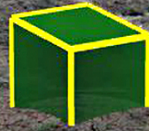


"0.17-ACRE LOT LOCATED IN CHOUTEAU, OKLAHOMA"



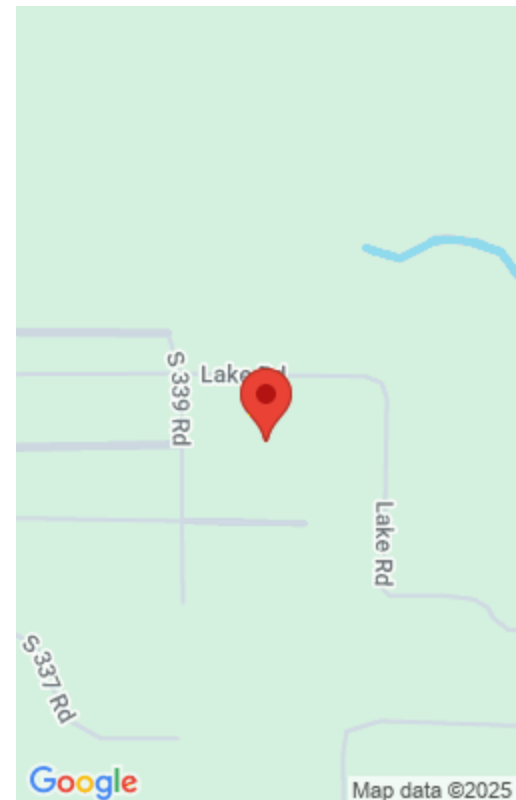
\$8,987

**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

