

Eufaula Addition (Parcel 4)
Eufaula, OK 74432

\$78,400
20± Acres
Pittsburg County



Eufaula Addition (Parcel 4)
Eufaula, OK / Pittsburg County

SUMMARY

City, State Zip

Eufaula, OK 74432

County

Pittsburg County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.1586 / -95.487

Acreage

20

Price

\$78,400

Property Website

<https://arrowheadlandcompany.com/property/eufaula-addition-parcel-4-pittsburg-oklahoma/32435/>



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PROPERTY DESCRIPTION

Price reduced! If you have been dreaming of building your dream home on acreage this Pittsburg County Tract could be just what you are looking for. Located just minutes from Eufaula Lake, this property sits in a phenomenal location with easy access. A well maintained gravel road brings you to the north entrance where you will see a landscape that consists of open native grass pastures, scattered timber, and two nice ponds. These pastures will provide you with opportunities to graze livestock or cut hay. The timber along the road will give you much needed privacy, and the ponds will water livestock and provide you with fun fishing potential. The flat topography offers many great build sites overlooking a pond and utilities are available close by.

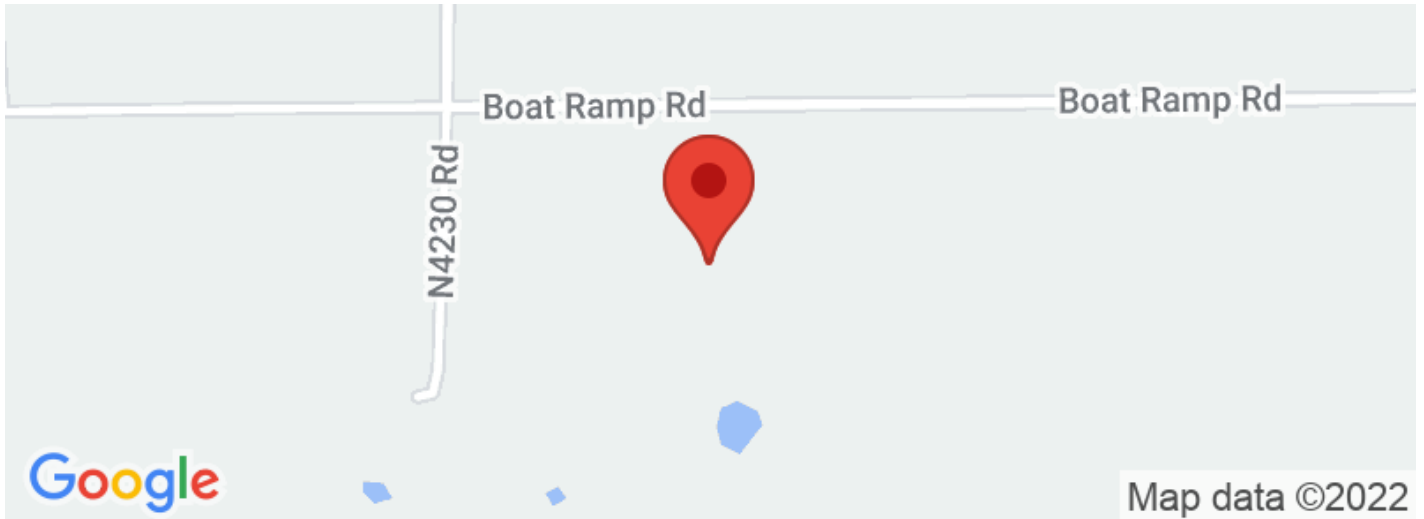
If you are looking for a great place to build your dream home with beautiful views, plenty of acreage to play on, and just a short drive from Oklahoma's largest lake, this tract could be the one for you. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



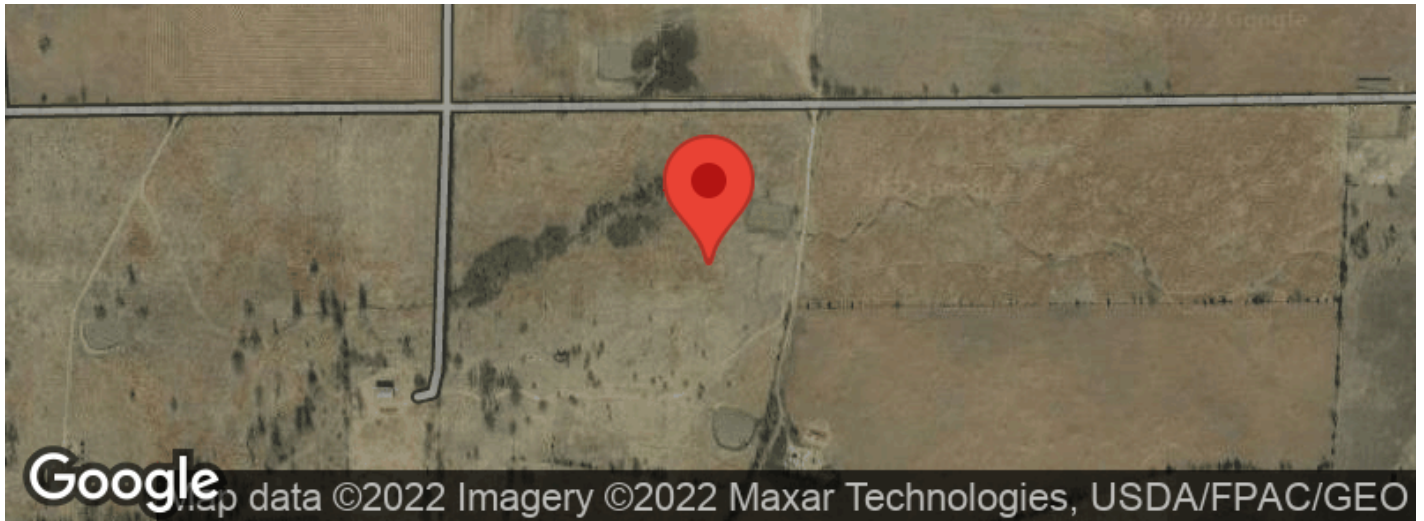
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Locator Maps



Aerial Maps



Eufaula Addition (Parcel 4)
Eufaula, OK / Pittsburg County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES



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. There are no margins, text, or other markings on the paper.

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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