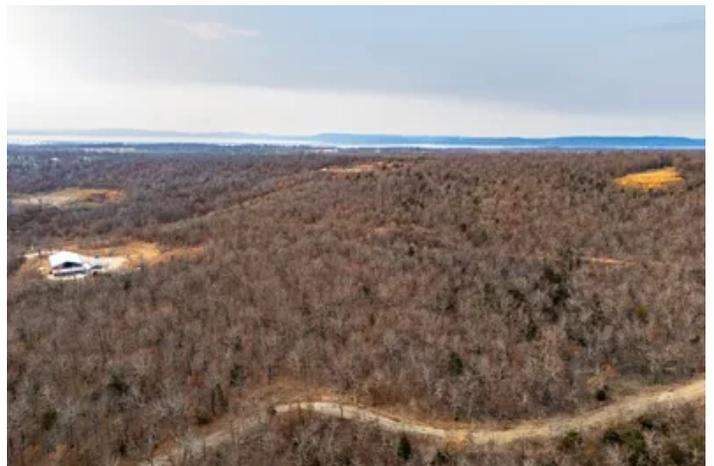


Lot 3 The Estates at 9A
350 Caswell Rd
Eufaula, OK 74432

\$350,000
5.010± Acres
Pittsburg County



Lot 3 The Estates at 9A
Eufaula, OK / Pittsburg County

SUMMARY

Address

350 Caswell Rd

City, State Zip

Eufaula, OK 74432

County

Pittsburg County

Type

Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

35.205155 / -95.566061

Acreage

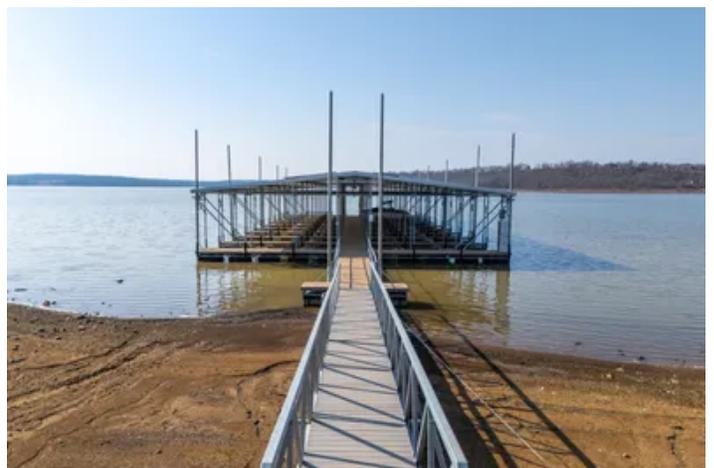
5.010

Price

\$350,000

Property Website

<https://arrowheadlandcompany.com/property/lot-3-the-estates-at-9a-pittsburg-oklahoma/100491/>



Lot 3 The Estates at 9A Eufaula, OK / Pittsburg County

PROPERTY DESCRIPTION

Welcome to Lot 3 of The Estates at 9A, an exclusive new gated lakeside community development located in Pittsburg County just minutes from the shoreline of Lake Eufaula. Lot 3 consists of 5.01 ± acres and sits at a slightly higher elevation within the development. Mature trees cover the property, creating a peaceful and scenic setting that could make a beautiful place to build a home. Residents of The Estates at 9A will enjoy access to a newer private covered dock, with lease and purchase options available for boat slips, as well as a private community pool with a pool house designed for relaxing and gathering with family and friends. These oversized lots provide more space than most lake communities in the area, giving homeowners room to design and build beautiful homes while still enjoying privacy and the natural surroundings. The development is conveniently located just 8 +/- minutes from Carlton Landing, 13 ± minutes from the town of Eufaula, approximately 1 hour 24 ± minutes to Fort Smith, Arkansas, and about 1 hour 30 ± minutes to Tulsa. With its size, natural setting, and close proximity to Lake Eufaula, Lot 3 at The Estates at 9A offers a great opportunity to be part of this new lakeside community! Additional lots within The Estates at 9A will be released at a later time as the development continues to grow. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Ruben Daniels at [\(580\) 747-3407](tel:5807473407). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

