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## World Class Ranches Team Brokered by EXP Realty

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

**Bar R Ranch 1127 - ka**

**\$3,099,250.00**



Impressive ranch house (built in 2005) has 3 Bedroom, 2 bath with Bosch kitchen appliances. 3 bedroom, 2 bath second home ideal for guests or a ranch hand. RV storage barn that has hookups for 2 RV's. Large garage with space for 4-wheelers & storage was added in 2011, 3 hay barns, 60' x 52' shop with 12 foot second story with bathroom, 40' x 50' equipment shed - Extra storage with two sea crate containers (covered), nice working pens with water and electricity, partially covered with enclosed barn with a hay loft bunk room with 3/4 bath (calving barn). Pastures are Bermuda, native with some Johnson & rye grass. 35 ponds and an 11 acre watershed lake stocked with trophy bass & crappie. Prime Hunting! Call Kelly Albrecht 580-380-2066

### Property Highlights

**Price Per Acre:** 2,750

**Acreage:** 1127

**Location:** 37263 County Road 1780 Coalgate, OK 74538

**Closest Town:** Coalgate, OK 74538

**Access:** County Road 1780

**Improvements:** 2 homes, barns, shop, garage

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda, Native, Johnson & Rye

**Capacity:** 200

**Water:** WATER: 35 ponds - 11 acre watershed lake

**Wildlife:** Trophy whitetail deer, Crappie & Catfish

**Utilities:** Rural Water & Electricity

**Development Potential** Yes

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**Kelly Albrecht**

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