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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