

**Eden Road Farm**  
TBD Eden Road  
Coalgate, OK 74538

**\$366,000**  
120± Acres  
Coal County



**Eden Road Farm**  
**Coalgate, OK / Coal County**

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**SUMMARY**

**Address**

TBD Eden Road

**City, State Zip**

Coalgate, OK 74538

**County**

Coal County

**Type**

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land, Timberland

**Latitude / Longitude**

34.75548 / -96.11399

**Acreage**

120

**Price**

\$366,000

**Property Website**

<https://arrowheadlandcompany.com/property/eden-road-farm-coal-oklahoma/59487/>



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**PROPERTY DESCRIPTION**

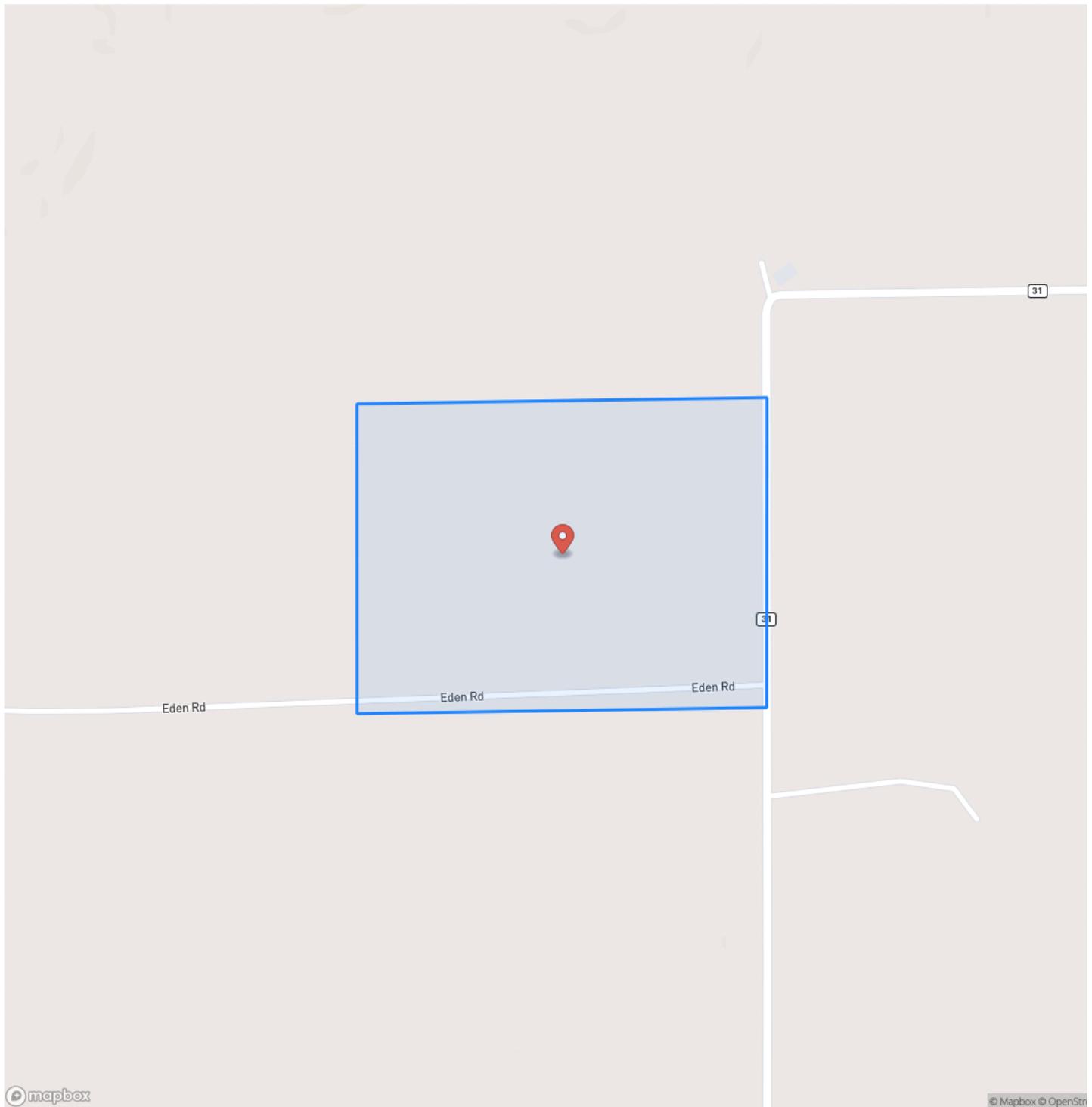
Welcome to Eden Road Farm! This is a great opportunity for you to own an awesome recreational property with tons of potential. With approximately a 50/50 split of timber and open ground, you can enjoy the best of both worlds. The pasture on the east side of the property could be used for grazing cattle or hay production, allowing you to generate income from your land. The timber on the west side of the farm provides excellent habitat for wildlife, and with multiple potential food plot locations, you could turn this place into the hunting farm of your dreams. The three ponds provide plenty of water for wildlife or livestock and offer opportunities for afternoon fishing trips. Road frontage on the east and south property lines allows easy access through the property's gates, and with electricity and water available, this could be a great site for building a nice home on acreage. Eden Road Farm is located just 20+/- minutes from Coalgate, an hour from Ada, and approximately 2 hours from both Tulsa and OKC. All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707).



