

**23N22E-11-0-70080-004-0010 - 0.31 ACRES - 4491
DOGWOOD DR, EUCHA, OKLAHOMA 74342**

<https://gatewaylandinvestments.com>

Every now and then a property comes along with absolutely no strings attached, and this lot on Eagle Drive in the Lakemont Shores subdivision of Delaware County is exactly that.

RV living allowed. Camping allowed. Mobile homes, manufactured homes, and site-built houses all welcome. No POA. No minimum home size. No restrictions telling you what you can and cannot do with your own land.

At just \$10.30 per year in property taxes, even the government is barely in the picture.

The lot itself is a gently sloped 0.31 acres at 840 feet of elevation, with public water service already available th...

\$5,650

- Oklahoma

- Available

- Cash Price

Basics

Parcel ID: 23N22E-11-0-70080-004-0010

Size: 0.31 acres

County: Delaware

State: Oklahoma

Status: Available

Property Details

Cash Price: \$5,650

Owner Financing: \$200 down, \$150 for 47 months, for a total price of \$7,050

GPS: 36.4829, -94.922

Legal: Lakemont Shores Dogwood Lot 10, Blk 4 438-863

Elevation: 840'

Terrain: Gently Sloped

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

RV Living: Allowed

Mobile Homes: Allowed

Manufactured: Allowed

Taxes/Year: \$10.30

Conveyance: Warranty Deed

GPS Coordinates

Center: 36.4829, -94.922

Northwest: 36.4829, -94.9222

Northeast: 36.4829, -94.9218

Southwest: 36.4825, -94.9223

Southeast: 36.4826, -94.9219



HOA / POA Information

POA Name: None