

0.53 ACRES, ROD & REEL



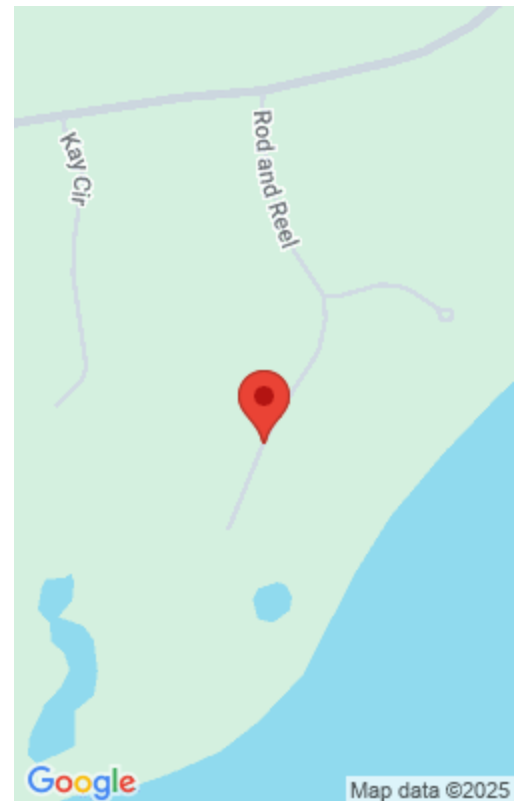
\$22,899

• Available

**0.53 ACRES, ROD & REEL, EUFAULA, OK -
APN: 0000-17-09N-16E-4-007-00**

<https://bubsland.com>

UNRESTRICTED LAND - Owner Financing Available - Your Lake Getaway Awaits! This spacious 0.53-acre lot offers the perfect setting for your dream lifestyle, just a 1-minute walk to the lake. Whether you're looking for a peaceful retreat or an active outdoor escape, this property gives you the best of both worlds. Enjoy UNRESTRICTED LAND where...



Property Details



Cash Price: 22899

Term Option 2: \$550 down, \$550 for 50 months, for a total price of \$28,050

Google Map Link: [Driving Directions](#)

Northwest Corner: 35.2538, -95.6334

Southwest Corner: 35.2534, -95.6337

Legal Description: BEG SE/C NE NE NE NW SE S445200W 118.31' N585200W 212.70' POB N585200W 135' N264500E 170.00' S585200W 135.00' S264500W 170' POB SEC 17-9-16 460/552

Terrain: Flat

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

Water Fees Per Year: Unknown (Contact County)

Zoning: Residential

Mobile Home Living: Allowed

POA: None

Road Fee: Unknown (Contact County)

Conveyance: Warranty Deed

Term Option 1: \$450 down, \$450 for 65 months, for a total price of \$29,700

Term Option 3: \$650 down, \$650 for 40 months, for a total price of \$26,650

GPS Coordinates (center) at the road: 35.2536, -95.6336

Northeast Corner: 35.2537, -95.633

Southeast Corner: 35.2532, -95.6333

Elevation: 640'

Access: Dirt Road

Water: A Well is Required

Sewer: A Septic Tank is Required

RV Living: Allowed

Manufactured Homes: Allowed

Taxes Per Year: \$40

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

Basics

CASH DISCOUNT PRICE: 22899

Acres: 0.53

County: McIntosh

Status: Available

Parcel ID: 0000-17-09N-16E-4-007-00

Approx Dimensions: 170' x 135' x 170' x 135'

State: Oklahoma

