



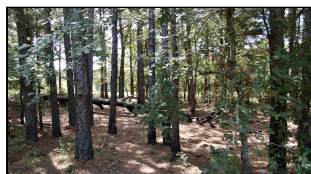
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

**Skyview Recreation 40**

**\$140,000.00**



**OFFERING TWO - 40 ACRES TRACTS.** Deep wooded with excellent hunting opportunities. Blackberry bushes, pecan trees, oak trees, and a pine grove. Atoka county is known for massive whitetail bucks. Lots of turkey and hogs and other small game. Bring your ATV, 4-wheeler, and horse for a weekend recreational get-a-way. Each 40-acre tract has a few great dream home sites with stellar views of the valley. There is a pond and a seasonal creek that runs through 2 of the tracts. The NW 40 acre tract is priced at \$3,500 per acre. The SW 40 acre tract is priced at \$4,000 per acre. Atoka Lake is 1.5 miles from the property, for more recreational fun! The small friendly town of Coalgate is about 15 minutes, it has a good amount of stores including, banks, hardware, grocery, gas, and a few restaurants. Atoka is also about 15 minutes and has a larger choice of shopping including a Walmart and McDonalds. The owner has an additional 160 acres that are connected to the 2 south 40 acres tracts if your looking for more acreage.

### Property Highlights

**Price Per Acre:** 3,500-\$4,000

**Acreage:** 40

**Location:** Skyview Rd, CR E  
1750 Leigh, OK

**Closest Town:** Coalgate, OK

**Access:** Well maintained  
county road.

**Taxes:** \$100

**Topography:** Elevation  
changes, flat, rolling hills

**Forage:** bermuda, Rye,  
Clover, and Native Grass

**Water:** ponds and seasonal  
creek

**Wildlife:** Record Whitetail  
Deer, Turkey, & Hogs

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