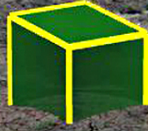


# “0.17-ACRE LOT LOCATED IN CHOUTEAU, OKLAHOMA”



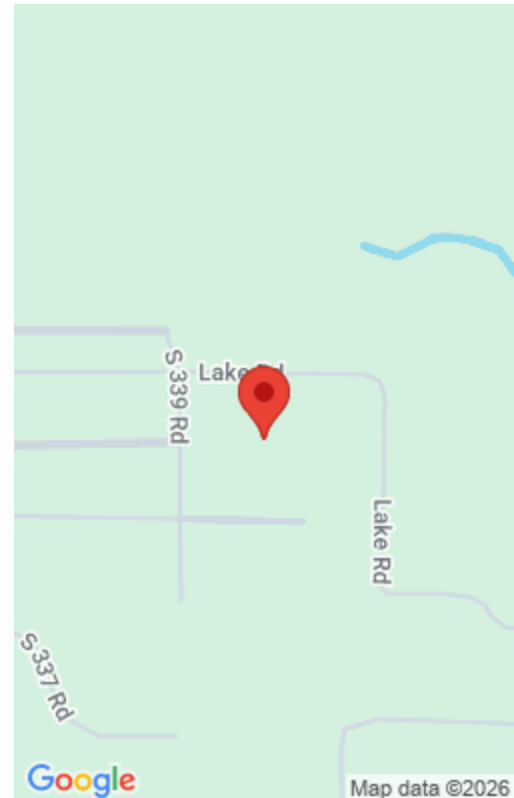
**\$8,987**

**006376-000165-000000 - 0.17 ACRES - LAKE  
CREST, CHOUTEAU, OK 74337**

<https://agtpropertiesusa.com>

Owner Financing Available - 0.17 Acre Lot near Fort Gibson Lake  
Enjoy the perfect balance of peaceful living and outdoor  
adventure with this charming lot in the Lake Crest Subdivision of  
Wagoner County, Oklahoma. Just minutes from Fort Gibson Lake,  
this property is ideal for anyone who loves fishing, boating, and  
weekends by the water....

- Oklahoma
- Cash Discount Price
- Available



---

## Basics

**Parcel ID:** 006376-000165-000000

**Approx Dimensions:** 70' x 100' x 70' x 100'

**State:** Oklahoma

**Type:** Oklahoma

**Size:** 0.17

**County:** Wagoner

**Category:** Cash Discount Price

**Status:** Available

---

## Property Details

**Cash Price:** 8987

**Term Option 2:** \$300 down, \$300 for 33 months, for a total price of \$10,200

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 36.074, -95.2802

**Southwest Corner:** 36.0737, -95.2802

**Legal Description:** Lake Crest Lot 165

**Terrain:** Uneven

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

**Sewer:** A Septic Tank is Required

**RV Living:** Not Allowed

**Manufactured Homes:** Allowed

**Taxes Per Year:** \$15.00

**Conveyance:** Warranty Deed

**Term Option 1:** \$200 down, \$200 for 55 months, for a total price of \$11,200

**Term Option 3:** \$400 down, \$400 for 24 months, for a total price of \$10,000

**GPS Coordinates (center) at the road:**  
36.074, -95.2801

**Northeast Corner:** 36.074, -95.2799

**Southeast Corner:** 36.0737, -95.2799

**Elevation:** 750'

**Access:** Dirt Road

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

**Zoning:** AG - Agriculture General District

**Mobile Home Living:** Allowed

**POA:** None

**County Contact Information:** For more information, call Wagoner County Planning & Zoning at: (918) 485-8123

