



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

Accredited Land Brokers

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501
918-426-6006 or Toll Free 844-ALB-LAND

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

Acreeage: 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

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2020 All Rights Reserved

Kelly Albrecht
Accredited Land Brokers
580-380-2066