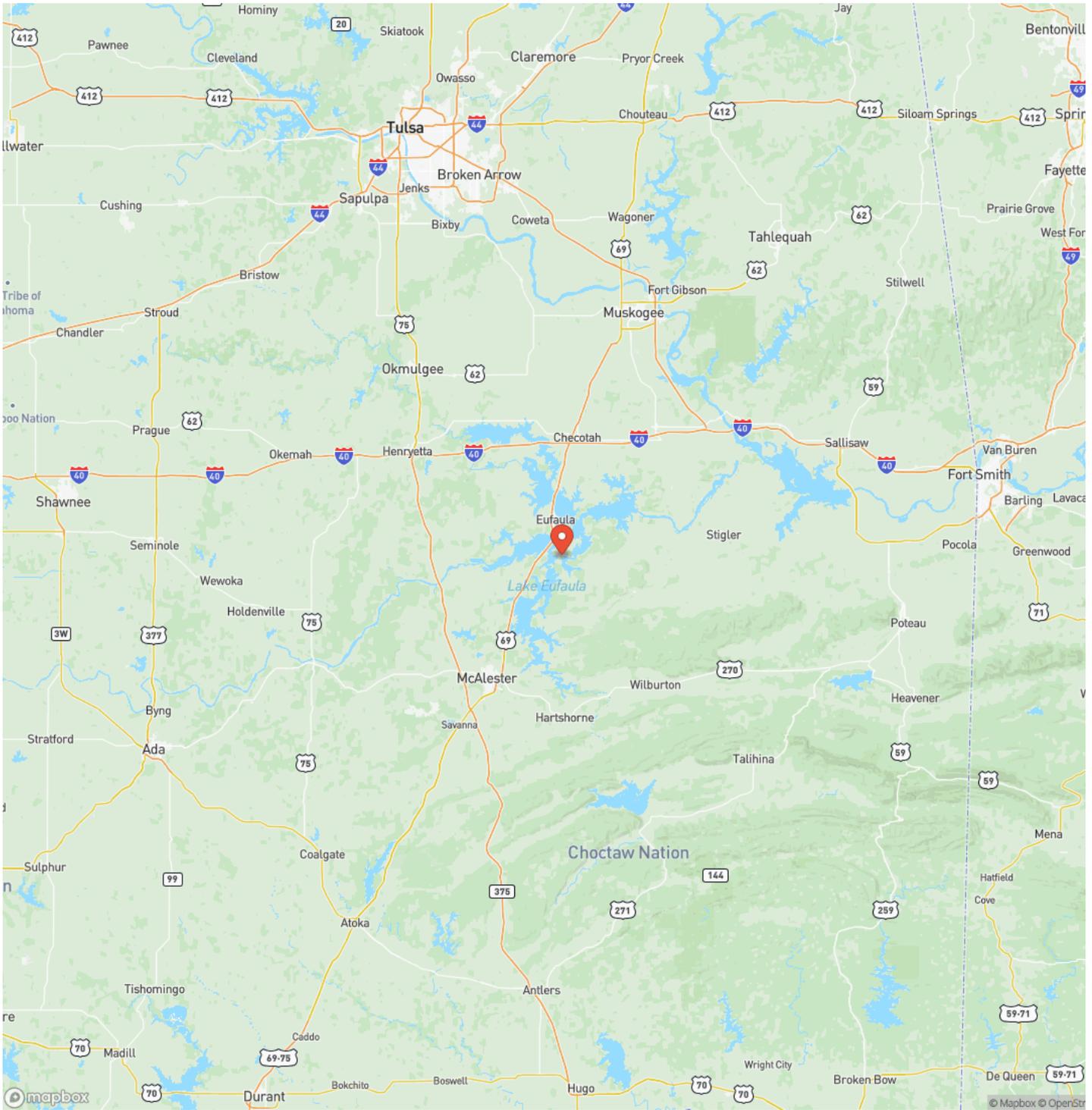
Lot 3 The Estates at 9A
Eufaula, OK / Pittsburg County



