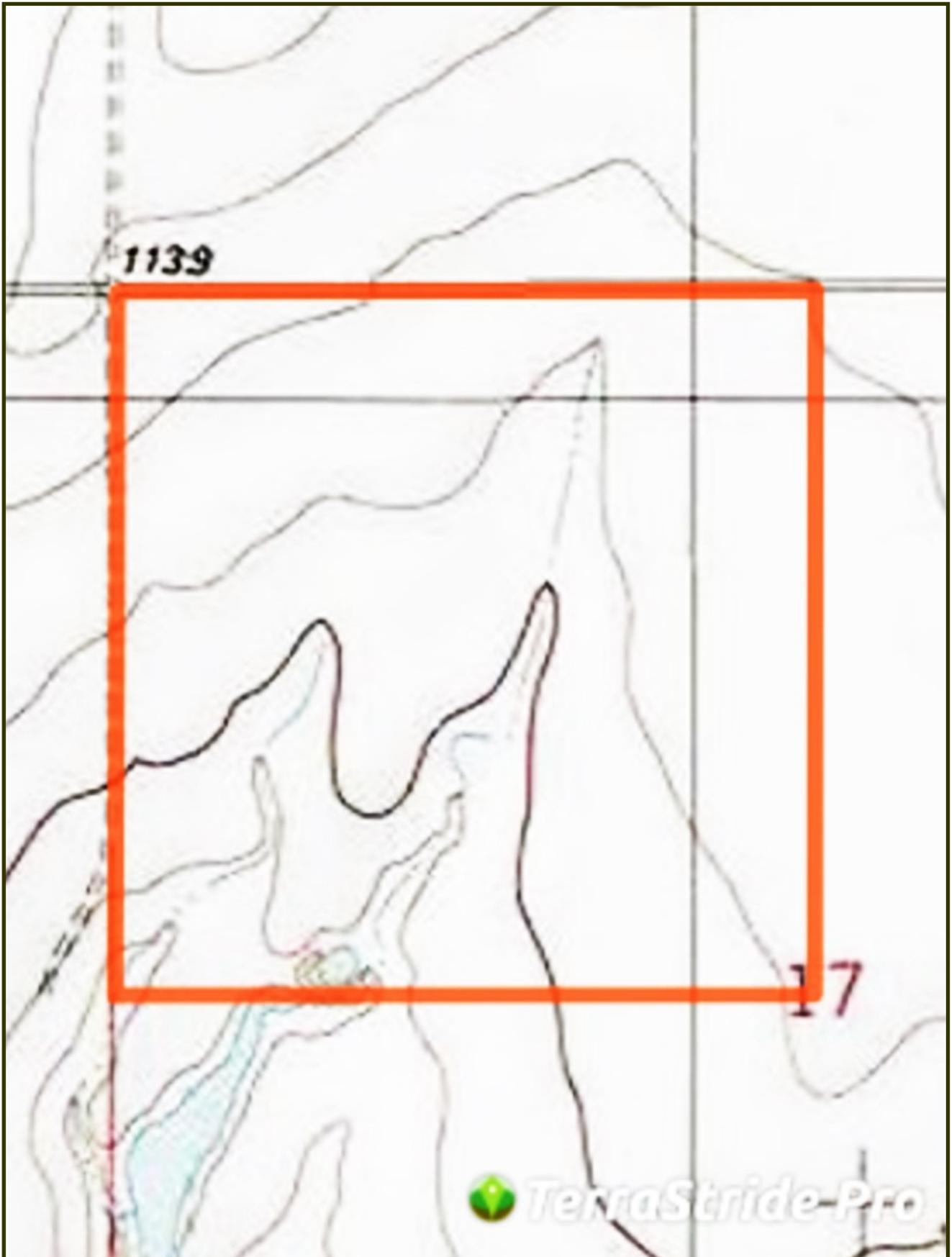


Latitude: 34.2177, Longitude: -98.7926

160 +/- Acres North Hargis Farm Aerial Map



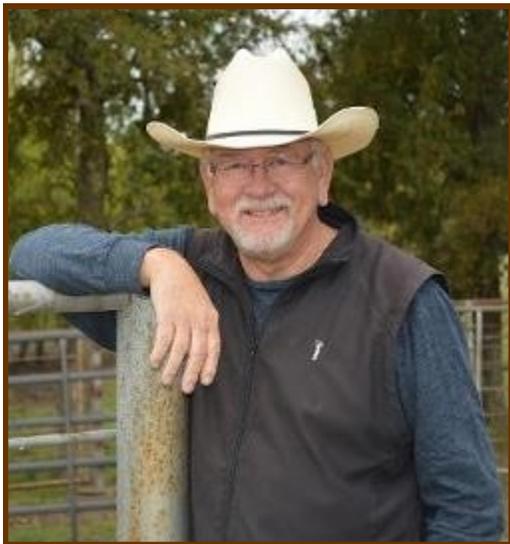
160 +/- Acres North Hargis Farm Topo Map





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***