



WorldClassRanches.com

Your Brand for Working Ranches and Recreational Land

Sandy Bahe, Accredited Land Consultant

Soper 160



160 Acres • \$168,000.00

Accredited Land Brokers

1405 S George Nigh Expwy, McAlester, OK 74501

Office: 918-426-6006 Fax: 918-426-6022



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Property Details

ACREAGE: 160 ACRES

LOCATION: Approximately 2.5 hours from Dallas, TX, 3 hours from Oklahoma City,
OKACCESS: 1/4 mile off the gravel county road via a private road with a legal
easement

TOPOGRAPHY: Mostly gently rolling, some flat areas on the knolls and by the streams

IMPROVEMENTS: Some barbed wire fencing

FORAGE: Most of the property was treed several years ago, there is a lot of new
growth in the areas that were opened up that gives exceptional cover for wildlife, yet
allows for some grass growth also

WATER: There is an all weather stream and two springs on the property

UTILITIES: Electricity is located approximately 1/4 mile from the property

COMMENTS: This is an exciting piece of property that provides excellent habitat for
Whitetail Deer, turkey, squirrels, Dove, and wild hogs. The areas of new growth, which
cover about 75 to 80% of the property, could be sprayed to allow for better growth of
pasture grasses, if desired. The property is easy to access, being just 1/4 mile off the
county road, with an easement from the current land owner from the county road to this
160 acres. There is fencing on the west and north sides of the property. The seller may
be willing to assist with fencing on the east side depending on contract terms.

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Pasture & Meadows



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Timber



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Wildlife, Building, Creek



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Aerial Map

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Disclaimer: Seller and Brokers do NOT warrant or guaranty any information herein. Information is from others that are deemed reliable, but the information has not been verified. Boundaries are for illustration ONLY and are not accurate. Boundaries of water and creeks may have been altered over time. Access to the property depicted by trails, logging roads, oil & gas company easements may NOT be for use by the general public. Buyers should investigate all aspects of a property to their own satisfaction before purchasing. All copy rights reserved 2010.

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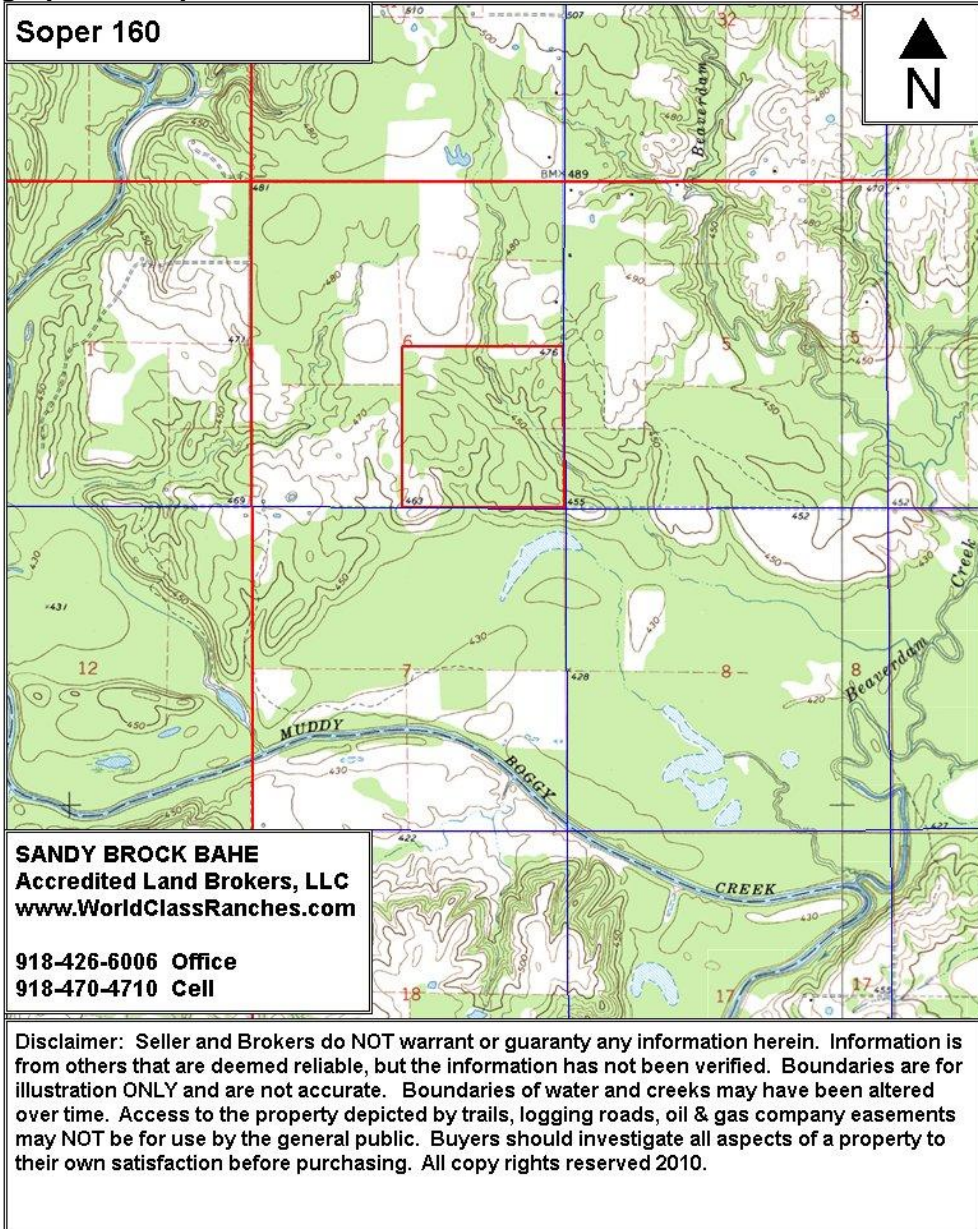


