

**10 Acres with Rainbow Lake**  
518 S Main St.  
Spavinaw, OK 74366

**\$175,000**  
10± Acres  
Mayes County



## 10 Acres with Rainbow Lake Spavinaw, OK / Mayes County

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### **SUMMARY**

**Address**

518 S Main St.

**City, State Zip**

Spavinaw, OK 74366

**County**

Mayes County

**Type**

Recreational Land, Lakefront, Undeveloped Land,  
Residential Property

**Latitude / Longitude**

36.387203 / -95.053963

**Taxes (Annually)**

800

**Dwelling Square Feet**

1500

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

10

**Price**

\$175,000

**Property Website**

<https://www.mossyoakproperties.com/property/10-acres-with-rainbow-lake-mayes-oklahoma/34425/>





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### **PROPERTY DESCRIPTION**

ONLINE AUCTION: Spavinaw, Oklahoma is a small town located in the beautiful state of Oklahoma. With a rich history and plenty of natural beauty, Spavinaw is the perfect place to visit for those looking for a relaxing vacation or an adventure-filled weekend getaway. Right on the edge of that town next to the Spavinaw State Park is where you can find this beautiful property.

If you ever wanted to own your own spring-fed lake, then this is a property you won't want to miss. Rainbow Lake steals the show when visiting this land. It is a gorgeous spring-fed lake that has constant flow in and out with the ability to control the water level. Other features on this property include several build sites, fishing, water meter, rental income, business potential as well as 4 ponds on the north end of the acreage. Over 50% of the property is water.

On a calm sunny day, you can see the fish swirling along the surface. This water is so crystal clear, you can even see the fish under the water and clear to the bottom in most places. To put in a kayak or canoe is just as easy as driving down to the waters edge on the north end. Fish from the bank at almost any location around the edge or take the boat out and scoot all around the lake. The stocked lake includes bass, perch and most other typical lake fish.

There are a few structures already on the property, including the mobile home that is currently rented out. Perhaps the most unique building is the old rock house that is right on the corner of the property and has an old wood style smoker/grill built in.

This property is very close to many great outdoor attractions. Starting with Spavinaw State Park which is right across the street. This is a popular attraction for camping, swimming and fishing. The river that flows behind the Spavinaw Lake dam creates beautiful scenery that is enjoyed year around. Spavinaw Lake is one of the most secluded lake experiences you can find in the area. Another great outdoor experience can be found down at Grand River. Plenty of camping, RV spots, cabins and even a boat ramp can be found here. And of course, who can forget about Grand Lake? Many good times will be had on this deep lake. While you are there, head on over to Disney, where you can find people enjoying riding side by sides and jeeps over giant rocks. This location is also very close to Lake Hudson, you can be there in less than 10 minutes. At Lake Hudson Snowdale State Park, a variety of water sports are allowed, including swimming, boating, and fishing. Other popular recreational activities include camping, hiking, and playing volleyball. The park is well-known for its excellent bass, catfish, perch, and crappie fishing. The park features a lighted boat ramp, swimming beach,

playground, volleyball court, a group picnic shelter, and showers and restrooms. In addition, the park offers RV sites with water and electric hookups as well as tent camping sites. This property is also a short 30 minutes from Mid-America industrial park, Oklahoma's largest industrial park and home to over 80 firms including operations of seven fortune 500 companies such as Google, DuPont and Nordam

Spavinaw is an outdoor enthusiast's dream. Whether you're interested in hiking, fishing, kayaking, or just taking in the stunning views, there's something for everyone here. So why not plan your trip today? You're sure to have an amazing time in this beautiful and welcoming area!

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### **Auction Terms**

ONLINE ONLY. Bidding will open at 10:00 AM on November 10th, 2022 and close at 5:00 PM on December 6th, 2022 or once no additional bids have been placed for 3 minutes.

