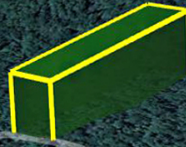


# “0.30-ACRE LOT LOCATED IN CHOUTEAU, OKLAHOMA”



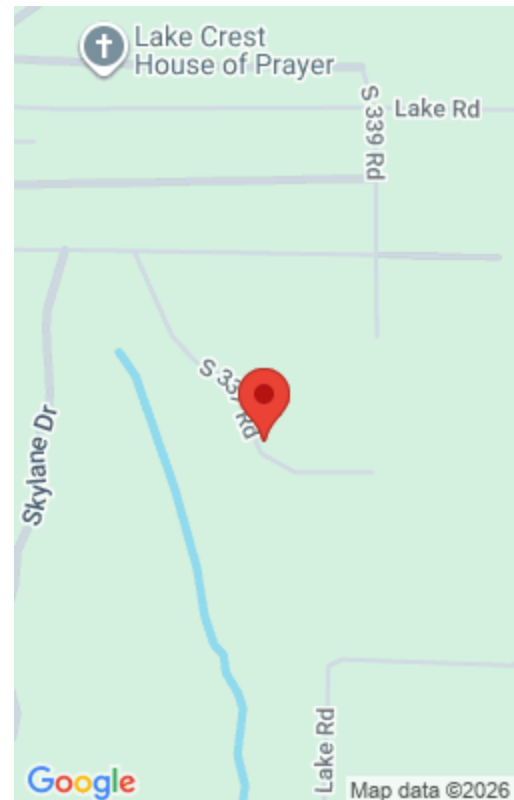
\$13,500

**006376-000285-000000 - 0.3 ACRES - S 337  
RD, CHOUTEAU, OK 74337**

<https://agtpropertiesusa.com>

This 0.30-acre lot in the peaceful Lake Crest Subdivision offers the perfect setting for anyone looking to invest in their future. With room to build, you can design the home that fits your lifestyle—whether it’s a mobile home, manufactured home, or a custom stick-built house. Plus, there’s no HOA, giving you the freedom to enjoy...

- Oklahoma
- Cash Discount Price
- Available



---

## Basics

**Parcel ID:** 006376-000285-000000

**Approx Dimensions:** 54' x 245' x 57' x 260'

**State:** Oklahoma

**Type:** Oklahoma

**Size:** 0.30

**County:** Wagoner

**Category:** Cash Discount Price

**Status:** Available

---

## Property Details

**Cash Price:** 13500

**Term Option 2:** \$200 down, \$355 for 47 months, for a total price of \$15,945

**GPS Coordinates (center) at the road:**  
36.0717, -95.2822

**Northeast Corner:** 36.0717, -95.2823

**Southeast Corner:** 36.0716, -95.2822

**Elevation:** 710'

**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

**Term Option 1:** \$200 down, \$290 for 60 months, for a total price of \$17,600

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

**Northwest Corner:** 36.0714, -95.2831

**Southwest Corner:** 36.0713, -95.2830

**Legal Description:** Lake Crest Lot 285

**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:** \$7.00

**Conveyance:** Warranty Deed

