

**23N23E-18-0-70150-000-0508 - 0.07 ACRES -
LAKEMONT SHORES HEATHER VALLEY LOT 508,
EUCHA, OKLAHOMA 74342**

<https://gatewaylandinvestments.com>

Discover an affordable opportunity to own 0.07 acres in the peaceful community of Euchla, Delaware County, Oklahoma. This recreational lot offers a great opportunity for outdoor enthusiasts and land investors looking for an affordable property near the Grand Lake area. Located near Grand Lake O' the Cherokees, one of northeastern Oklahoma's most popular recreational destinations, the property provides convenient access to boating, fishing, kayaking, camping, hiking, marinas, parks, and other outdoor activities. Whether you're looking to enjoy the natural beauty of the area or add an affordab...

\$3,500

- Oklahoma
- Available
- Cash Price

Basics

Parcel ID: 23N23E-18-0-70150-000-0508

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: 36.467567, -94.894019

Legal: Lot 508, Heather Valley Addition of Lakemont Shores & Bay Club (formerly "Allyson Acres"), a subdivision in Delaware County, Oklahoma, according to the recorded plat thereof.

Elevation: 798'

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: 36.467567, -94.894019

Northwest: 36.467595, -94.894029

Northeast: 36.467769, -94.893964

Southwest: 36.467538, -94.894014

Southeast: 36.467621, -94.893786



HOA / POA Information

Annual Fee: \$0.00