

# "0.53-ACRE LOT LOCATED IN EUCHA, OKLAHOMA"



**SOLD**

**\$ 8,500.00**

**23N22E-11-0-70260-000-0046  
- 0.53 ACRES - LAKEMONT  
SHORES SPRUCE HILLS,  
EUCHA, OK 74342**

<https://agtpropertiesusa.com>

Beautiful 0.53-acre lot located in Eucha, Oklahoma. Just minutes to the Grand Lake of the Cherokees where you can enjoy fishing, swimming, and more. RVs welcome - This lot is unrestricted as the Lakemont Shores POA is no longer active (buyer to perform their own due-diligence). Shopping and groceries are...

Lakemont Shores Spruce Hills,  
Eucha, OK 74342

- Oklahoma
- Sold



## CALL US NOW

Phone: 813-285-5146

Email: [sales@agtpropertiesusa.com](mailto:sales@agtpropertiesusa.com)

Address: 5804 Boyette Rd. Unit 7794 Wesley Chapel FL, 33545

## BASIC FACTS

<b>Property ID:</b> 7424	<b>Parcel ID:</b> 23N22E-11-0-70260-000-0046
<b>Size:</b> 0.53	<b>Approx Dimensions:</b> 80' x 280' x 80' x 275'
<b>County:</b> Delaware	<b>State:</b> Oklahoma

## PROPERTY DETAILS

<b>Status:</b> Sold	<b>Google Map Link:</b> <a href="#">Driving Directions</a>
<b>GPS Coordinates (center) at the road:</b> 36.4916,-94.9353	<b>Northwest Corner:</b> 36.4915,-94.9363
<b>Northeast Corner:</b> 36.4917,-94.9362	<b>Southwest Corner:</b> 36.4915,-94.9353
<b>Southeast Corner:</b> 36.4917,-94.9353	<b>Legal Description:</b> Lakemont Shores Spruce Hills Lot 46
<b>Elevation:</b> 920'	<b>Access:</b> Dirt Road
<b>Power:</b> Northeast Oklahoma Electric Cooperative (918-256-6405)	<b>Water:</b> Water Service - Delaware Co. RWD #12 (918-435-2944)
<b>Sewer:</b> A Septic Tank is Required	<b>Zoning:</b> Vacant-Residential Land
<b>RV Living:</b> Allowed	<b>Mobile Home Living:</b> Allowed
<b>Manufactured Homes:</b> Allowed	<b>Taxes Per Year:</b> 9
<b>County Contact Information:</b> For more information, call Delaware County Planning & Zoning at: (918) 253 - 8542	<b>Conveyance:</b> Warranty Deed
<b>Type:</b> Oklahoma	

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