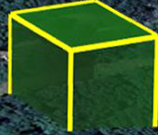


# “0.17-ACRE LOT LOCATED IN CHOUTEAU, OKLAHOMA”



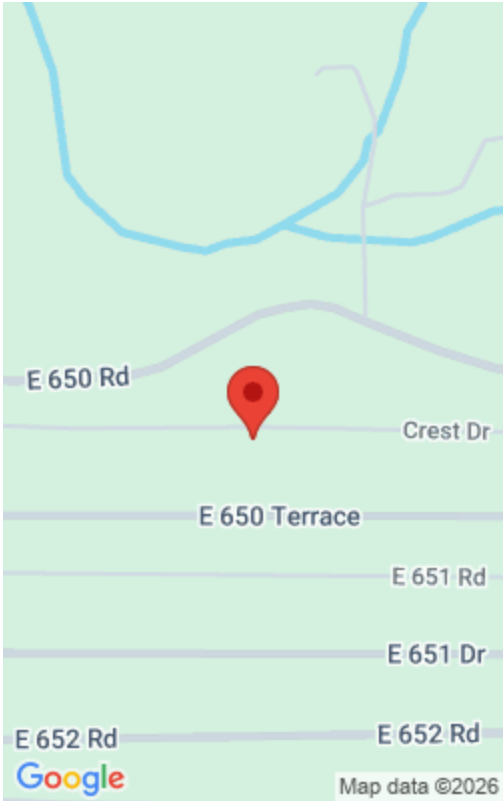
**\$7,200**

**006377-002033-000000 - 0.17 ACRES - CREST DR, CHOUTEAU, OK 74337**

<https://agtpropertiesusa.com>

- Oklahoma
- Cash Discount Price
- Available

Owner Financing Available - 0.17 Acre Lot in Lake Crest Subdivision. This is a wonderful opportunity to own a property with no HOA, where you can enjoy the freedom to build a mobile home, manufactured home, or a traditional site-built house. With owner financing options and low down payments, this lot makes stepping into land...



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## Basics

**Parcel ID:** 006377-002033-000000

**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:** 7200

**Term Option 2:** \$200 down, \$250 for 33 months, for a total price of \$8,450

**GPS Coordinates (center) at the road:**  
36.0746, -95.2935

**Northeast Corner:** 36.0746, -95.2934

**Southeast Corner:** 36.0744, -95.2934

**Elevation:** 670'

**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, \$200 for 45 months, for a total price of \$9,200

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

**Northwest Corner:** 36.0746, -95.2936

**Southwest Corner:** 36.0744, -95.2936

**Legal Description:** Lake Crest III Block 2, Lot 33

**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

