

**006377-002033-000000 - 0.17 ACRES - CREST DR,
CHOUTEAU, OKLAHOMA 74337**

<https://gatewaylandinvestments.com>

Owning land near a lake should not require jumping through hoops, answering to an HOA, or meeting an endless list of building requirements. Lot 33 in Lake Crest III on Crest Drive in Wagoner County, Oklahoma gives you exactly the kind of uncomplicated ownership experience that most buyers only dream about. No HOA, no minimum home size, and no red tape standing between you and building the life you want. You would also be able to stay in an RV on the property while actively building, giving you flexibility and convenience during construction. At 7,389 square feet with a clean 70 by 100 foot ...

\$7,200

- Oklahoma
- Available
- Cash Price

Basics

Parcel ID: 006377-002033-000000

Size: 0.17 acres

County: Wagoner

State: Oklahoma

Status: Available

Property Details

Cash Price: \$7,200

Owner Financing: \$200 down, \$200 for 45 months, for a total price of \$9,200

GPS: 36.0746, -95.2935

Legal: Lake Crest III Block 2, Lot 33

Elevation: 670'

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: \$15.00

Conveyance: Warranty Deed

GPS Coordinates

Center: 36.0746, -95.2935

Northwest: 36.0746, -95.2936

Northeast: 36.0746, -95.2934

Southwest: 36.0744, -95.2936

Southeast: 36.0744, -95.2934



HOA / POA Information

POA Name: None