Lewis Ranch 1,127 - ka

$2,141,300.00

Exceptional combination ranch with both excellent hunting, as well as productive grazing pastures. Ample water on this place, several good sized ponds plus a lake for the cattle and wildlife. 2 seasonal creeks throughout the land. The current owner is running 150 cow-calf pairs on the property. Crossed fenced into 8 pastures. Bermuda, rye, native, johnson and other grasses. Property hasn't been hunted for years, the area is known for the big bucks. The average annual precipitation ranges from about 39 to 42 inches in Coal county. Highway on one side, county road on the other 3 sides. Several ideal homesites to build your dream home. The town of Coalgate is just a 5-minute drive. The quiet country town has your essentials, grocery store, great schools, restaurants, hardware store and just about everything you need. Atoka is 15 miles away and has a Wal-mart. Drone video of property is coming soon! Priced to sell at $1,900 per acre. Call Kelly Albrecht 580-380-2066

Property Highlights

Price Per Acre: 1,900
Acreage: 1,127 mol Acres
Location: 4 miles West of Coalgate on Highway 31
Closest Town: Coalgate, OK
Access: Highway & County Road Access
Topography: Flat to slightly rolling
Improvements: Ponds, fencing
Capacity: Approximately 150 cow/calf pairs
Water: Water, water & more water!
Wildlife: Indigenous Wildlife
Development Potential: Yes

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