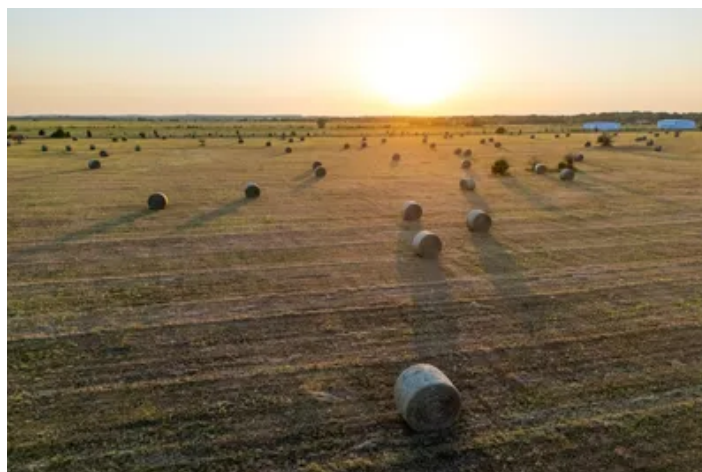


Coalgate Hay Farm
00 E1710 Rd
Coalgate, OK 74538

\$299,200
54.4± Acres
Coal County



Coalgate Hay Farm
Coalgate, OK / Coal County

SUMMARY

Address

00 E1710 Rd null

City, State Zip

Coalgate, OK 74538

County

Coal County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

34.53065 / -96.2302

Acreage

54.4

Price

\$299,200

Property Website

<https://arrowheadlandcompany.com/property/coalgate-hay-farm/coal/oklahoma/113278/>



PROPERTY DESCRIPTION

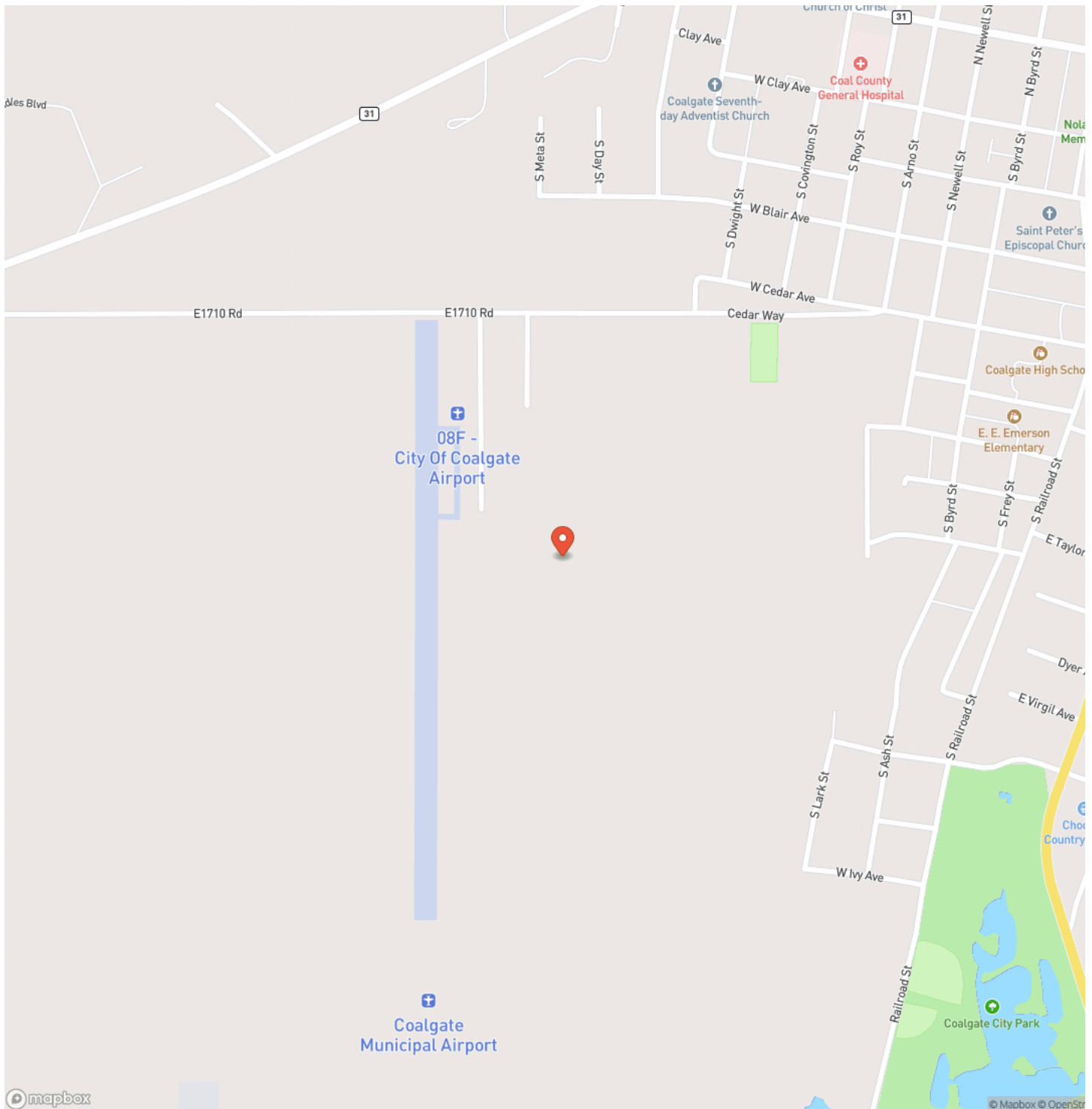
Welcome to this incredible 55+/- acre property in Coal County, Oklahoma that offers endless possibilities! The front portion of the property lies within the city limits, while the remaining acreage is outside the city limits, providing both convenience and flexibility for a variety of future uses. The property consists of productive pasture that recently yielded 191 +/- round bales of hay, demonstrating its strong agricultural value. With the potential for accessing rural water and electricity from the main road, it makes this property well suited for a future homesite, barn, shop, or other improvements. With ample open ground and multiple potential build sites, this property is ready to accommodate your vision. In addition to its productive pasture, the property offers partial access to a pond situated along the property line, providing a reliable water source for livestock while adding to the property's overall appeal and recreational value. An existing oil pad is located on the property, with an established easement providing access. The remainder of the acreage remains highly usable for grazing livestock, continued hay production, or simply enjoying the peaceful rural setting. The property is located 5+/- minutes from the town of Coalgate, 20+/- minutes from Atoka, and around 2 hours and 15+/- minutes from both Tulsa and Dallas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Rhett Acker at [\(580\) 258-0316](tel:5802580316).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

