

1.76 ACRE LOT CLOSE
TO LAKE EUFAULA

LAKE EUFAULA

YOUR LOT HERE!

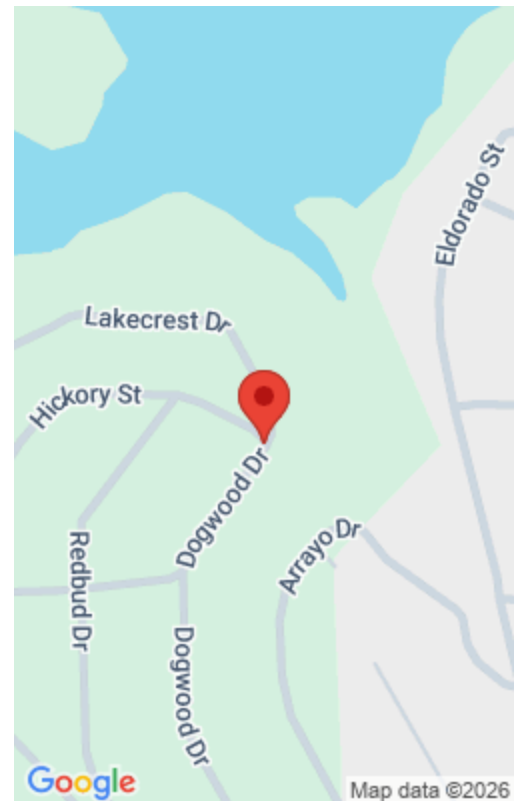
\$25,500

• Available

**1.76 ACRES, DOGWOOD DR, CANADIAN, OK,
74425 APN: 2020-00-008-016-0-016-00**

<https://bubsland.com>

*** Owner Financing Available - No Credit Check, Everyone Qualifies *** This large 1.76-acre lot in Arrowhead Estates Section III offers the perfect opportunity to build your dream home near Lake Eufaula, featuring paved road access for easy, year-round travel and convenience. Mobile and manufactured homes are allowed (minimum 750 sq ft), giving you flexible...



Property Details



Call us now

Phone: 573-400-3020

Email: Sales@Bubsland.com

Cash Price: 25500

Term Option 2: \$600 down, \$600 for 51 months, for a total price of \$31,200

Google Map Link: [Driving Directions](#)

Northwest Corner: 35.1786, -95.6221

Southwest Corner: 35.1778, -95.6225

Legal Description: (UND 1/2 INT) Lots 16 & 17 Blk 8 Arrowhead Estates Section III (2.00 Lots)

Terrain: Uneven

Power: Provided by Kiamichi Electric - 1-800-888-2731

Water Fees Per Year: \$0

Zoning: Residential

Mobile Home Living: Allowed

Tiny Homes: Minimum 750 sq ft

POA Fees Per Year: \$120

Road Fee: \$0

Conveyance: Warranty Deed

Term Option 1: \$500 down, \$500 for 65 months, for a total price of \$33,000

Term Option 3: \$700 down, \$700 for 42 months, for a total price of \$30,100

GPS Coordinates (center) at the road: 35.177657, -95.622721

Northeast Corner: 35.1781, -95.6215

Southeast Corner: 35.1775, -95.6222

Elevation: 640'

Access: Paved Road

Water: Provided by PCPWA (Pittsburg County Public Works Authority) - (918) 334-3536

Sewer: A Septic Tank is Required

RV Living: Allowed (Temporary)

Manufactured Homes: Allowed

POA: Arrowhead Estates

Taxes Per Year: \$82

County Contact Information: Call Pittsburg County Board of County Commissioners (918) 423-1338

Basics

CASH DISCOUNT PRICE: 30100

Acres: 1.76

County: Pittsburg

Status: Available

Parcel ID: 2020-00-008-016-0-016-00

Approx Dimensions: 187' x 277' x 165' x 182' x 311'

State: Oklahoma



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