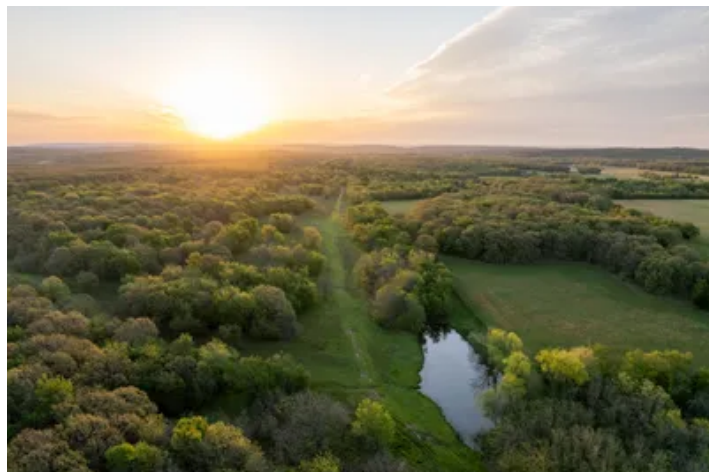


The Legacy Ranch
HWY 43
Coalgate, OK 74538

\$3,570,000
952± Acres
Coal County



The Legacy Ranch
Coalgate, OK / Coal County

SUMMARY

Address

HWY 43

City, State Zip

Coalgate, OK 74538

County

Coal County

Type

Farms, Hunting Land, Ranches, Recreational Land, Single Family, Residential Property, Timberland

Latitude / Longitude

34.54243 / -96.140258

Dwelling Square Feet

1298

Bedrooms / Bathrooms

3 / 1

Acreage

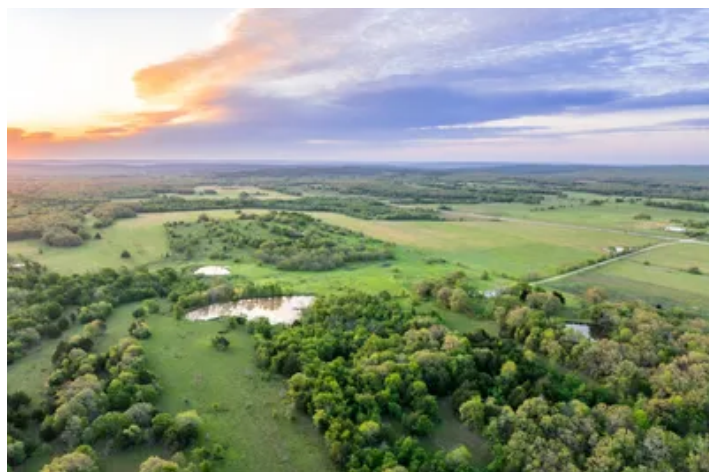
952

Price

\$3,570,000

Property Website

<https://arrowheadlandcompany.com/property/the-legacy-ranch-coal-oklahoma/79967/>

