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Your Brand for Working Ranches and Recreational Land

Sandy Bahe, Accredited Land Consultant

Kerr Lake 95



95Acres • \$465,000

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

LOCATION: Robert S Kerr Reservoir

CLOSEST TOWN: Stigler, OK

MINERALS: Less and except all oil, gas and other minerals

UTILITIES: Haskell Co. Water, Cookson Hills Electric

TOPOGRAPHY: About 35 wooded acres, Pecan and Blackberry orchard,

WATER: Lake front on Kerr Reservoir

WILDLIFE: Whitetail deer, turkey, squirrels, and various other wildlife indigenous to Southeast Oklahoma

COMMENTS: Beautiful 95 acres, lake front on Kerr Reservoir, one of Oklahoma's largest lakes. The water level on this lake is controlled for commercial navigation purposes. There is approximately a 1200 pecan tree orchard on about 40 acres of this property and blackberry orchard. Beautiful view of Kerr Lake with excellent hunting on about 35 wooded acres.

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Wildlife Habitat



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Aerial 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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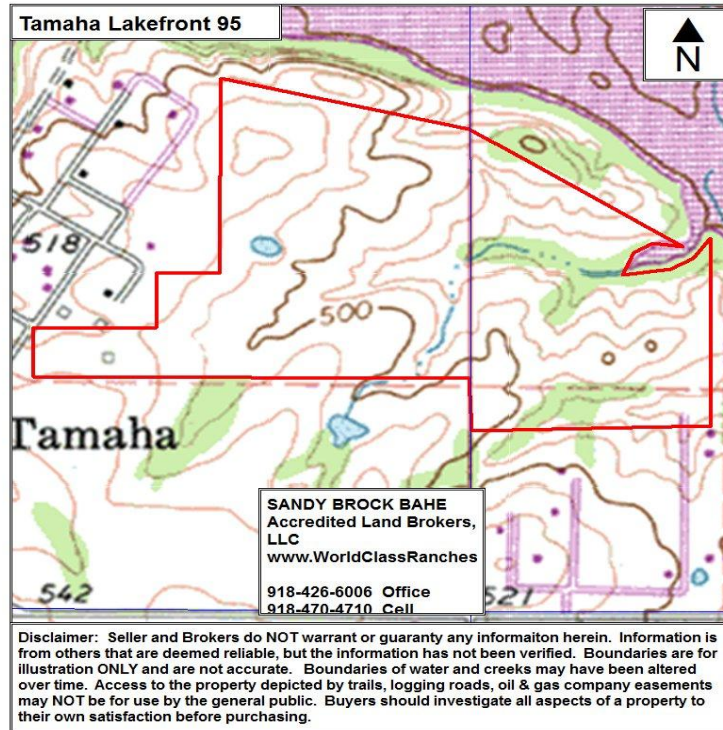


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3D Topographical Map



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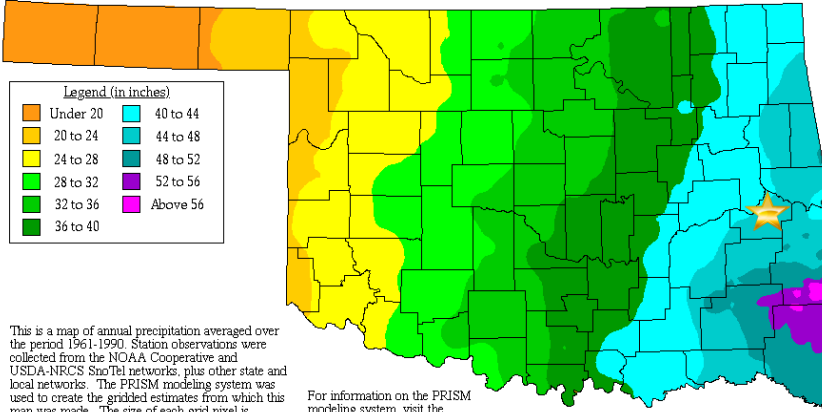


Average Annual Precipitation

Copyright 2000 by Spatial Climate Analysis Service,
Oregon State University

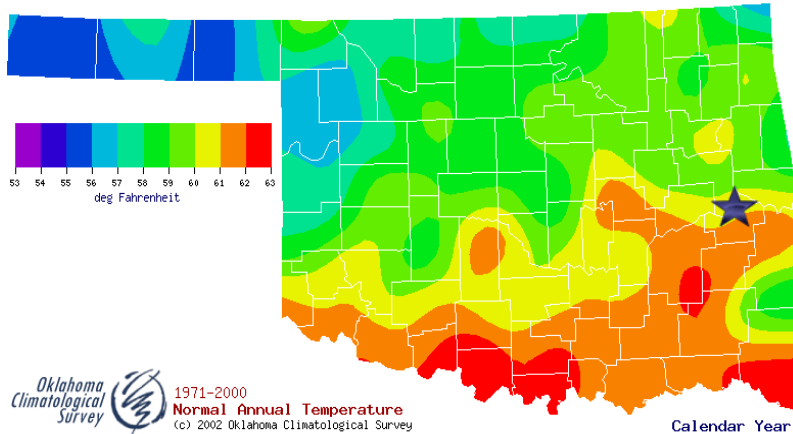
Oklahoma

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 Snotel 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>



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

Calendar Year

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