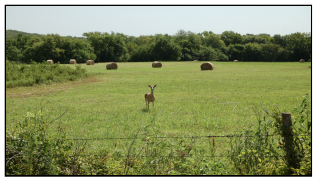
World Class Ranches Team Brokered by EXP Realty

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

Skyview Recreation 155 — $542,500.00









155 acres borders Skyview and East Tower County roads. Long Creek runs through the property. 2 stocked ponds. Abundant whitetail deer, turkey, and hogs. Atoka county is known for its high deer densities. The owner currently cuts approximately 120 bales per cutting. Several homesites with views. Electrically and water at the county
road.
Up to an additional 320 acres are available, if you're looking for more acreage. Mineral rights can be purchased for an additional
price.

Property Highlights

Price Per Acre: 3,500

Acreage: 155

Location: Skyview Rd and East Tower Road

Closest Town: Coalgate, OK

Access: Maintained County Road

Taxes: $223

Topography: flat to rolling hills

Improvements: fenced, ponds

Forage: bermuda, Rye, Clover, and Native Grass

Capacity: 20 cow/calf pairs

Water: ponds and creek

Wildlife: Whitetail deer, turkey and hogs

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