



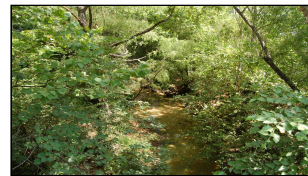
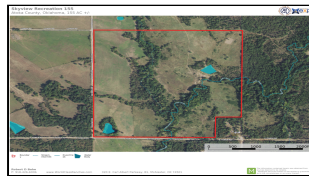
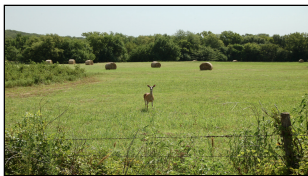
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Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

## Skyview Recreation 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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**Kelly Albrecht**

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**580-380-2066**