

**Rare Private Lake with Spectacular
Sunrise Views**
405 S. Railway St
Lehigh, OK 74556

\$575,000
43± Acres
Coal County



MORE INFO ONLINE:

www.arrowheadlandcompany.com

Rare Private Lake with Spectacular Sunrise Views Lehigh, OK / Coal County

SUMMARY

Address

405 S. Railway St

City, State Zip

Lehigh, OK 74556

County

Coal County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.460458 / -96.222916

Acreage

43

Price

\$575,000

Property Website

<https://arrowheadlandcompany.com/property/rare-private-lake-with-spectacular-sunrise-views-coal-oklahoma/29690/>



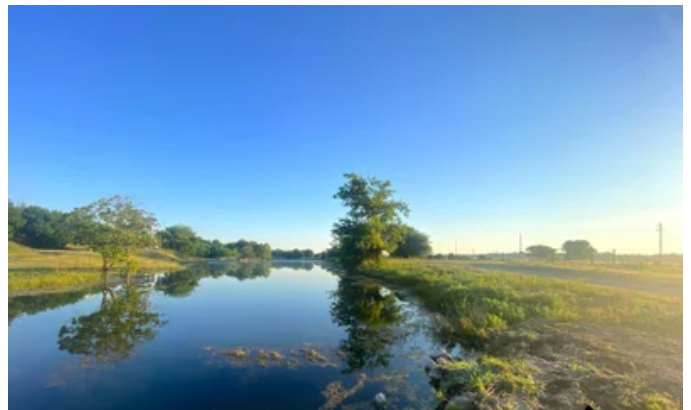
Rare Private Lake with Spectacular Sunrise Views Lehigh, OK / Coal County

PROPERTY DESCRIPTION

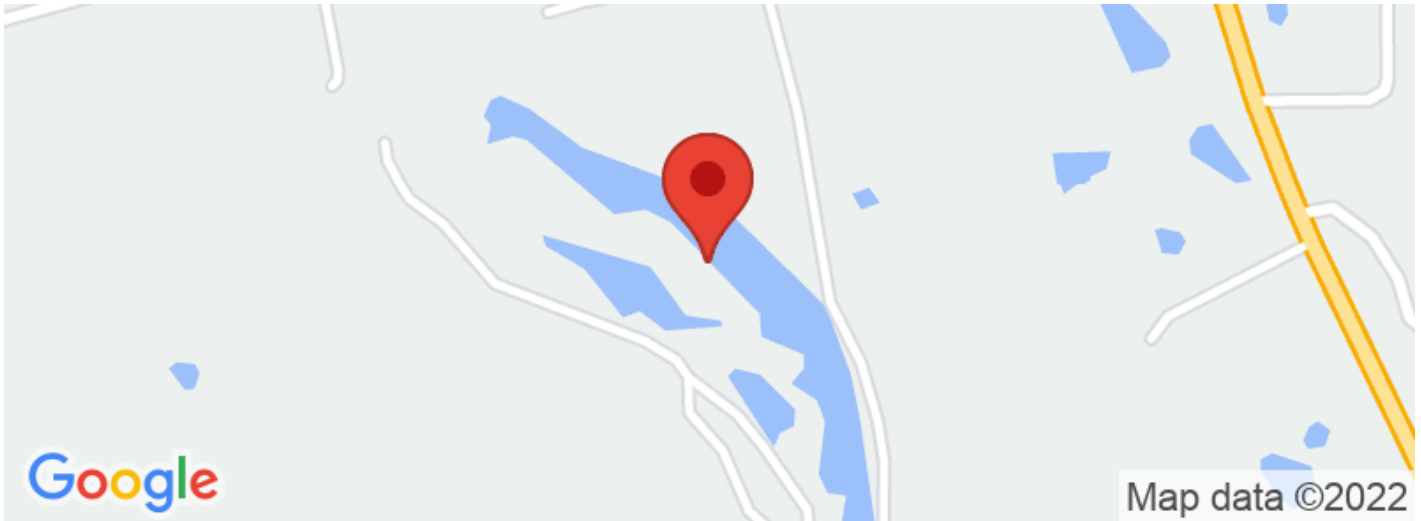
Price reduced! This Coal County 43+/- acre property is as rare as they come. Bending around the entire property lays out an 11 acre strip mine lake with a depth of approximately 95 feet. The lake is as clear as ever and allows you to see the fish coming in and out of the vegetation where it is more shallow towards the edges. As it dives deep quickly, you are even able to see fish as far as approximately 10 feet deep into the water. The clarity in the water is truly phenomenal and words can simply not do it justice. On top of the well managed lake, the fishing opportunities do not disappoint. Upon fishing it for ourselves, we caught more than 30 bass in a three hour outing... it was simply incredible! There are many kinds of fish other than bass though. Bluegill, crappie, perch, and catfish all live in the lake keeping you wondering what will be on the line when you toss out a worm and a bobber. In addition to the 11 acre lake, there are two large ponds that are more secluded which offer wonderful fishing potential as well. While we were touring the property in the morning, the deep bellows of bullfrogs echoed around the water of the large lake and secluded ponds. This property does not just stop at the outstanding fishing. Running throughout the property, there are also giant whitetails that have made a presence on the trail camera very regularly. The hunting opportunities that come from this tract are something that can be taken advantage of and come out to be very rewarding. We also saw lots of rabbits as we walked throughout the property, providing small game hunting opportunities as well. The quality of hunting and fishing from this property makes it so unique. Next to the lake sits a small cabin that could potentially be perfect for staying in while you are on a hunting and fishing trip. Having so much room and place to build, there is the opportunity to build something larger if you are needing more space, especially since the current owners have already gone through the trouble of getting electricity onto the property. The abundance of shale rock and water on the property could potentially provide for an income opportunity as well. Whether you are looking to invest in this property for yourself, friends, or family, it offers the opportunity for great enjoyment and lots of memories. No matter if you see yourself as a fisherman, hunter, or an all-around outdoorsman, this beautiful Coal County property gives you the freedom to enjoy God's creation in any way you may please. The potential reward, either from the land or the water, is truly something special. The property is located just one mile from Lehigh and 9.5+/- miles from Atoka allowing you to have access to any essentials you may need. If you have any questions or are interested in touring the property, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311)



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Lehigh, OK / Coal County



Locator Maps



Aerial Maps



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Lehigh, OK / Coal County

LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

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NOTES



NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, text, or other markings on the page.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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