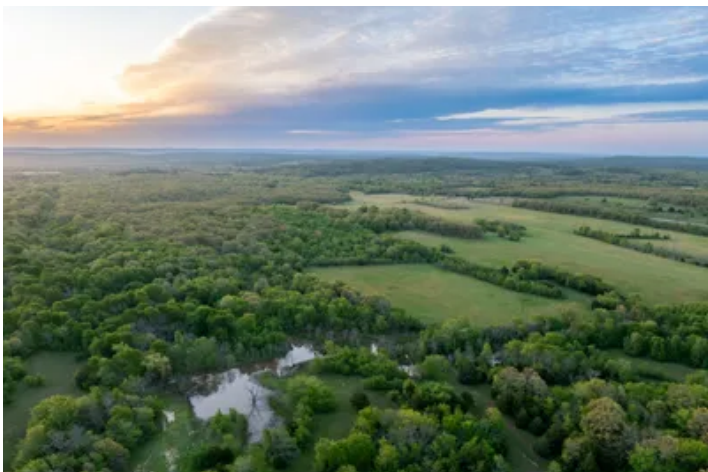


The Legacy Ranch Coalgate, OK / Coal County

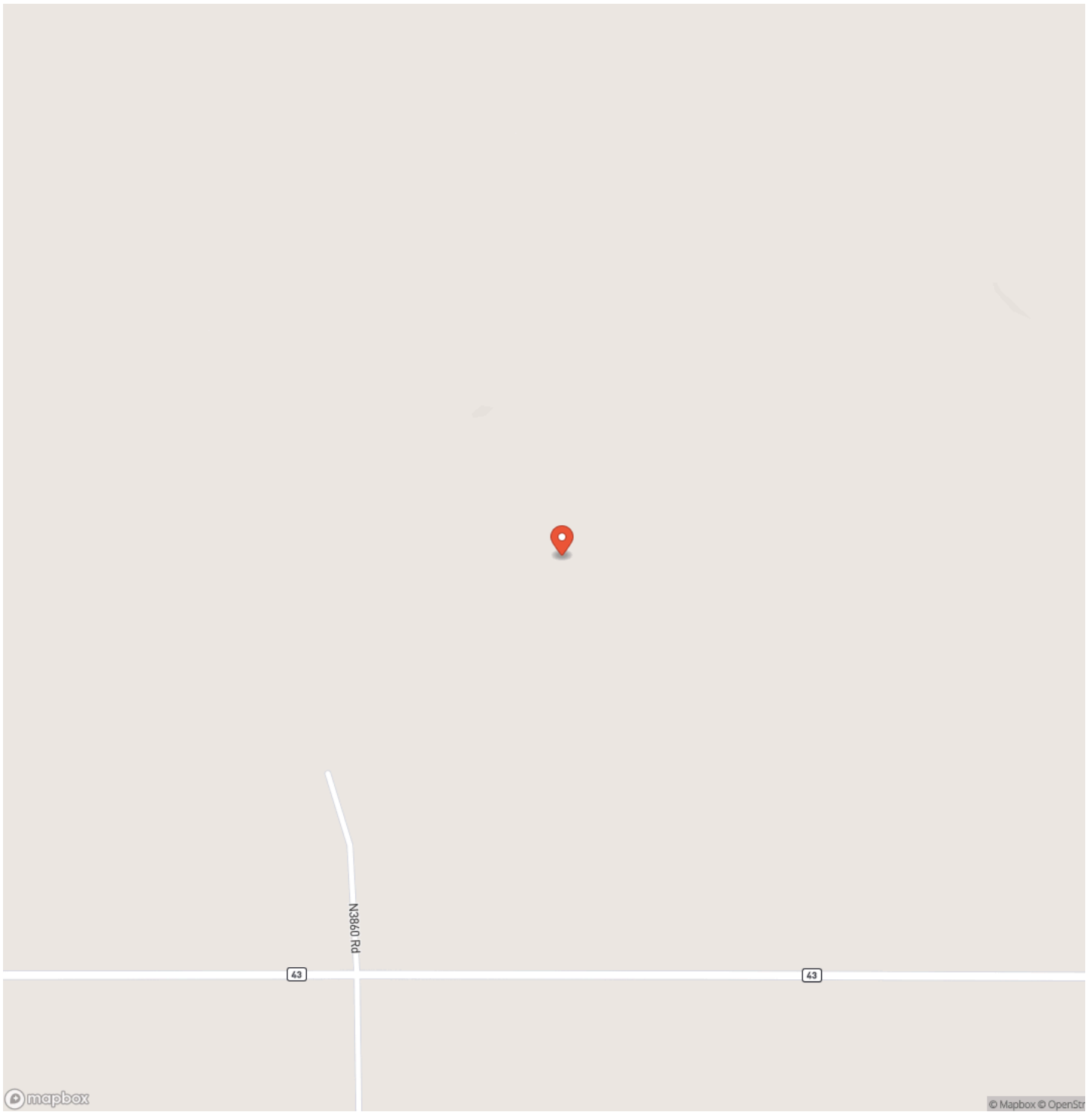
PROPERTY DESCRIPTION

Welcome to The Legacy Ranch, a truly exceptional 952 +/- acre property located in Coal County, Oklahoma! This highly managed property is a rare find, offering the perfect balance of recreation, ranching, and untapped potential. From its unbelievable views to its diverse, well managed landscape, The Legacy Ranch provides you with the opportunity of a lifetime. Over the years, this property has been meticulously cared for with proven land management strategies, including prescribed burns, that has shown to work phenomenally! Whether you're envisioning a top-tier hunting ranch, a working cattle operation, or a private getaway, The Legacy Ranch is your blank canvas! Topography is one of the most striking features on the property. The rolling hills give way to timber draws, timbered creek bottoms, and hidden water features, providing exceptional wildlife habitat. Several strategically located food plot sites are already in place, ready to be cultivated for corn, beans, or late-season greens to draw and hold big game. The clean and established trail system, along with a dozed perimeter boundary, makes access throughout the ranch effortless. Fully fenced and cross-fenced, The Legacy Ranch is built for grazing and hay production, with water available in every pasture. The land offers ample grazing opportunities and supports hay operations for those looking to generate income or support a growing herd. With rich soils and open areas, the agricultural potential is equally impressive. A long gravel drive leads to an older home that sits atop a hill, offering stunning views of the surrounding landscape. Whether you choose to renovate the existing home or build your dream lodge, this prime hilltop setting is ideal for a family getaway or weekend hunting headquarters. Properties of this size, quality, and diversity are almost never available in this part of Oklahoma. The Legacy Ranch is the ultimate combination property—offering recreation, ranching, hunting, and endless potential. Whether you're looking to escape, invest, or create a generational property, this ranch checks every box. Don't miss your chance to own a one-of-a-kind ranch that truly has it all! The property is just 4.5 +/- miles from Coalgate, 38 +/- miles from Ada, 51 +/- miles from Durant, 125 +/- miles from Oklahoma City and Tulsa, and 145 +/- miles from Dallas, Texas. All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065).

