

NEOSHO RIVER

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

**SOLD**

\$ 13,000.00

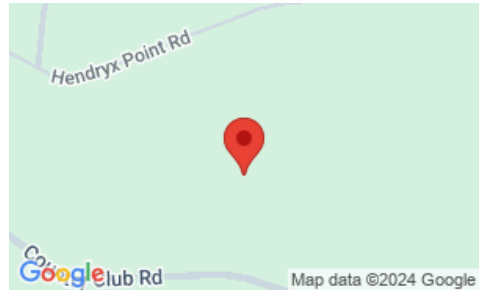
**23N22E-11-0-70300-000-0025  
- 1.45 ACRES - LAKEMONT  
SHORES WALNUT RIDGE,  
EUCHA, OK 74342**

<https://agtpropertiesusa.com>

Beautiful large 1.45-acres 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 RVs welcome - This lot is unrestricted as the Lakemont Shores POA is no longer active (buyer to perform their own due-diligence).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...

Lakemont Shores Walnut Ridge,  
Eucha, OK 74342

• Oklahoma



## 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

**Property ID:** 6931

**Size:** 1.45

**County:** Delaware

**Parcel ID:** 23N22E-11-0-70300-000-0025

**Approx Dimensions:** 25' x 335' x 295' x 556' x 155'

**State:** Oklahoma

## PROPERTY DETAILS

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

**Northwest Corner:** 36.4872, -94.9188

**Southwest Corner:** 36.4875, -94.9199

**Legal Description:** Lakemont Shores  
Walnut Ridge Lot 25

**Access:** Dirt Road

**Water:** Water Service - Delaware Co. RWD  
#12 (918-435-2944)

**Zoning:** Vacant-Residential Land

**Mobile Home Living:** Allowed

**POA:** None

**County Contact Information:** For more  
information, call Delaware County Planning &  
Zoning at: (918) 253 - 8542

**Type:** Oklahoma

**GPS Coordinates (center) at the road:**  
36.4874, -94.9199

**Northeast Corner:** 36.4865, -94.9185

**Southeast Corner:** 36.4874, -94.9199

**Elevation:** 880'

**Power:** Northeast Oklahoma Electric  
Cooperative (918-256-6405)

**Sewer:** A Septic Tank is Required

**RV Living:** Allowed

**Manufactured Homes:** Allowed

**Taxes Per Year:** 9

**Conveyance:** Warranty Deed

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