

Coates Estate Auction

June 27, 2020

10:27 AM

36147 EW 1200 Seminole, OK

Selling: 480 acres +/- in 2 Tracts

Tract 1: 240 acres +/- with Custom Home

Tract 2: 240 acres +/-

This property is a showstopper! Beautiful Luxury Horse/Cattle Ranch located in Seminole. 480 acres will be sold in two 240 acre tracts and option to purchase all 480 acres.

Tract 1 features 240 acres of cattle and horse grazing land with a gorgeous custom built home nestled on a hill top. Winding up the quarter mile long driveway the two story home opens with galvalum roof and a gorgeous wrap around porch, perfect to take in those beautiful Oklahoma sunsets. You'll find luxury meeting old southern charm that is hard to beat, especially given this home's easy access to Oklahoma's largest city's and only 3 hours from Dallas TX.

Built in 2000, this 8000 sq ft custom home has 7 bedrooms, 4 bathrooms, 2 dedicated living spaces, 2 dining spaces, 2 staircases, a pool, upstairs star gazer deck, and a screened in patio. Entering the home, you will notice the high beam ceilings. These are unique as they were constructed from Oak Wood that was restored from the original 100 year old Methodist Church in Seminole. The main living space contains a Blonde Quarry Stone fireplace, two beautiful built-in bookshelves and large windows bringing in natural light. Beautiful Oak wood & tile floors, a cat walk, and a balcony are a must see. The kitchen is gorgeous with high ceilings, stainless steel appliances, a double oven, a large island, solid oak custom cabinets, large walk-in pantry and ample counter space. The master bedroom is fabulous! Measuring at 1000 sq feet it is beautiful! Vaulted ceilings with Douglas fir beams, a large floor to ceiling fireplace of Blonde Quarry Stone and a gorgeous wall of windows and French doors letting in the natural light and stunning views. French doors open to the pool and patio area. The master bath features a double vanity, jacuzzi tub, walk in shower and large walk in closet. The master closet also doubles as a concrete safe room, a must in Oklahoma! Wonderful laundry with utility sink and plenty of storage is a dream come true. On the second floor the star gazer deck off of the west guest bedroom is another great place to see those gorgeous sunsets! Each additional bedroom throughout the home are spacious with great closet space.

The exterior of the house features Blonde Quarry Stone that was brought in from New Braunfels, Tx. The Standing Seam metal roof has a lightening rod system and hurricane clips. The gorgeous yard is surrounded with split rail fencing from West Virginia. The back yard is an entertainers dream with the large heated swimming pool, diving board and accent water features. There is a pool house on site and the entire space is filled with landscaped gardens complete with sprinkler system.

Also on the property is a 7 stall horse barn with a hay loft and tack room. The interior of the barn contains restored wood from the Bluebell Factory in Seminole. Also, a large shop with overhead doors, which can accommodate a large rv. Not to forget several ponds, cattle working pens, and loading shed.

Tract 2 features 240 acres of hunting ground that is a sportsman's paradise. The recreation options are endless with this property. Deer abound on the property; as well as turkeys, ducks, geese and other wildlife. The seclusion of this property tucked away from the big city, makes it a dream get away for the avid sportsman, bird watcher or nature enthusiast.

Dispersed throughout the entire property there are 5 spring fed ponds full of all kinds of fish. This is a great ranch for hunting and fishing.

Each of these tracts have much to offer. Whether you are looking for country living and all that has to offer on the ranch in tract 1, or you seek recreation and new adventures that will come with tract 2, don't let this opportunity pass you by.

For more details visit our websites: www.advancedauctionsolutions.com

www.clearchoicerealtyandauction.com

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