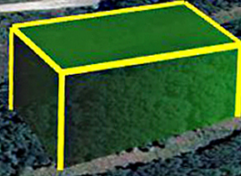


# "0.34-ACRE LOT LOCATED IN CHOUTEAU, OKLAHOMA"



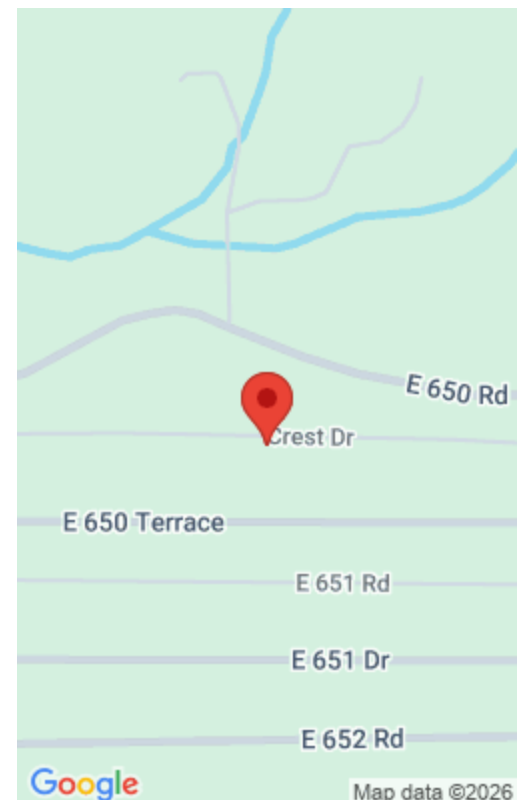
**\$11,987**

**006377-002026-000000 - 0.34 ACRES -  
CREST DR, CHOUTEAU, OK 74337**

<https://agtpropertiesusa.com>

Owner Financing Available - 0.34 Acre Lot in Lake Crest  
Subdivision Discover the perfect place to build your future in the  
peaceful Lake Crest Subdivision of Wagoner County, Oklahoma.  
This 0.34-acre lot is a great opportunity with no HOA restrictions  
and the freedom to choose the home type that best suits your  
lifestyle—whether that's a...

- Oklahoma
- Cash Discount Price
- Available



---

## Basics

**Parcel ID:** 006377-002026-000000

**Approx Dimensions:** 149' x 100' x 149' x 100

**State:** Oklahoma

**Type:** Oklahoma

**Size:** 0.34

**County:** Wagoner

**Category:** Cash Discount Price

**Status:** Available

---

## Property Details

**Cash Price:** 11987

**Term Option 2:** \$350 down, \$350 for 39 months, for a total price of \$14,000

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

**Northwest Corner:** 36.0746, -95.2921

**Southwest Corner:** 36.0744, -95.2921

**Legal Description:** Lake Crest III Lots 26 & 27 Blk 2

**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:** \$29.00

**Conveyance:** Warranty Deed

**Term Option 1:** \$250 down, \$250 for 60 months, for a total price of \$15,250

**Term Option 3:** \$450 down, \$450 for 29 months, for a total price of \$13,500

**GPS Coordinates (center) at the road:** 36.0746, -95.2919

**Northeast Corner:** 36.0746, -95.2916

**Southeast Corner:** 36.0743, -95.2916

**Elevation:** 690'

**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

