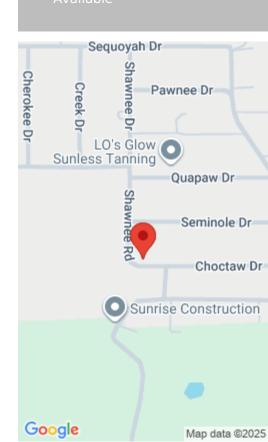


0.24 ACRES, SHAWNEE RD, EUFAULA, OK - APN 1250-00-001-252-0-000-00

https://bubsland.com

Just minutes from Nichols Point Boat Ramp—famous for fishing tournaments and wakeboard competitions—and directly across from the 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 from downtown Eufaula, where you can enjoy dining, shopping, and...



Property Details



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: Power available at the road: Canadian Valley Electric (918) 689-3232

Water Fees Per Year: \$0

Zoning: Residential

Mobile Home Living: Allowed

POA: \$0

Taxes Per Year: \$18

County Contact Information: McIntosh

County Clerk (918) 689-2741

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: Water available at the road: Eufaula

Water Dept. (918) 689-2534

Sewer: Septic Tank is Required

RV Living: Not Allowed

Manufactured Homes: Allowed

POA Fees Per Year: \$0

Road Fee: \$0

Conveyance: Warranty Deed

Basics

CASH DISCOUNT PRICE: 7999 **Parcel ID:** 1250-00-001-252-0-000-00

Acres: 0.24 **Approx Dimensions:** 129' x 79' x 129' x 79'

County: McIntosh State: Oklahoma

Status: Available