Closing fee, abstract and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

Bids submitted shall be "firm bids" available for seller's acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to American Eagle Title and Abstract within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before January 6th, 2023 at which time the seller shall deliver possession.

Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

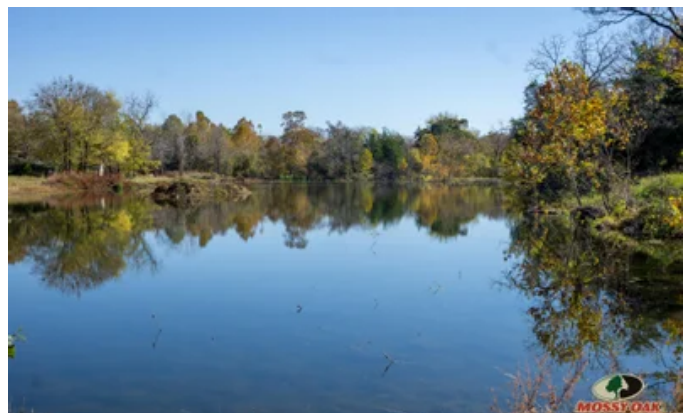
Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

All terms announced the day of the auction take precedence over any other advertising.

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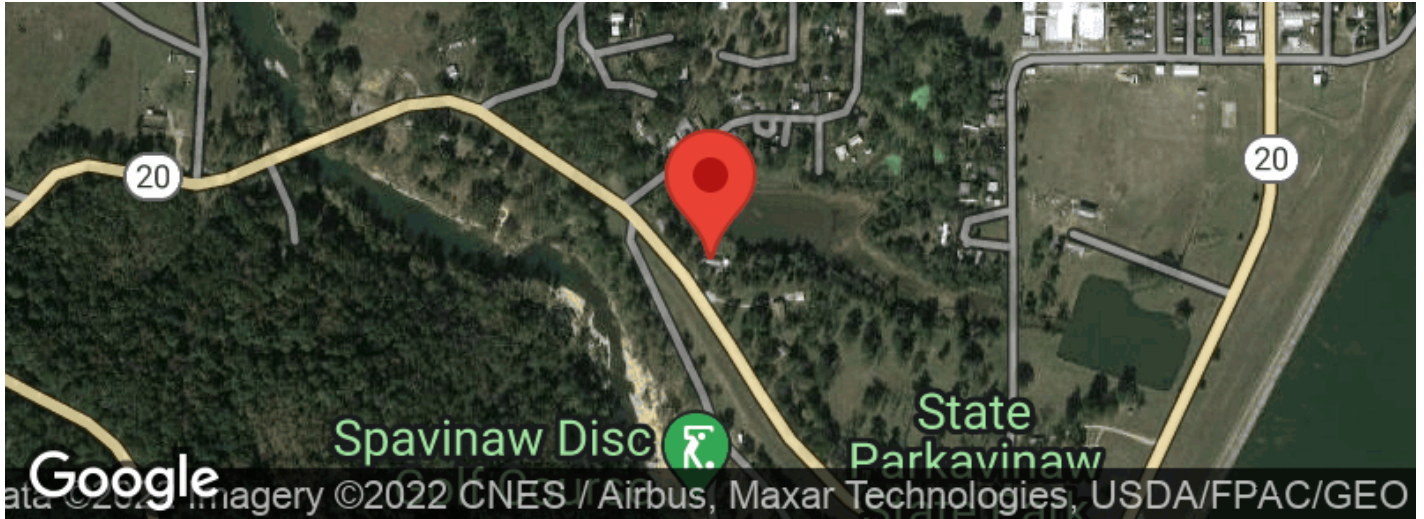
## Locator Maps



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## Aerial Maps



**10 Acres with Rainbow Lake  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Andrew Kattenberg

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**Email**

akattenberg@mossyoakproperties.com

**Address**

1007 Main Street

**City / State / Zip**

Neodesha, KS 66757

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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