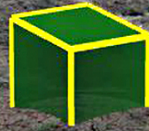


# "0.17-ACRE LOT LOCATED IN CHOUTEAU, OKLAHOMA"



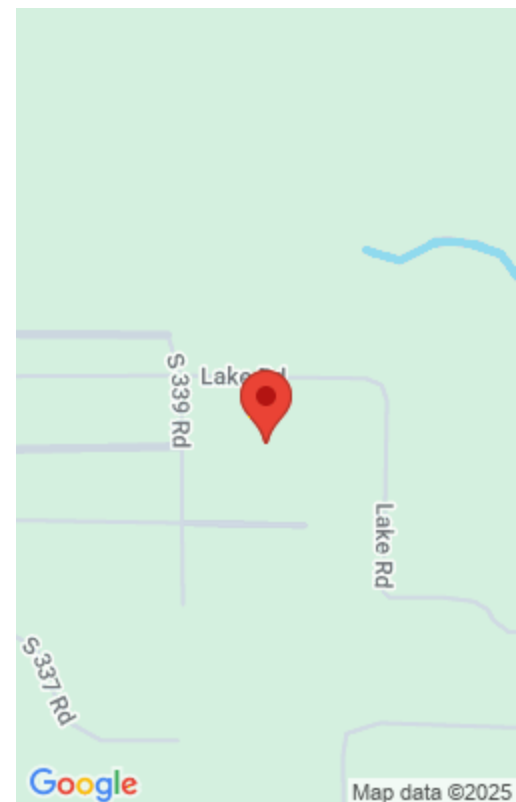
**\$8,987**

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

<https://agtpropertiesusa.com>

- Oklahoma
- Cash Discount Price
- Available

This 0.17-acre wooded lot in Lake Crest Subdivision, Wagoner County, Oklahoma, is perfect for nature enthusiasts, offering an ideal spot for fishing trips and surrounded by wildlife. Mobile homes, stick builds, and manufactured homes are permitted on the property. While electricity is nearby, it requires installation. Water is provided by Rural Water District, with the...



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## 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

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## 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

