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

Lehigh 160 - Whitetail Heaven

\$00000000



Property Highlights

Acreeage: 160 Acres

Location: Coal County, OK

Closest Town: mcalesgtr

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.

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