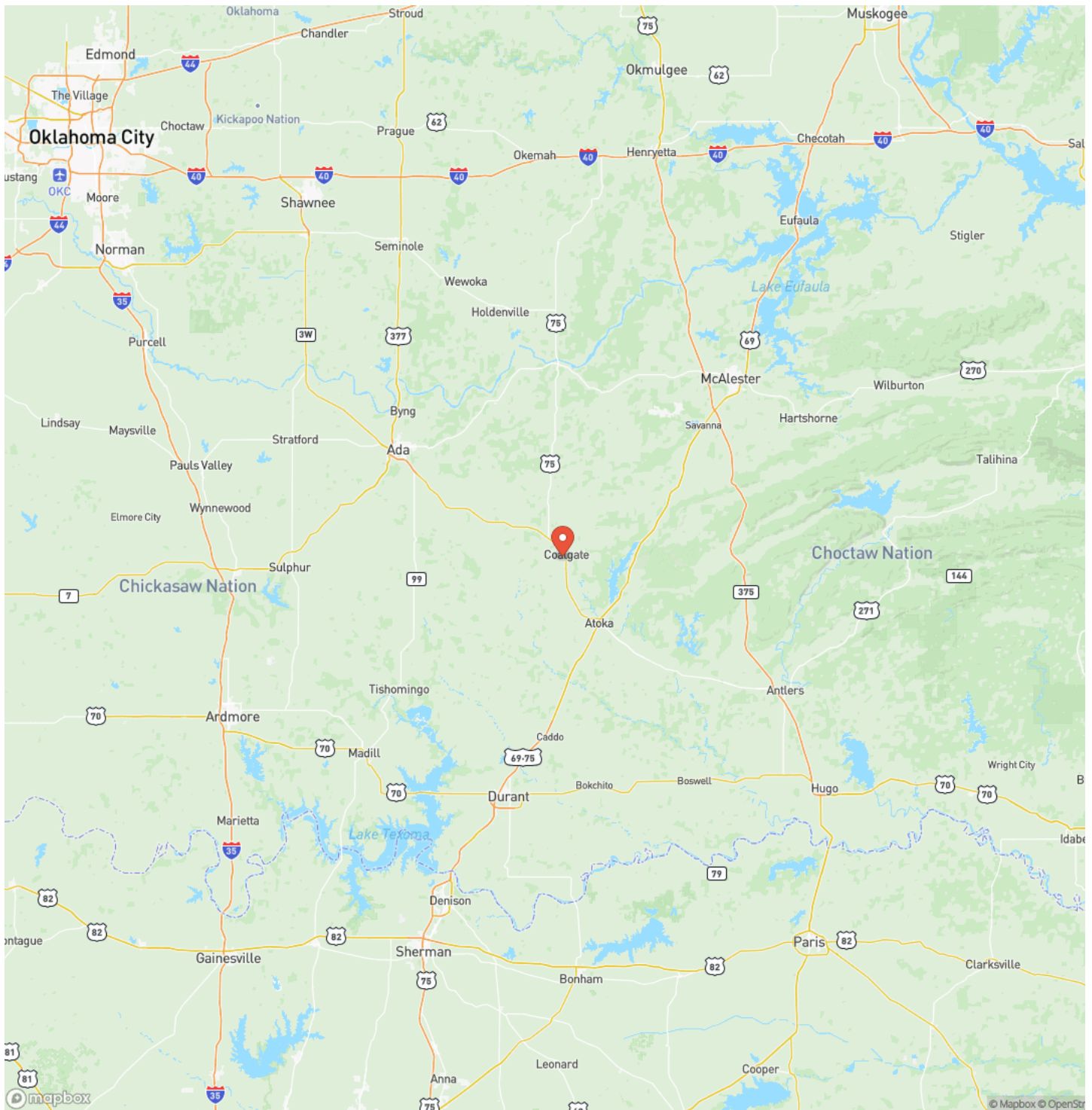
Coalgate Hay Farm
Coalgate, OK / Coal County



