

**23N22E-11-0-70130-006-0011 - 0.07 ACRES - BELLA  
VISTA DR, EUCHA, OKLAHOMA 74342**

<https://gatewaylandinvestments.com>

Discover the freedom of land ownership at this welcoming lot in the Lakemont Shores Grand View area on Bella Vista Drive in Eucha, Oklahoma. Tucked into the scenic beauty of Delaware County, this property places you just minutes from world-famous Grand Lake O' the Cherokees, one of the Midwest's premier recreational destinations. With no HOA and no active POA to limit your vision, the possibilities here are wide open. RV living, mobile homes, manufactured homes, and camping are all welcome, making this an ideal spot for a weekend getaway, a future retreat, or a place to put down roots. Esse...

**\$3,500**

- Oklahoma
- Available
- Cash Price

## Basics

**Parcel ID:** 23N22E-11-0-70130-006-0011

**Size:** 0.07 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:** 36.487296, -94.92708

**Legal:** Lakemont Shores Grand View Lot 11 Block 6 1782-723

**Elevation:** 941'

**Terrain:** Hilly

**Access:** Dirt Road

**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:** Vacant - Single Family Residential

**RV Living:** Allowed

**Mobile Homes:** Allowed

**Manufactured:** Allowed

**Taxes/Year:** \$9.00

**Conveyance:** Warranty Deed

## GPS Coordinates

**Center:** 36.487296, -94.92708

**Northwest:** 36.487554, -94.926972

**Northeast:** 36.487448, -94.926893

**Southwest:** 36.487346, -94.927120

**Southeast:** 36.487252, -94.927025



## HOA / POA Information

**POA Name:** None