

# “0.12-ACRE LOT LOCATED IN PARK HILL, OKLAHOMA”



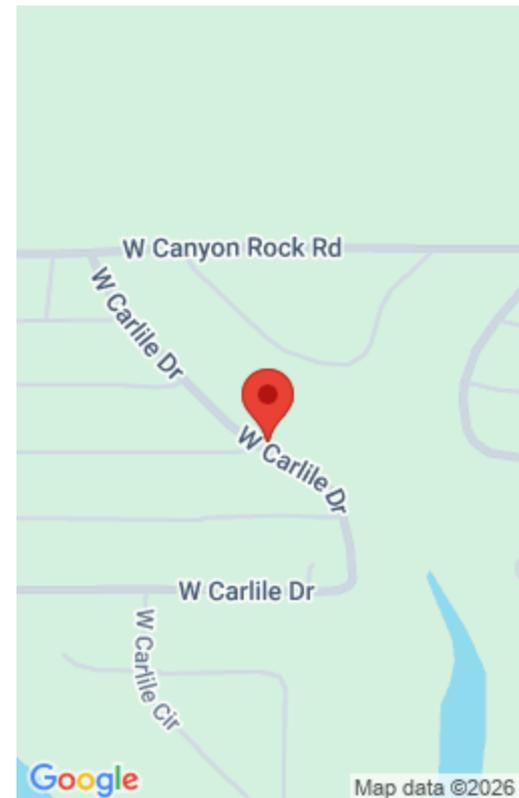
\$13,050

• Available

**0.12 ACRES, W CARLIE DR, PARK HILL, OK  
74451 APN: 8290-00-00A-219-0-000-00**

<https://bubsland.com>

Owner Financing Available - 0.12-Acre Lot Just Minutes from Tenkiller Ferry Lake Enjoy easy access to lake life with this 0.12-acre lot located just a short 12-minute walk from the shores of Tenkiller Ferry Lake. Whether you love fishing, boating, or spending relaxed afternoons by the water, this property puts outdoor recreation right within reach....



## Property Details



**Call us now**

Phone: 573-400-3020

Email: [Sales@Bubsland.com](mailto:Sales@Bubsland.com)

**Cash Price:** 11587

**Term Option 2:** \$350 down, \$350 for 38 months, for a total price of \$13,650

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 35.6514, -95.0322

**Southwest Corner:** 35.6512, -95.0323

**Legal Description:** Lot No. 219, Block A, Lake Tenkiller Harbor

**Terrain:** Uneven

**Power:** Provided by Lake Region Electric Cooperative (918) 772-2526

**Water Fees Per Year:** \$0

**Zoning:** Vacant - Single Family Residential

**Mobile Home Living:** Allowed

**POA:** Lake Tenkiller Harbor Property Owners Association

**Taxes Per Year:** \$8.00

**County Contact Information:** Call Cherokee County Clerk at: (918) 456-0691

**Term Option 1:** \$250 down, \$250 for 57 months, for a total price of \$14,500

**Term Option 3:** \$450 down, \$450 for 28 months, for a total price of \$13,050

**GPS Coordinates (center) at the road:** 35.6512, -95.0323

**Northeast Corner:** 35.6514, -95.0320

**Southeast Corner:** 35.6511, -95.0322

**Elevation:** 680'

**Access:** Gravel Road

**Water:** Provided by USW Water/Sewer (832) 756-2143

**Sewer:** Provided by USW Water/Sewer (832) 756-2143

**RV Living:** Allowed

**Manufactured Homes:** Allowed

**POA Fees Per Year:** \$101.92

**Road Fee:** \$10.00

**Conveyance:** Warranty Deed

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## Basics

**CASH DISCOUNT PRICE:** 11587

**Acres:** 0.12

**County:** Cherokee

**Status:** Available

**Parcel ID:** 8290-00-00A-219-0-000-00

**Approx Dimensions:** 55' x 99' x 51' x 102'

**State:** Oklahoma



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