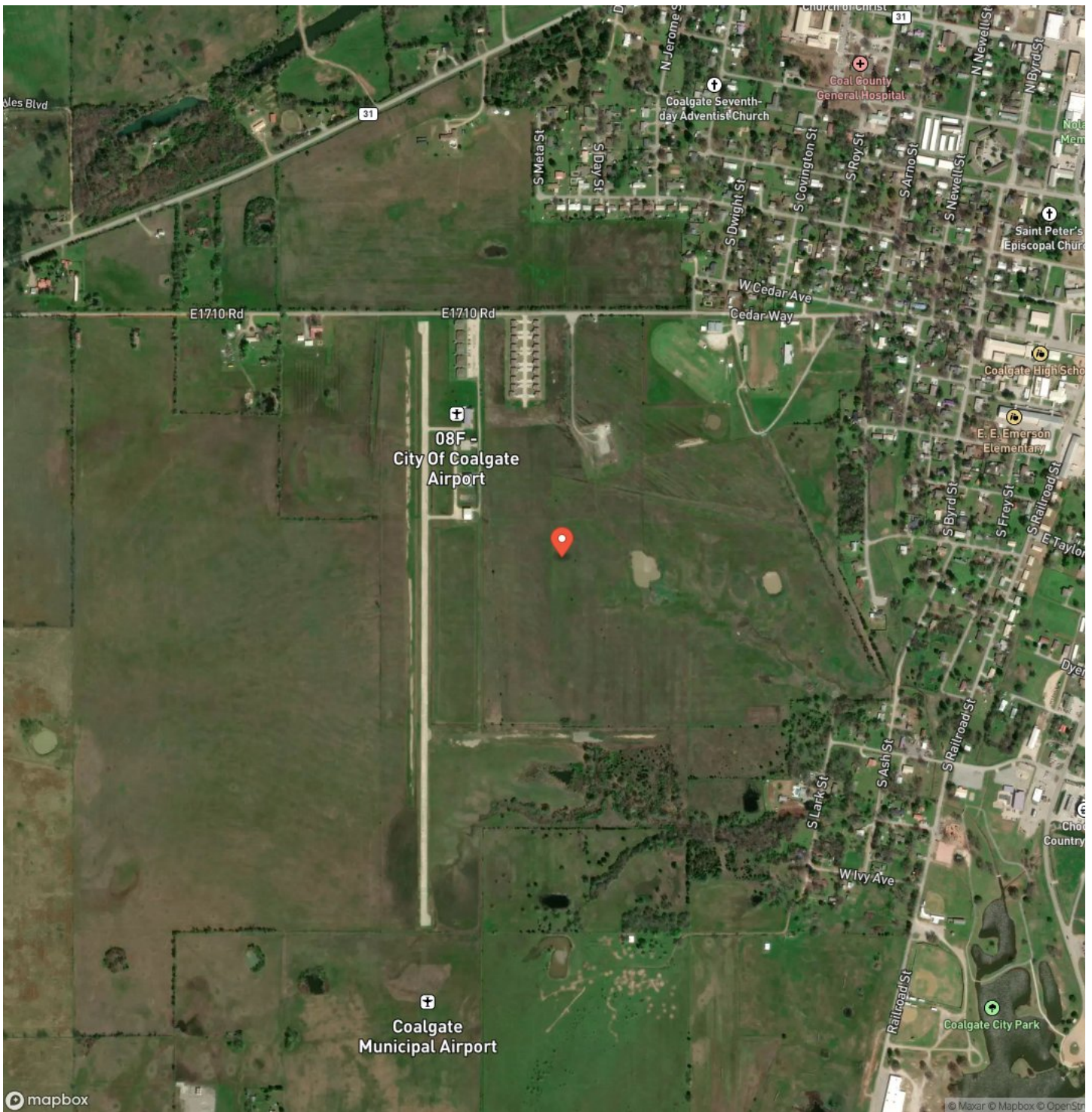
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Rhett Acker

Mobile

(580) 258-0316

Email

rhett.acker@arrowheadlandcompany.com

Address

City / State / Zip

Mcalester, OK 74501

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://arrowheadlandcompany.com/>

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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