

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



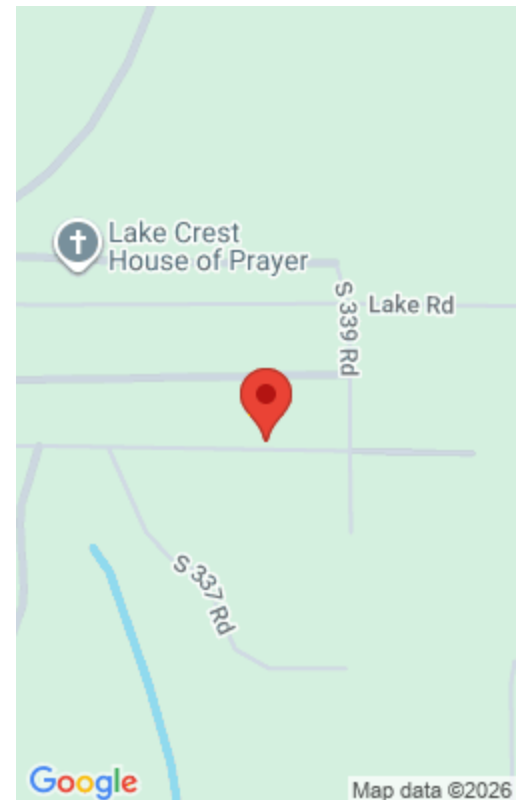
**\$7,498**

**006376-000182-000000 - 0.18 ACRES - E 651  
RD, CHOUTEAU, OK 74337**

<https://agtpropertiesusa.com>

- Oklahoma
- Cash Discount Price
- Available

Owner Financing Available - 0.18 Acre Lot in Lake Crest  
Subdivision Discover the perfect spot for your next home in the  
peaceful Lake Crest Subdivision of Wagoner County, Oklahoma.  
This 0.18-acre lot offers a great balance of affordability, flexibility,  
and convenience. With no HOA restrictions and the freedom to  
build a site-built, mobile, or manufactured...



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## Basics

**Parcel ID:** 006376-000182-000000

**Approx Dimensions:** 75' x 100' x 75' x 100'

**State:** Oklahoma

**Type:** Oklahoma

**Size:** 0.18

**County:** Wagoner

**Category:** Cash Discount Price

**Status:** Available

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## Property Details

**Cash Price:** 7498

**Term Option 2:** \$250 down, \$250 for 33 months, for a total price of \$8,500

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

**Northwest Corner:** 36.0734, -95.2820

**Southwest Corner:** 36.0731, -95.2820

**Legal Description:** Lot 182 Lake Crest

**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 44 months, for a total price of \$9,000

**Term Option 3:** \$350 down, \$350 for 22 months, for a total price of \$8,050

**GPS Coordinates (center) at the road:**  
36.0734, -95.2819

**Northeast Corner:** 36.0734, -95.2818

**Southeast Corner:** 36.0731, -95.2818

**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

