



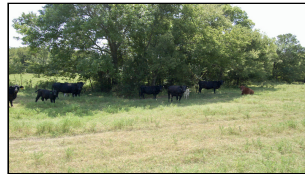
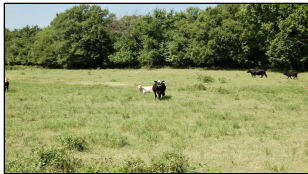
WorldClassRanches.com
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Skyview Recreation 160

\$560,000.00



This property is an ideal combination of hunting, cattle, cutting hay, and recreation. Cross-fenced into 3 pastures each with a pond for cattle and wildlife. There are 2 small additional traps. Established tree stand where numerous massive whitetail have been seen. The back of the property is an exceptional habitat for wildlife. Property is loaded with whitetail deer, turkeys, and hogs. With all the natural resources you could be pretty self-reliant. Mature Pecan and Oak trees are scattered throughout. Ponds have been stocked with fish through the years. Atoka Reservoir is 1.5 miles from the property. 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. Just over 2 hours from Dallas and Oklahoma City. Up to 320 additional acres are available. Mineral rights can be purchased for an additional price. Call Kelly Albrecht at 580-380-2066

Property Highlights

Price Per Acre: 3,500

Acreage: 160

Location: Skyview Rd
Lehigh, OK

Closest Town: Coalgate, OK

Access: Maintained County
Road

Taxes: \$155.00

Topography: flat to rolling
hills

Improvements: fenced, ponds

Forage: bermuda, Rye,
Clover, and Native Grass

Capacity: 15 cow/calf pairs

Water: ponds and seasonal
creek

Wildlife: Whitetail deer,
turkey and hogs

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