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Topographical Map



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3D Aerial Map



Note: Boundaries are for illustration purposes only. They are not drawn to scale, nor are they accurate.

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3D Topographical Map



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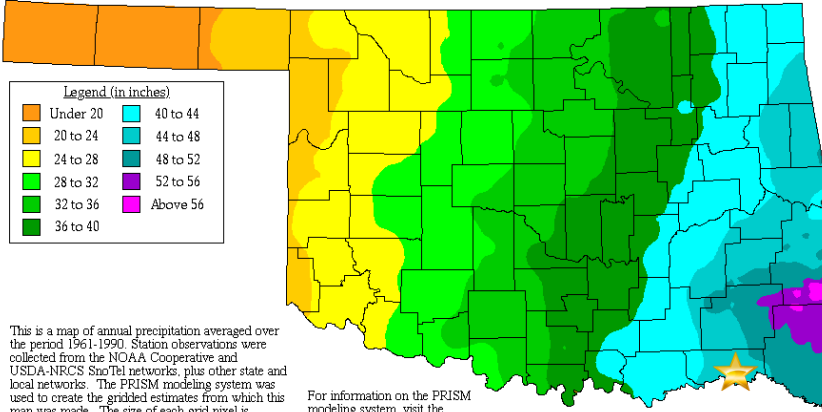


Average Annual Precipitation

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Oregon State University

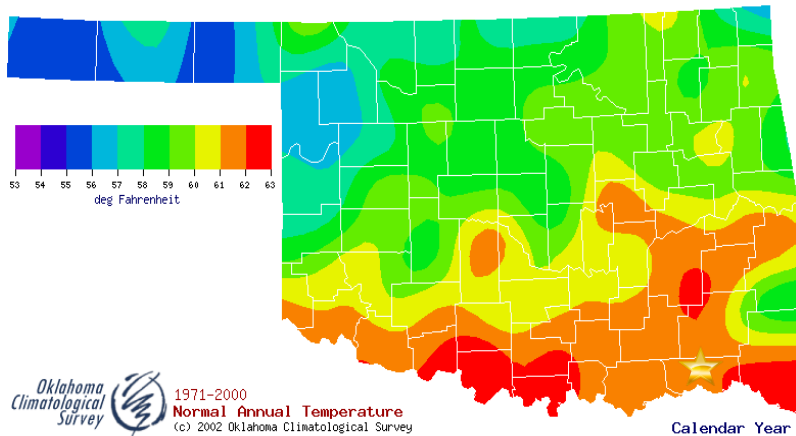
Oklahoma

The latest PRISM digital data sets created by the SCAS can be obtained from the Climate Source at <http://www.climatesource.com>



This is a map of annual precipitation averaged over the period 1961-1990. Station observations were collected from the NOAA Cooperative and USDA-NRCS ShoTel networks, plus other state and local networks. The PRISM modeling system was used to create the gridded estimates from which this map was made. The size of each grid pixel is approximately 4x4 km. Support was provided by the NRCS Water and Climate Center.

For information on the PRISM modeling system, visit the SCAS web site at <http://www.ocs.orst.edu/prism>



1971-2000
Normal Annual Temperature
(c) 2002 Oklahoma Climatological Survey

Calendar Year

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