

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



**\$11,987**

**006377-011040-000000 - 0.20 ACRES - E W  
52 DR, CHOUTEAU, OK 74337**

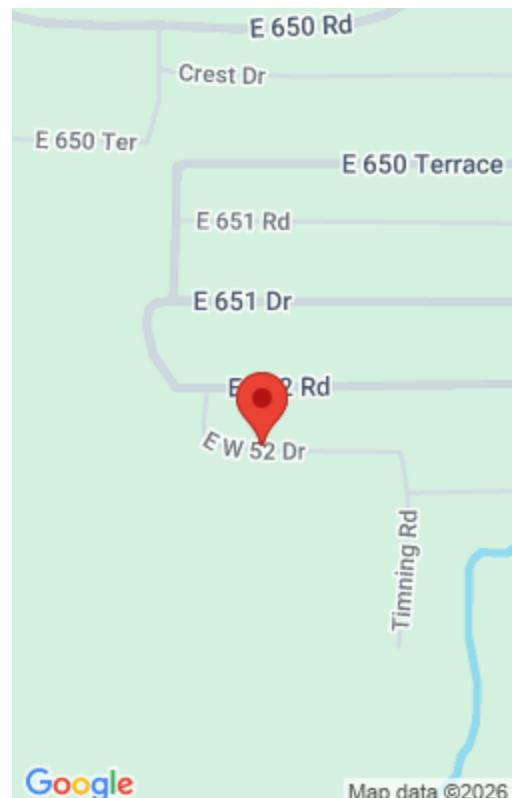
<https://agtpropertiesusa.com>

- Oklahoma
- Cash Discount Price
- Available

Owner Financing Available - 0.20 Acre Lot in Lake Crest

Subdivision This beautiful lot in the Lake Crest Subdivision offers the perfect balance of peaceful living and outdoor adventure.

With no HOA restrictions and the freedom to place a mobile home, stick-built, or manufactured home, you'll have flexibility to create the lifestyle you want. Located...



## Basics

**Parcel ID:** 006377-011040-000000

**Size:** 0.20

**Approx Dimensions:** 75' x 120' x 75' x 120'

**County:** Wagoner

**State:** Oklahoma

**Category:** Cash Discount Price

**Type:** Oklahoma

**Status:** Available

## Property Details

**Cash Price:** 11987

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

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

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

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

**GPS Coordinates (center) at the road:** 36.0715, -95.2958

**Northwest Corner:** 36.0718, -95.2959

**Northeast Corner:** 36.0718, -95.2957

**Southwest Corner:** 36.0715, -95.2959

**Southeast Corner:** 36.0715, -95.2957

**Legal Description:** Lake Crest III Lot 40 Blk 11

**Elevation:** 670'

**Terrain:** Uneven

**Access:** Dirt Road

**Power:** Provided by Lake Region Electric Cooperative (918) 772-2526

**Water:** Provided by Mayes Co RWD #2 (918) 476-8992) or Well

**Sewer:** A Septic Tank is Required

**Zoning:** AG - Agriculture General District

**RV Living:** Not Allowed

**Mobile Home Living:** Allowed

**Manufactured Homes:** Allowed

**POA:** None

**Taxes Per Year:** \$17.00

**County Contact Information:** For more information, call Wagoner County Planning & Zoning at: (918) 485-8123

**Conveyance:** Warranty Deed

