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Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**Deer Haven 78-ka**

**\$195,625.00**



The property consists of 80% timber. Abundant whitetail deer, turkey, dove, squirrels, and other indigenous wildlife. Property is fenced. 2 ponds stocked with largemouth bass, green sunfish, bluegill sunfish, white crappie, warmouth. Currently running a few head of cattle. Quiet rural location for your dream home. County road on two sides. Property would make an ideal weekend retreat! Buyer has option to purchase 20 acres of mineral rights. 2 hours from Dallas or Oklahoma City. Minutes from Coalgate, OK. Bring your kids, grandkids, fishing and hunting gear and start making memories. Call Kelly Albrecht 580-380-2066

### Property Highlights

**Price Per Acre:** 2,500.00

**Acreage:** 78.25

**Location:** East of Coalgate  
off Highway 43.

**Closest Town:** Coalgate

**Access:** County Road N3850

**Taxes:** \$108.00

**Improvements:** 2 Ponds,  
fencing

**Water:** Stocked ponds

**Wildlife:** Abundant whitetail  
deer, turkey, dove.

**Utilities:** Electric & water

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**Kelly Albrecht**  
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