



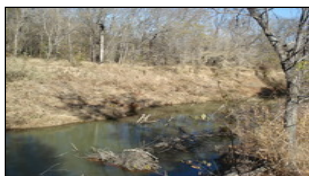
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Lehigh 160 - Whitetail Heaven

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Property Highlights

Acreage: 160 Acres

Location: Coal County, OK

Closest Town: mcalester

NAME OF PROPERTY:Lehigh 160 - Whitetail Heaven ACREAGE:160 acres
LOCATION:Coal County, Oklahoma DIRECTIONS:1st County Rd. North of
Lehigh off State Highway 3 (Lovingood Rd.) turn East and go 1.5 miles. The cattle
guard is on the right at the dead end road for the entrance of the property CLOSEST
TOWN & ZIP:Lehigh OK 74556, ACCESS:Turn on 1st County Rd north of Lehigh
off Highway 3 (Directly East of Barn Dance); road ends 1.5 miles at entrance to
property MINERALS:Seller has no mineral rights on the place TAXES:\$121.15
TOPOGRAPHY:Rolling sand hills and ridges running eastward to Boggy Creek
IMPROVEMENTS:The property is fenced by an old barbed wire fence
FORAGE:High population of whitetail deer, turkey, squirrels, feral swine and all
native species of wildlife. Property has shooting lanes with Bermuda and some
clover. On the south end of the property is an area that once was used as an alfalfa
patch and was very productive while cultivated for this crop. There are over 100
native pecan trees on the property varying from young to mature ages
CAPACITY:The property has not been utilized for grazing for several years. It
would maintain, on limited basis, 20 head of beef cattle WATER:2 man-made ponds
and the NE 10 acres are cut off by Boggy Creek. Beaver dam area in bottom that
normally contains water. The larger pond was built in the 1940's and is extremely
deep since a deep draw was dammed up to build it. It has been

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