Tract 2 The Legacy Ranch HWY 43 Coalgate, OK 74538

\$2,970,000 792± Acres Coal County







Tract 2 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, Timberland

Latitude / Longitude

34.542409 / -96.140237

Acreage

792

Price

\$2,970,000

Property Website

https://arrowheadlandcompany.com/property/tract-2-the-legacy-ranch-coal-oklahoma/83191/









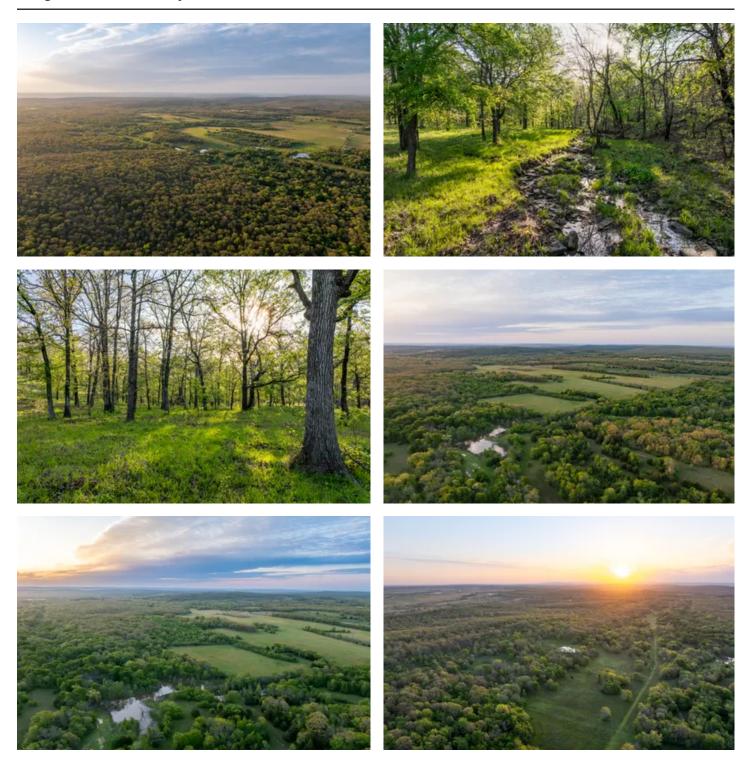
Tract 2 The Legacy Ranch Coalgate, OK / Coal County

PROPERTY DESCRIPTION

Welcome to Tract 2 of The Legacy Ranch, a truly exceptional 792 ± 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 breathtaking 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 using proven land management strategies—including prescribed burns—which have delivered phenomenal results. 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 of the property. The rolling hills give way to timber draws, timbered creek bottoms, and hidden water features, all providing exceptional wildlife habitat. Several strategically located food plot sites are already in place, ready to be cultivated with corn, beans, or late-season greens to draw and hold big game. A clean and established trail system, along with a dozed perimeter boundary, makes access throughout the ranch effortless. Fully fenced and cross-fenced, the property 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. Properties of this size, quality, and diversity are rarely available in this part of Oklahoma. This 792 ± acre 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 property that truly has it all! Conveniently located 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.

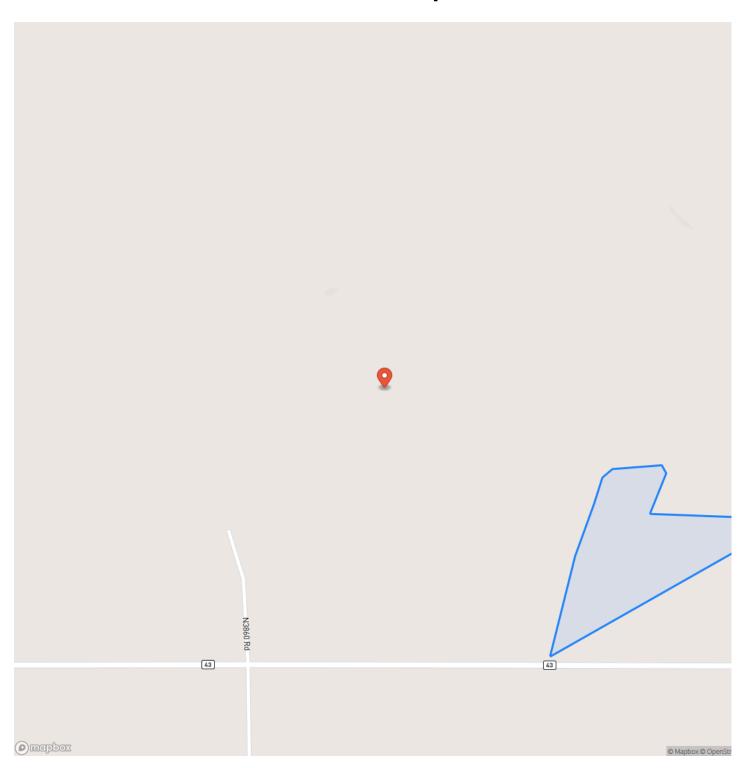


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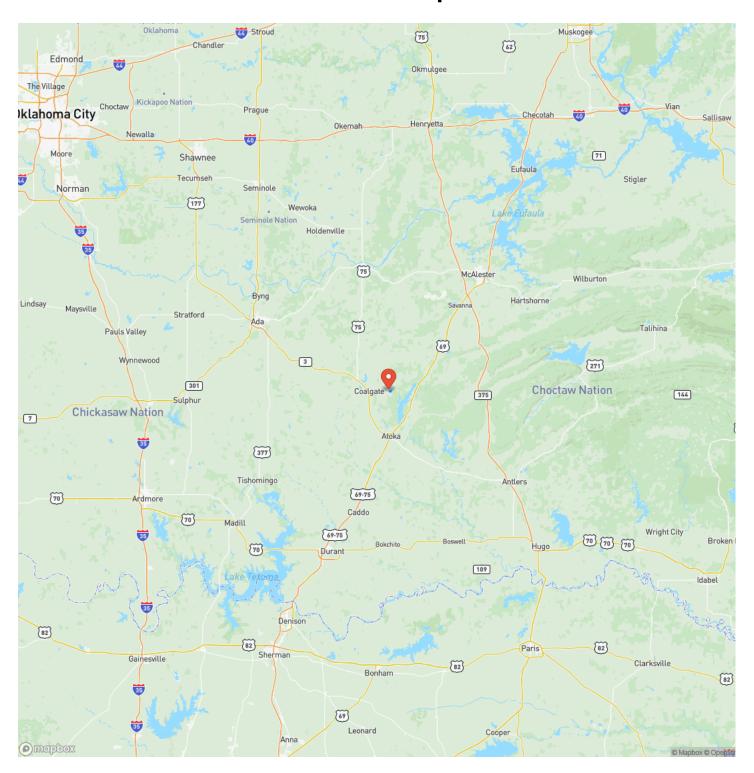


Locator Map





Locator Map





Satellite Map





Tract 2 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

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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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