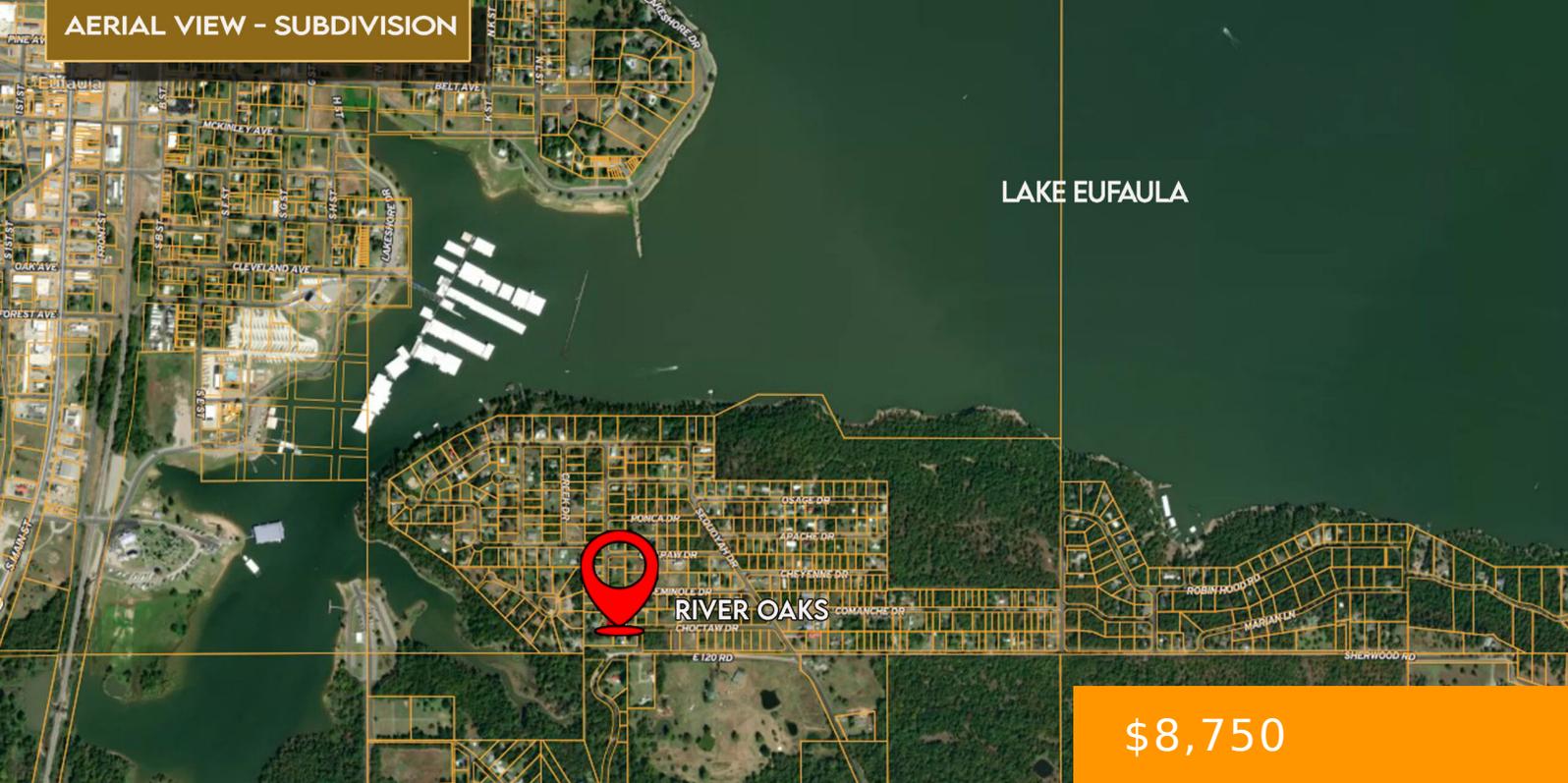


AERIAL VIEW - SUBDIVISION



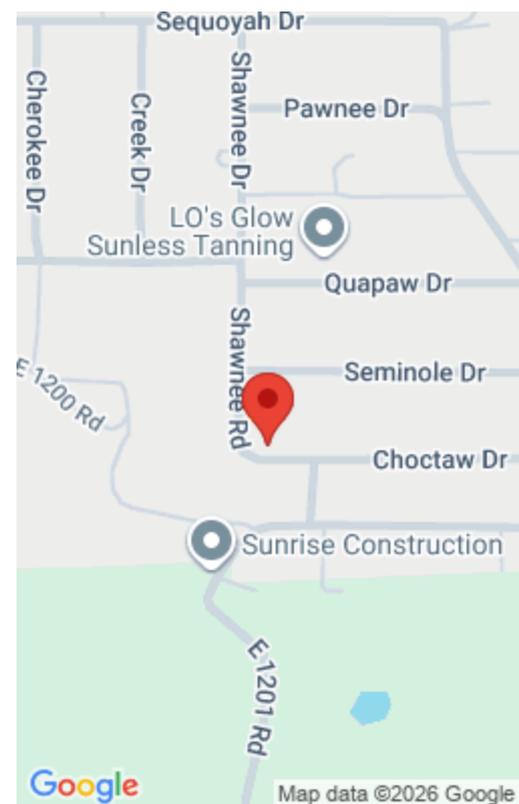
\$8,750

• Available

0.24 ACRES, SHAWNEE RD, EUFAULA, OK - APN 1250-00-001-252-0-000-00

<https://bubsland.com>

*** Owner Financing Available - No Credit Check, Everyone Qualifies! *** Just minutes from Nichols Point Boat Ramp—famous for fishing tournaments and wakeboard competitions—and directly across from Xtreme RV Resort & Marina Boat Ramp, this 0.24-acre lot offers the perfect mix of outdoor adventure and small-town convenience. You'll also be just a quick 9-minute drive...



Property Details



Call us now

Phone: 573-400-3020

Email: Sales@Bubsland.com

Cash Price: 7999

Term Option 2: \$250 down, \$250 for 36 months, for a total price of \$9,250

Google Map Link: [Driving Directions](#)

Northwest Corner: 35.2762, -95.5687

Southwest Corner: 35.276, -95.5687

Legal Description: LOT 252 BLK 1 RIVER OAKS 399/67 448/252

Terrain: Flat

Power: Provided by Canadian Valley Electric Cooperative (405) 382-3680

Water Fees Per Year: \$0

Zoning: Residential

Mobile Home Living: Not Allowed

Tiny Homes: Minimum of 600 sq ft

POA Fees Per Year: \$0

Road Fee: \$0

Conveyance: Warranty Deed

Term Option 1: \$200 down, \$200 for 47 months, for a total price of \$9,600

Term Option 3: \$350 down, \$350 for 24 months, for a total price of \$8,750

GPS Coordinates (center) at the road: 35.276, -95.5685

Northeast Corner: 35.2762, -95.5683

Southeast Corner: 35.276, -95.5683

Elevation: 620'

Access: Paved Road

Water: Provided by Eufaula Water Dept. (918) 689-2534

Sewer: A Septic Tank is Required

RV Living: Not Allowed

Manufactured Homes: Not Allowed

POA: \$0

Taxes Per Year: \$18

County Contact Information: Call City of Eufaula Planning & Zoning Department (918) 689-2534

Basics

CASH DISCOUNT PRICE: 7999

Acres: 0.24

County: McIntosh

Status: Available

Parcel ID: 1250-00-001-252-0-000-00

Approx Dimensions: 129' x 79' x 129' x 79'

State: Oklahoma



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