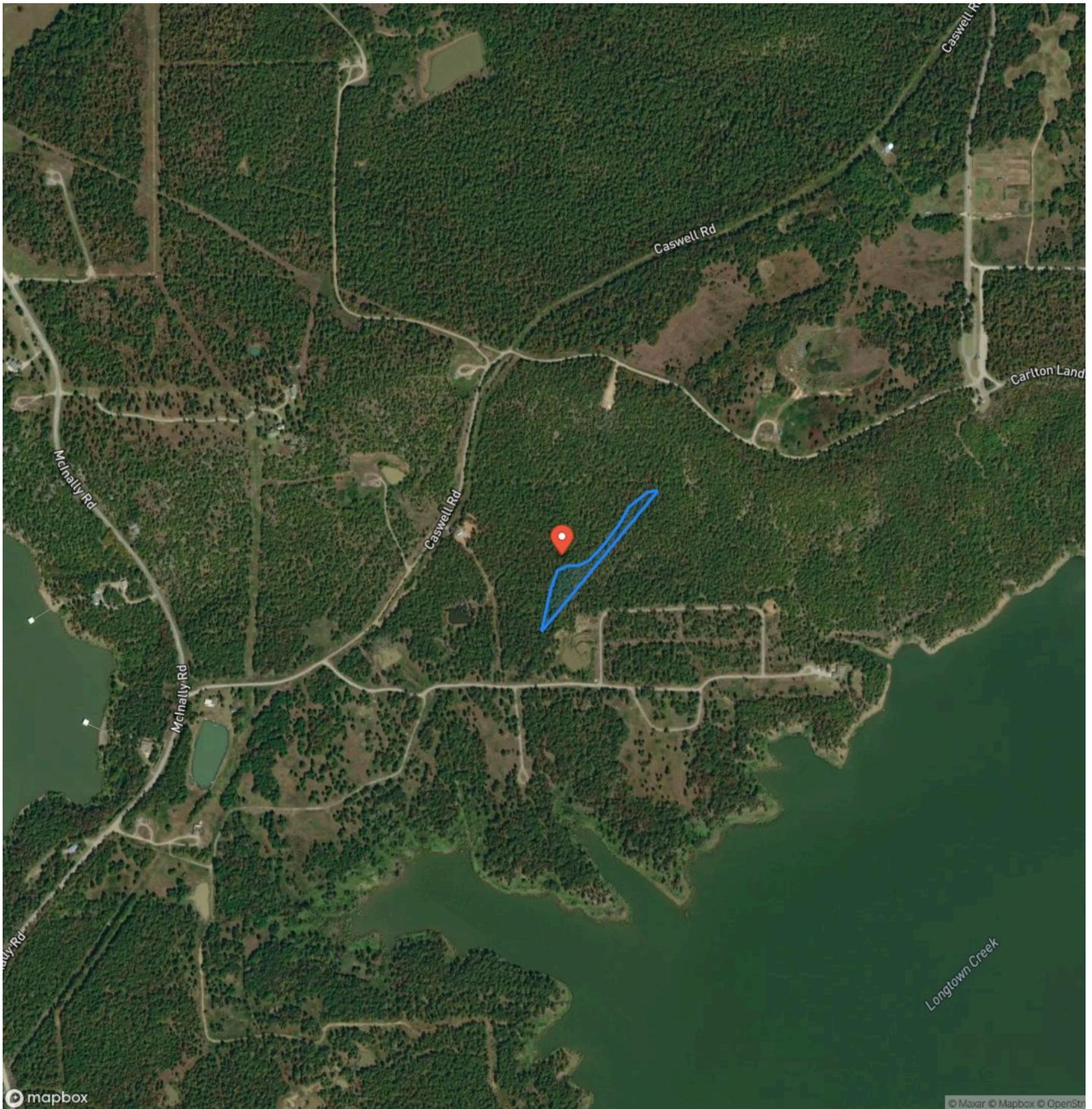
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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