

**Lot 1 The Estates at 9A**  
350 Caswell Rd  
Eufaula, OK 74432

**\$450,000**  
6.230± Acres  
Pittsburg County



**Lot 1 The Estates at 9A**  
**Eufaula, OK / Pittsburg County**

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**SUMMARY**

**Address**

350 Caswell Rd

**City, State Zip**

Eufaula, OK 74432

**County**

Pittsburg County

**Type**

Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

35.2046 / -95.5685

**Acreage**

6.230

**Price**

\$450,000

**Property Website**

<https://arrowheadlandcompany.com/property/lot-1-the-estates-at-9a-pittsburg-oklahoma/100489/>



## Lot 1 The Estates at 9A Eufaula, OK / Pittsburg County

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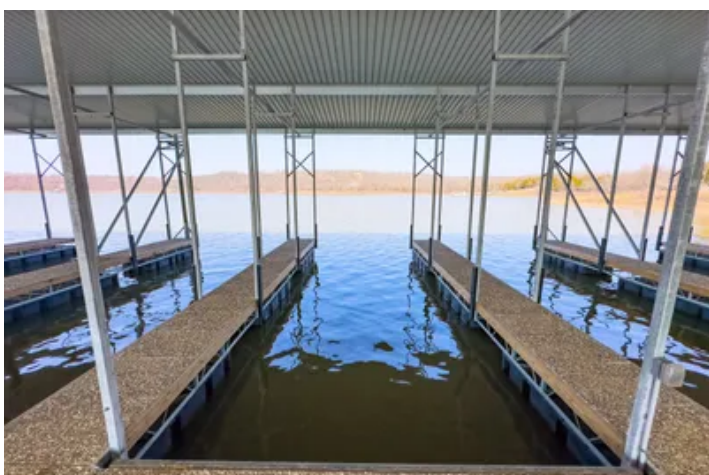
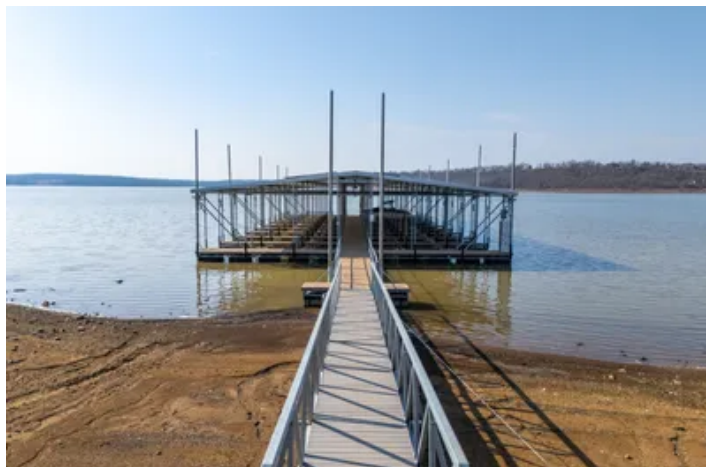
### **PROPERTY DESCRIPTION**

Welcome to Lot 1 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 1 consists of 6.23 ± acres and is the largest lot in the development, as well as the first property you encounter when entering through the gated entrance. This tract offers a welcoming introduction to the community and features a great mix of mature trees with a single clearing that could make an excellent homesite. A well-sized pond sits on the property, adding both character and a peaceful setting that complements the natural landscape. 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 1 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.



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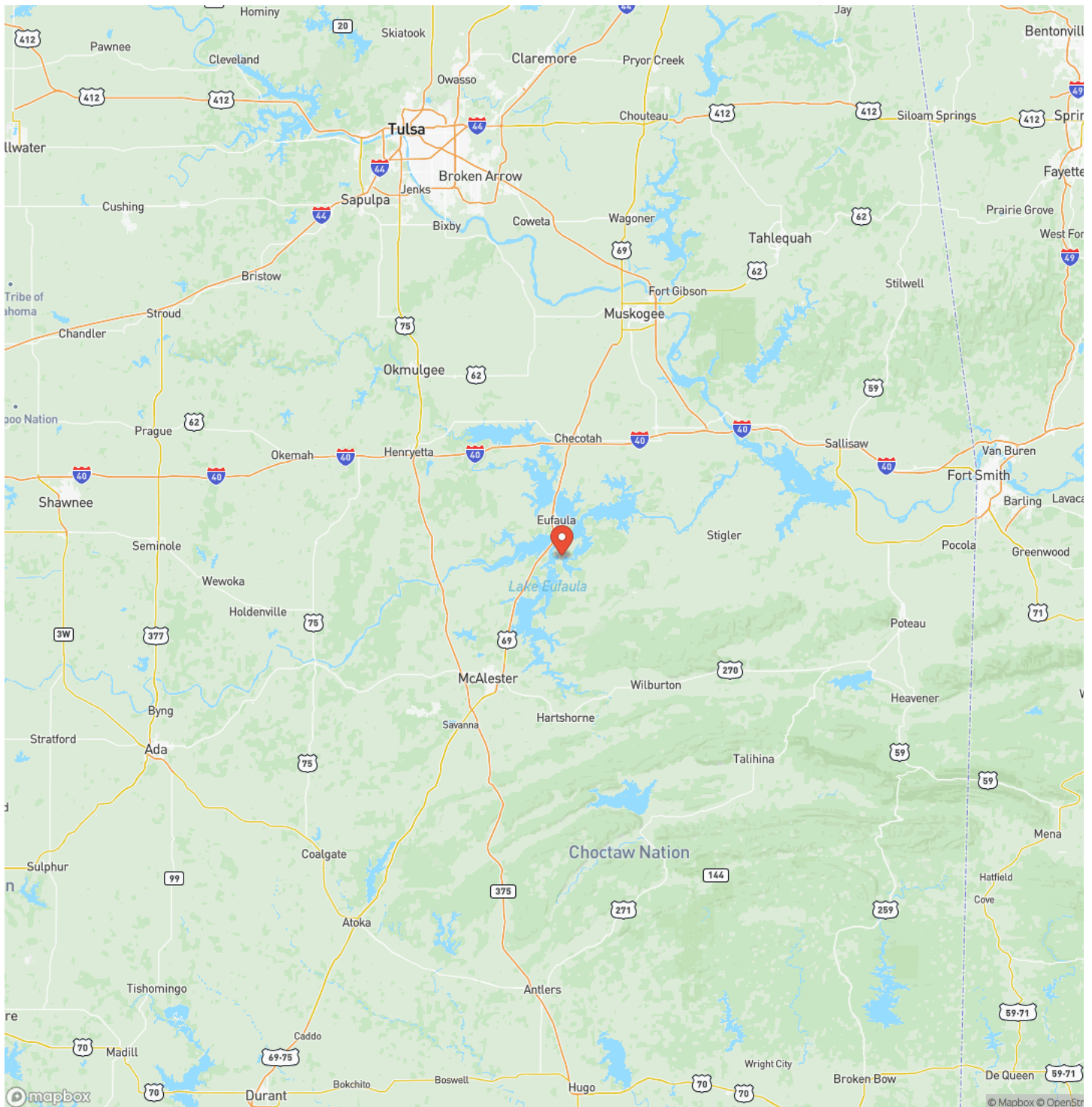
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## Locator Map



## Locator Map





## Satellite Map



**Lot 1 The Estates at 9A  
Eufaula, OK / Pittsburg County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ruben Daniels

## Mobile

(580) 747-3407

## Email

ruben.daniels@arrowheadlandcompany.com

## Address

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **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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