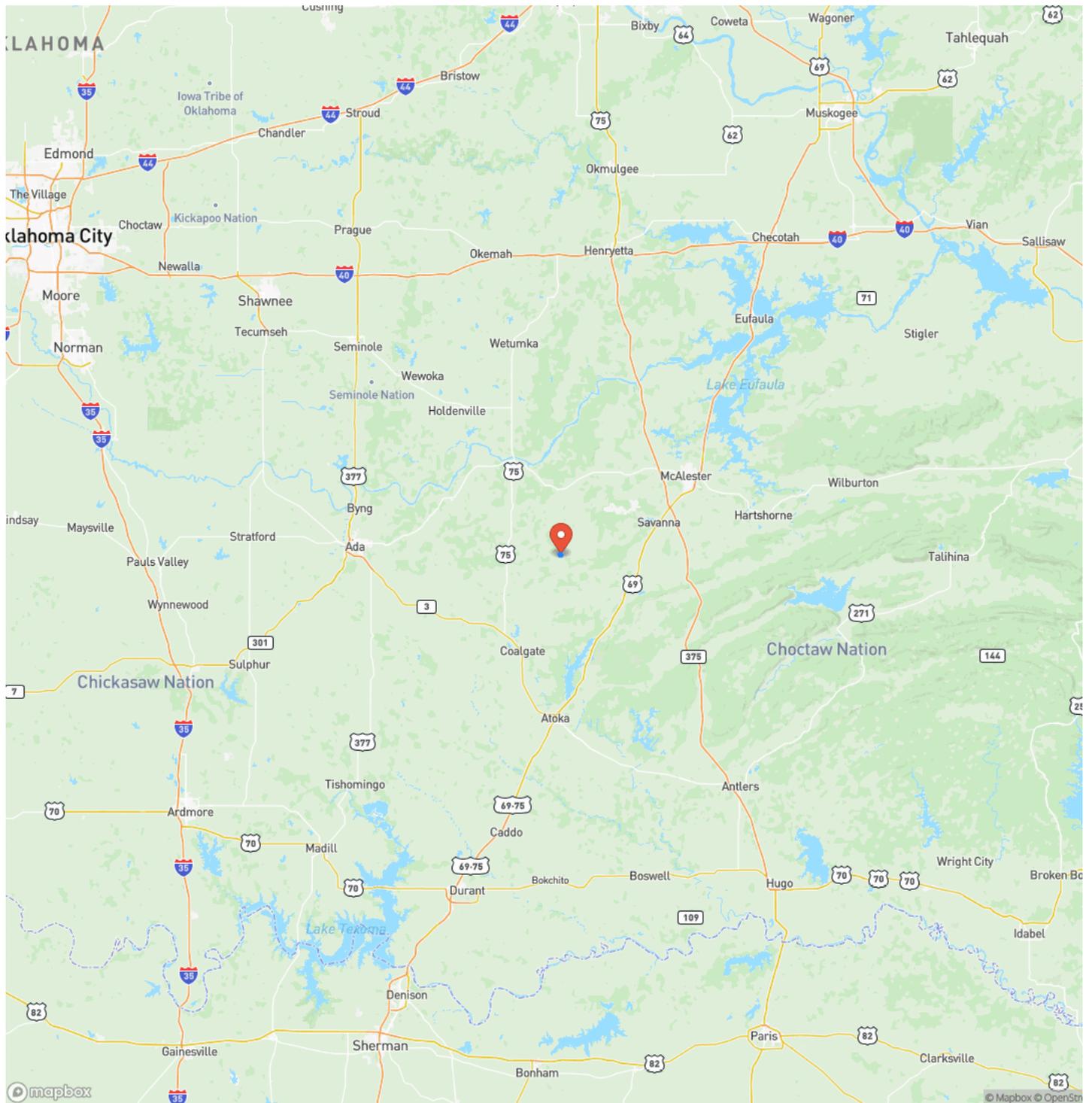
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## Locator Map



# Locator Map



## Satellite Map







## **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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