

**23N23E-18-0-70150-000-0552 - 0.05 ACRES -
LAKEMONT SHORES HEATHER VALLEY LOT 552,
EUCHA, OKLAHOMA 74342**

<https://gatewaylandinvestments.com>

Enjoy the opportunity to own 0.05 acres in the peaceful community of Eucha, Delaware County, Oklahoma. This affordable recreational lot offers a great opportunity for outdoor enthusiasts, weekend visitors, and land investors seeking a low-cost property near Grand Lake O' the Cherokees. Located near one of northeastern Oklahoma's most popular recreational destinations, the property provides convenient access to boating, fishing, marinas, camping, kayaking, hiking, and a variety of year-round outdoor activities. Whether you're looking to enjoy the area's outdoor recreation opportunities or ad...

\$3,500

- Oklahoma
- Available
- Cash Price

Basics

Parcel ID: 23N23E-18-0-70150-000-0552

Size: 0.05 acres

County: Delaware

State: Oklahoma

Status: Available

Property Details

Cash Price: \$3,500

Owner Financing: \$200 down, \$200 for 21 months, for a total price of \$4,400

GPS: 36.467293, -94.899349

Legal: Lot 552, Heather Valley Addition of Lakemont Shores & Bay Club

Elevation: 794'

Terrain: Gently Sloped

Access: Unimproved

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

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

Sewer: A Septic Tank is Required

Zoning: Recreational

RV Living: Not Allowed

Mobile Homes: Not Allowed

Manufactured: Not Allowed

Taxes/Year: \$5.00

Conveyance: Warranty Deed

GPS Coordinates

Center: 36.467293, -94.899349

Northwest: 36.467291, -94.899416

Northeast: 36.467291, -94.899288

Southwest: 36.467135, -94.899231

Southeast: 36.467134, -94.899098



HOA / POA Information

Annual Fee: \$0.00