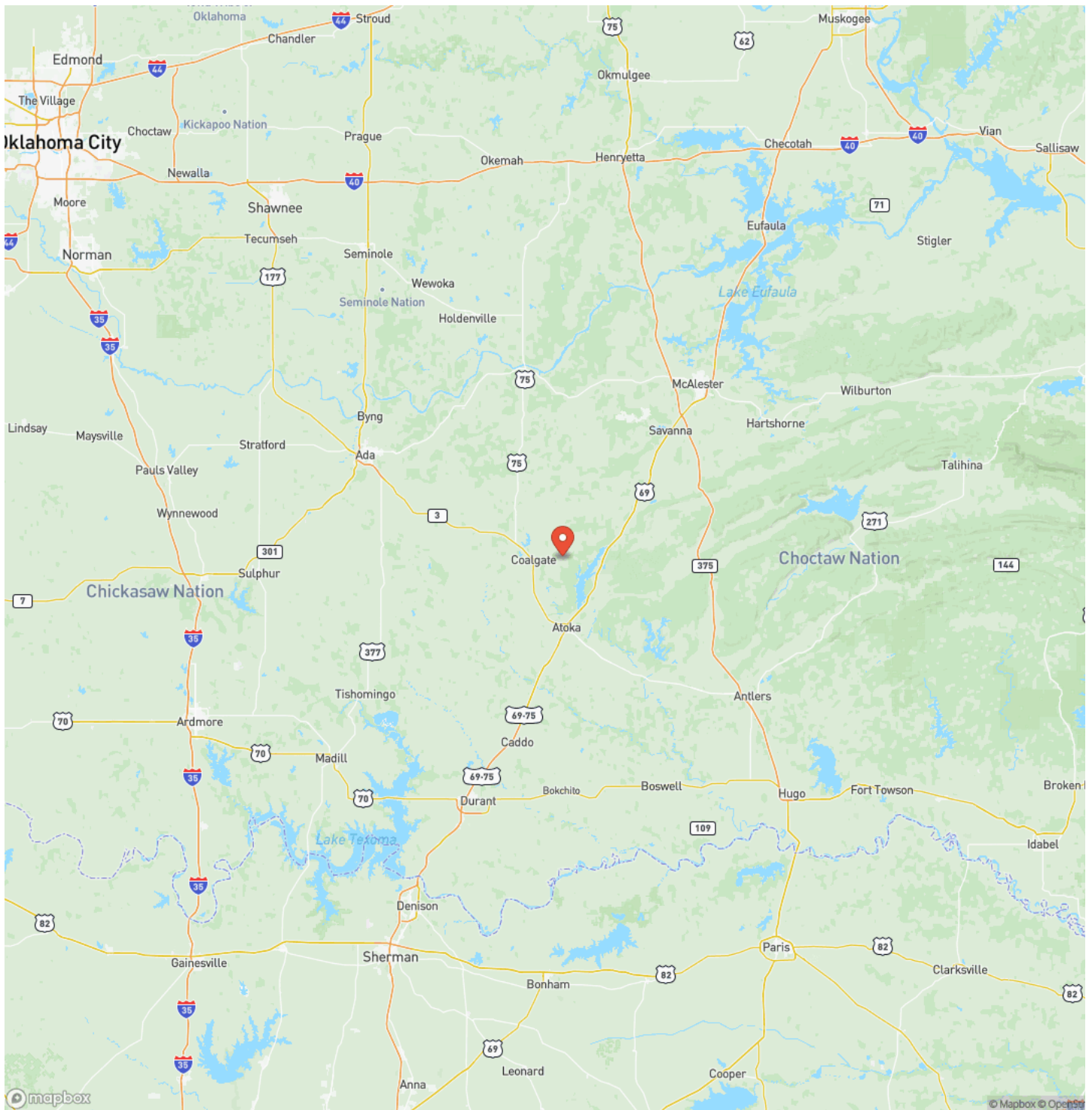
The Legacy Ranch
Coalgate, OK / Coal County



