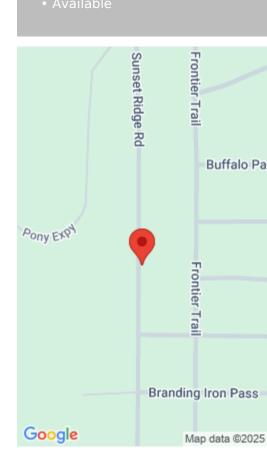


## .26 ACRES, SUNSET RIDGE RD, OSAGE, OK 74054 - APN: 28-21-09-06150

https://bubsland.com

This 0.26-acre lot in the Frontier Shores Subdivision offers a rare opportunity to own a piece of paradise near Lake Keystone, perfect for mobile, manufactured, or site-built homes. Power and water are available at the street, ready for your future home or getaway. The property is just minutes away from the community boat ramp, giving...



## **Property Details**



Cash Price: 7499

**Term Option 2:** \$250 down, \$250 for 33

months, for a total price of \$8,500

**Google Map Link:** <u>Driving Directions</u>

Northwest Corner: 36.2685, -96.3529

**Southwest Corner:** 36.2683, -96.3529

**Legal Description:** Frontier Shores I Lot 113

Terrain: Uneven

**Power:** Provided by Verdigris Valley Electric

Cooperative (918-371-2584)

**Sewer:** Provided by Osage Septic Service

(918) 428-4578

**RV Living:** Allowed (temporarily)

Manufactured Homes: Allowed

**POA Fees Per Year: \$50** 

Road Fee: \$0

Conveyance: Warranty Deed

**Term Option 1:** \$200 down, \$200 for 44 months, for a total price of \$9,000

**Term Option 3:** \$350 down, \$350 for 22

months, for a total price of \$8,050

**GPS** Coordinates (center) at the road:

36.2684,-96.3529

**Northeast Corner:** 36.2685, -96.3524

**Southeast Corner:** 36.2683, -96.3524

Elevation: 890'

Access: Gravel Road

Water: Provided by Frontier Shores Water

Department (918) 354-2200

**Zoning:** Residential

Mobile Home Living: Allowed

**POA:** Frontier Shores **Taxes Per Year:** \$2

County Contact Information: Osage County

Clerk (918) 287-3136

## **Basics**

**CASH DISCOUNT PRICE:** 7499 **Parcel ID:** 28-21-09-06150

**Acres:** 0.26 **Approx Dimensions:** 75' x 150' x 75' x 150'

County: Osage State: Oklahoma

Status: Available

