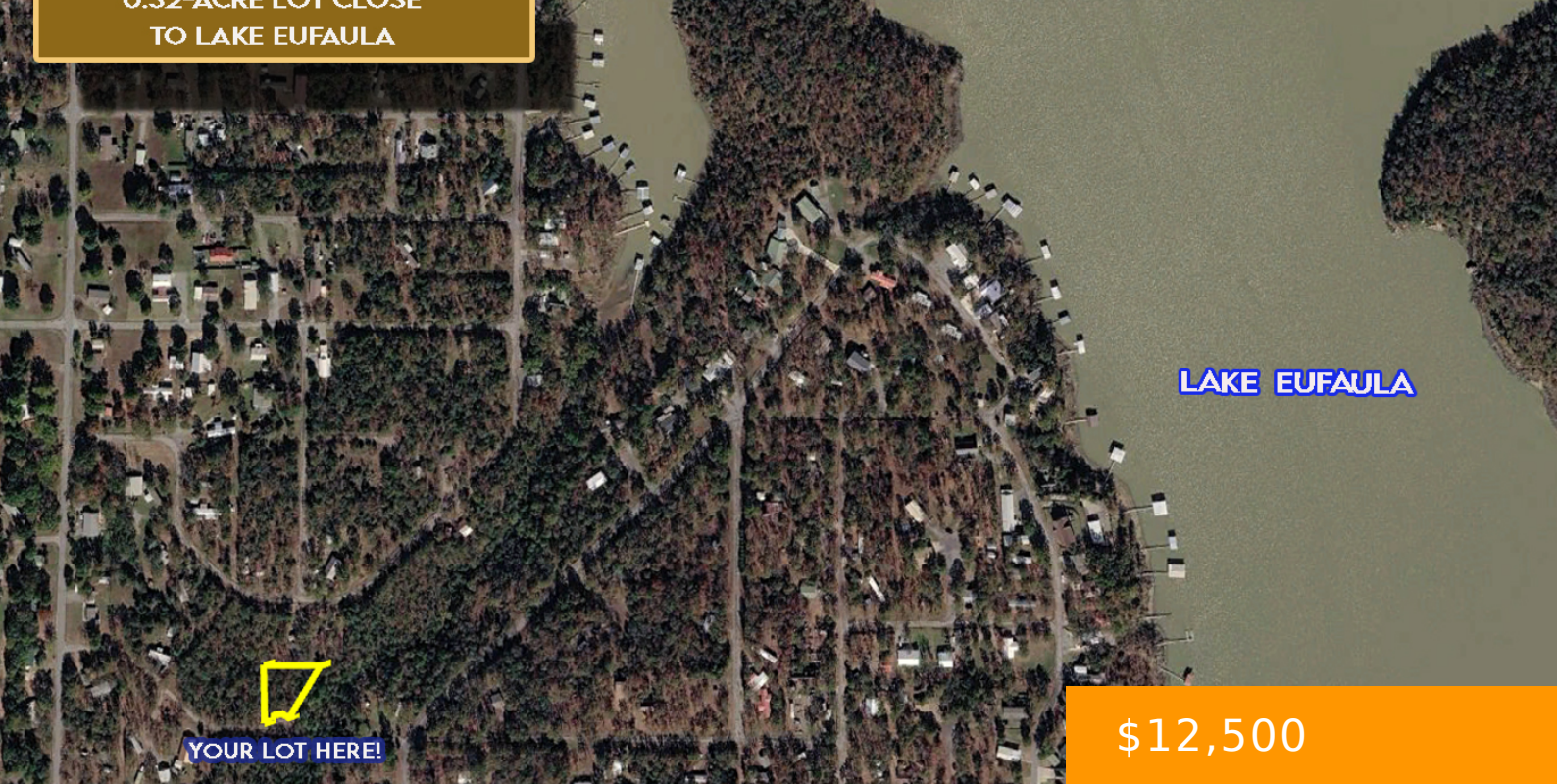


0.32 ACRE LOT CLOSE  
TO LAKE EUFAULA



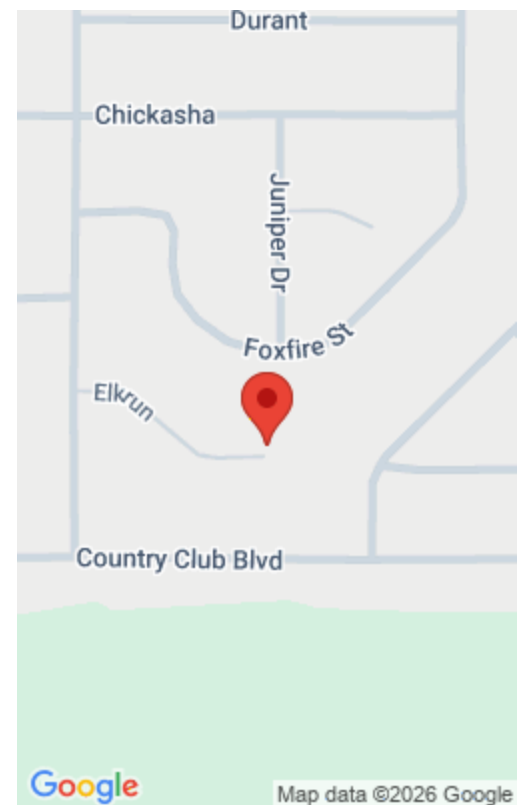
\$12,500

• Available

**0.32 ACRES, ELK RUN, CANADIAN, OK 74425**  
**APN: 2015-00-003-056-0-056-00**

<https://bubsland.com>

\*\*\* Owner Financing Available - No Credit Check, Everyone Qualifies! \*\*\* This 0.32-acre lot in Arrowhead Estates offers the perfect opportunity to build near Lake Eufaula while enjoying paved road access and utilities available at the street. The paved frontage provides convenient year-round access and a smoother building experience. Whether you prefer a mobile home,...



## Property Details



**Call us now**

Phone: 573-400-3020

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

**Cash Price:** 12500

**Term Option 2:** \$350 down, \$350 for 41 months, for a total price of \$14,700

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

**Northwest Corner:** 35.1758, -95.6099

**Southwest Corner:** 35.1754, -95.6099

**Legal Description:** Lot 56 Blk 3 Arrowhead Estates Section II

**Terrain:** Sloping

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

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

**Zoning:** Residential

**Mobile Home Living:** Allowed

**Tiny Homes:** Allowed - min 750 sq ft

**POA Fees Per Year:** \$60

**Road Fee:** \$0

**Conveyance:** Warranty Deed

**Term Option 1:** \$250 down, \$250 for 63 months, for a total price of \$16,000

**Term Option 3:** \$450 down, \$450 for 30 months, for a total price of \$13,950

**GPS Coordinates (center) at the road:** 35.1754, -95.6098

**Northeast Corner:** 35.1758, -95.6094

**Southeast Corner:** 35.1754, -95.6097

**Elevation:** 660'

**Access:** Paved

**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:** \$32

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

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## Basics

**CASH DISCOUNT PRICE:** 13950

**Acres:** 0.32

**County:** Pittsburg

**Status:** Available

**Parcel ID:** 2015-00-003-056-0-056-00

**Approx Dimensions:** 32' x 144' x 149' x 144'

**State:** Oklahoma



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