

SCENIC PROPERTY CLOSE  
TO NEOSHO RIVER

NEOSHO RIVER



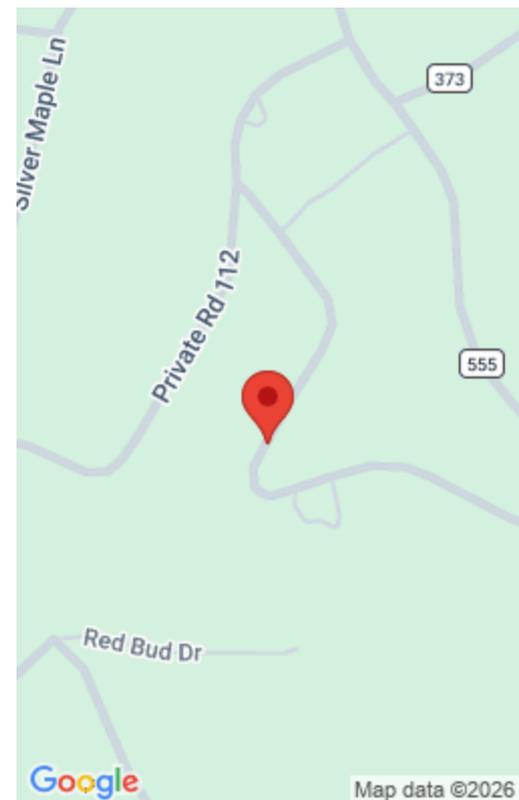
\$13,050

• Available

**0.52 ACRES, PEPPER RIDGE DR, EUCHA, OK  
74342 APN: 23N23E-18-0-00616-000-0142**

<https://bubsland.com>

\*\*\* Owner Financing Available - No Credit Check, Everyone Qualifies! \*\*\* This large 0.52-acre unrestricted lot offers extra room to design your ideal setup in the Smoketree Hills subdivision of Delaware County. RV living is allowed, along with mobile homes, manufactured homes, and tiny homes—and with no HOA fees, you have the flexibility and freedom...



## Property Details



**Call us now**

Phone: 573-400-3020

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

**Cash Price:** 11500

**Term Option 2:** \$350 down, \$350 for 37 months, for a total price of \$13,300

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

**Northwest Corner:** 36.4739, -94.8919

**Southwest Corner:** 36.4735, -94.8922

**Legal Description:** Lot 142 Smoketree Hills

**Terrain:** Uneven

**Power:** Provided by Northeast Oklahoma Electric Cooperative (918-256-6405)

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

**Zoning:** Vacant-Residential Land

**Mobile Home Living:** Allowed

**Tiny Homes:** Allowed

**Taxes Per Year:** \$20.00

**County Contact Information:** Call Delaware County Planning & Zoning at: (918) 253 - 8542

**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:** 36.4735, -94.8915

**Northeast Corner:** 36.4737, -94.8914

**Southeast Corner:** 36.4734, -94.8916

**Elevation:** 800'

**Access:** Dirt Road

**Water:** Water Service - Delaware Co. RWD #12 (918-435-2944)

**Sewer:** A Septic Tank is Required

**RV Living:** Allowed

**Manufactured Homes:** Allowed

**POA:** None

**Road Fee:** \$0

**Conveyance:** Warranty Deed

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## Basics

**CASH DISCOUNT PRICE:** 11500

**Acres:** 0.52

**County:** Delaware

**Status:** Available

**Parcel ID:** 23N23E-18-0-00616-000-0142

**Approx Dimensions:** 113' x 198' x 180' x 160'

**State:** Oklahoma



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