

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



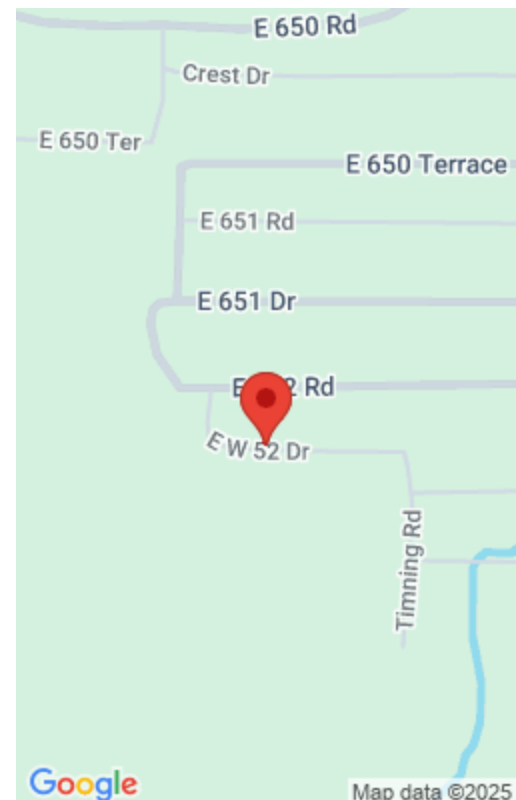
**\$11,987**

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

<https://agtpropertiesusa.com>

This 0.20-acre wooded lot in Lake Crest III Subdivision, Wagoner County, Oklahoma, is perfect for nature enthusiasts, offering an ideal spot for fishing trips and surrounded by wildlife. Mobile homes, stick builds, and manufactured homes are permitted on the property. While electricity is nearby, it requires installation. Water is provided by Rural Water District, with...

- Oklahoma
- Cash Discount Price
- Available



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## Basics

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

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

**State:** Oklahoma

**Type:** Oklahoma

**Size:** 0.20

**County:** Wagoner

**Category:** Cash Discount Price

**Status:** Available

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## 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:** 36.0718, -95.2959

**Southwest Corner:** 36.0715, -95.2959

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

**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:** \$17.00

**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:** 36.0715, -95.2958

**Northeast Corner:** 36.0718, -95.2957

**Southeast Corner:** 36.0715, -95.2957

**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

