

**006376-000285-000000 - 0.30 ACRES - S 337 RD,
CHOUTEAU, OKLAHOMA 74337**

<https://gatewaylandinvestments.com>

Every now and then a property comes along that simply makes financial sense, and Lot 285 on S 337 Road in Lake Crest is exactly that kind of find. At 0.30 acres with no HOA, no minimum home size, and a cash price that makes it one of the most affordable lakeside parcels in eastern Oklahoma, this is the opportunity that patient land buyers have been waiting for. What makes this lot truly stand out is its shape. With dimensions stretching up to 260 feet deep, this is not your average square subdivision parcel. The long, narrow footprint gives you a generous 13,005 square feet of mostly level ...

\$13,500

- Oklahoma
- Available
- Cash Price

Basics

Parcel ID: 006376-000285-000000

Size: 0.30 acres

County: Wagoner

State: Oklahoma

Status: Available

Property Details

Cash Price: \$13,500

Owner Financing: \$200 down, \$290 for 60 months, for a total price of \$17,600

GPS: 36.0717, -95.2822

Legal: Lake Crest Lot 285

Elevation: 710'

Terrain: Mostly Level

Access: Dirt Road

Power: Provided by Lake Region Electric Cooperative (918) 772-2526

Water: Provided by Mayes Co RWD #2 ((918) 476-8992) or Well

Sewer: A Septic Tank is Required

Zoning: AG - Agriculture General District

RV Living: Not Allowed

Mobile Homes: Allowed

Manufactured: Allowed

Taxes/Year: \$7.00

Conveyance: Warranty Deed

GPS Coordinates

Center: 36.0717, -95.2822

Northwest: 36.0714, -95.2831

Northeast: 36.0717, -95.2823

Southwest: 36.0713, -95.2830

Southeast: 36.0716, -95.2822



HOA / POA Information

POA Name: None