Bryan County Ninety Ranch
90 +/- ACRES $1,945 per acres

Oklahoma Cattle and Hunting Ranch

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Property Description

Acres:  90 +/- Acres.

Price:  $1,945 per acre.

Animal Units:  20 mother cows.

Terms:  Cash.

Location:  Bryan County, OK. N.E. of Albany, OK.

Comments:  Ranching and hunting property. Good access with County Road frontage.

Water:  2 ponds.

Terrain:  Mostly open, some woods for hunting.

Fences:  Adequate barbed wire fences on front pasture. Back pasture needs considerable repair.

Grasses:  Good Bermuda grass, some native grasses and native rye grass.

Game:  Whitetail deer and wild hogs.

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 call us at (972) 542-8511.
TEMPERATURE
Average Annual: 63 degrees
Average Maximum: 75 degrees
Average Minimum: 52 degrees
Highest: 118 degrees  
(Durant, August 10, 1936)
Lowest: -11 degrees  
(Durant, January 12, 1918)
Days of 90 Degrees or Higher: 83
Days of 20 Degrees or Lower: 11

PRECIPITATION
Average Annual: 43.70 inches
Days With Precipitation: 74
Wettest Year: 64.77 inches in 1945
Driest Year: 19.12 inches in 1963
Greatest Daily Rainfall: 7.60 inches  
(Durant, March 28, 1977)

WINTER WEATHER
Average Annual Snowfall: 2.8 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 21.9 inches (1941-1942)
Greatest Daily Snowfall: 12.0 inches  
(Durant, February 7, 1979)
Last Freeze in Spring: March 29
First Freeze in Autumn: November 6
Growing Season: 222 Days

OTHER FACTS
Average Wind Speed: 7 mph
Sunshine: 50-75%
Average Humidity: 70%
Thunderstorm Days: 42
Hail Events: 3 per year
Tornadoes (1950-2003): 29

Bryan County
Climate Summary
90 +/- Acre Bryan Co. Ninety Ranch Location

33.8935, -96.1466
90 +/- Acre Bryan Co Ninety Ranch Aerial Map
90 +/- Acre Bryan Co. Ninety Ranch Topo Map
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.

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