



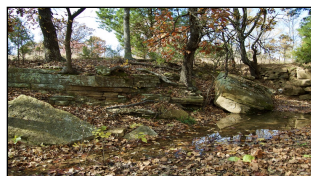
WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Country Quiet

\$89,100.00



This property is a must see if you are ready to move to the country, or own some land! The terrain varies from flat to gently rolling with areas that have a lot of elevation change. They provide a fun place to ride a 4-wheeler or horse. Property is around 30% trees and 70% open. The scenery from both the upper corners is stunning! The views and sunsets would never get old. This would be the ideal spot for your dream home. Coal county is known for its abundant whitetail deer, you'll also see hogs, bobcats, dove, turkey, squirrels, quail, and many other varieties of wildlife. You must see this property to appreciate its diverse beauty. Well maintain county roads on two sides. There is a spring and a seasonal creek that runs through the property. The perimeter of property is fenced to hold a few cows or horses. Several large Oak and Sycamore tree throughout. Coalgate is a short 15-minute drive. Coalgate has a nice grocery store, restaurants, school, library, banks, and a hardware store and several other business. Just over 2 hours north of Dallas. 2 hours to Oklahoma City. This property won't last long! \$89,100 Call Kelly Albrecht today to view this property. 580-380-2066

Property Highlights

Price Per Acre: 2,970

Acreage: 30

Location: E1775 Rd N3760
Rd Coalgate, OK 74538

Closest Town: Coalgate, OK
74538

Access: County Road

Taxes: \$20.00 per year

Improvements: Fenced

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