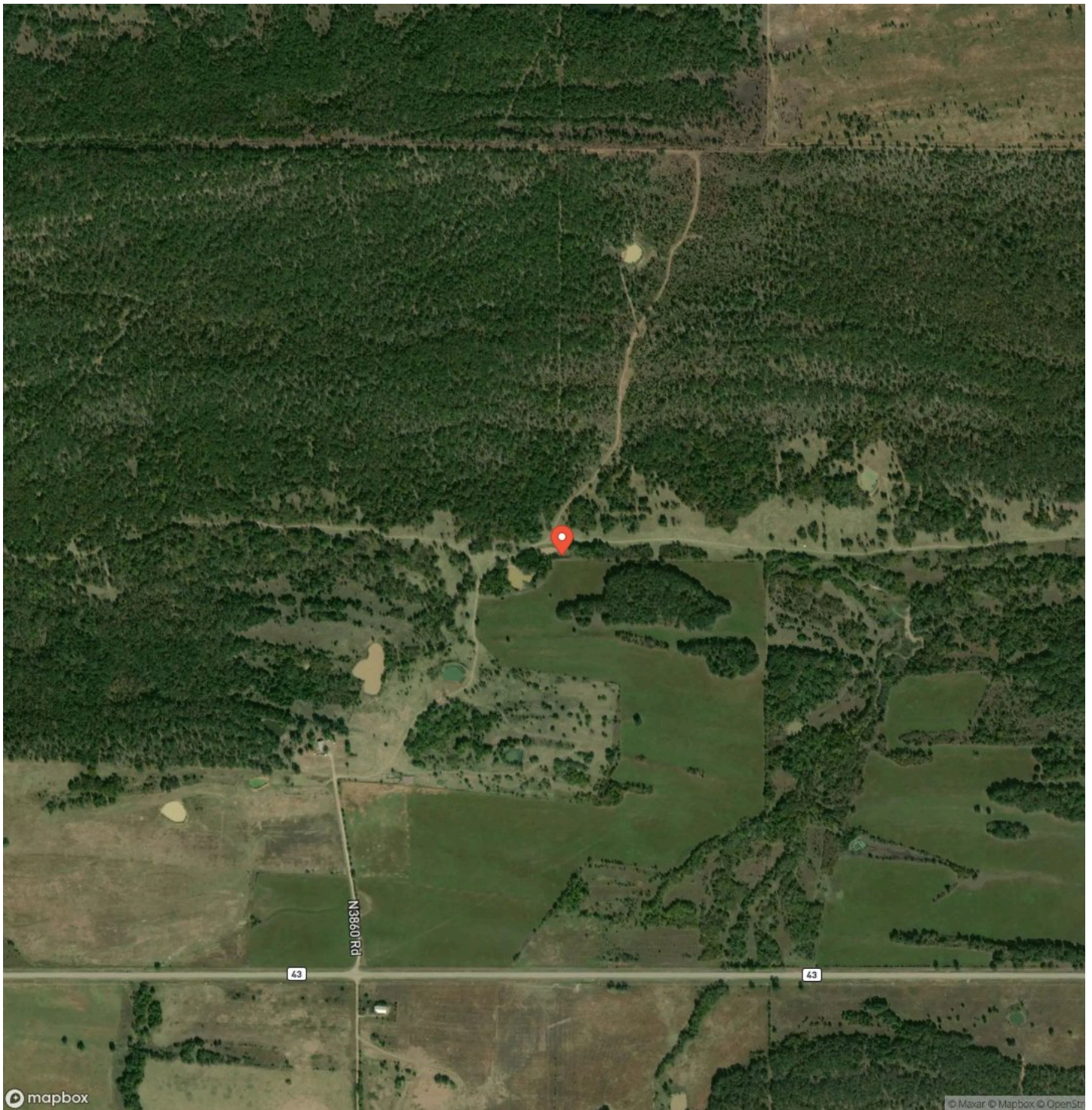
Locator Map



Locator Map



Satellite Map



**The Legacy Ranch
Coalgate, OK / Coal County**

LISTING REPRESENTATIVE
For more information contact:



Representative
Steele Schwonke

Mobile
(918) 424-6065

Email
steele.schwonke@arrowheadlandcompany.com

Address
City / State / Zip

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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Sapulpa, OK 74066
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