

Eufaula Development Tract
N/A
Enterprise, OK 74552

\$100,000
25± Acres
Haskell County



Eufaula Development Tract
Enterprise, OK / Haskell County

SUMMARY

Address

N/A

City, State Zip

Enterprise, OK 74552

County

Haskell County

Type

Undeveloped Land, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.220941 / -95.431061

Acreage

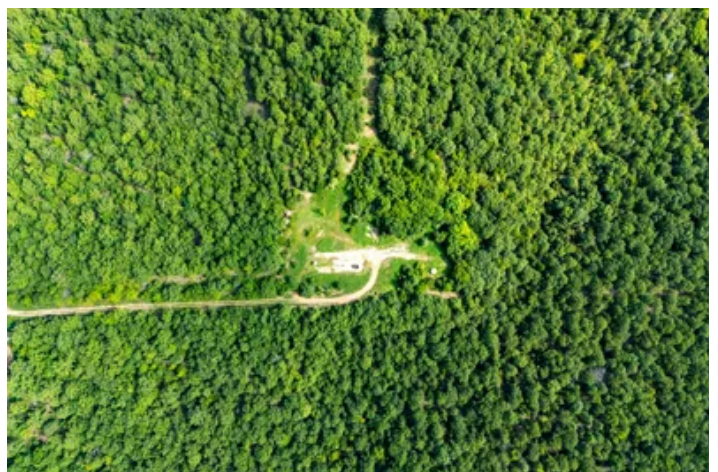
25

Price

\$100,000

Property Website

<https://arrowheadlandcompany.com/property/eufaula-development-tract-haskell-oklahoma/86310/>

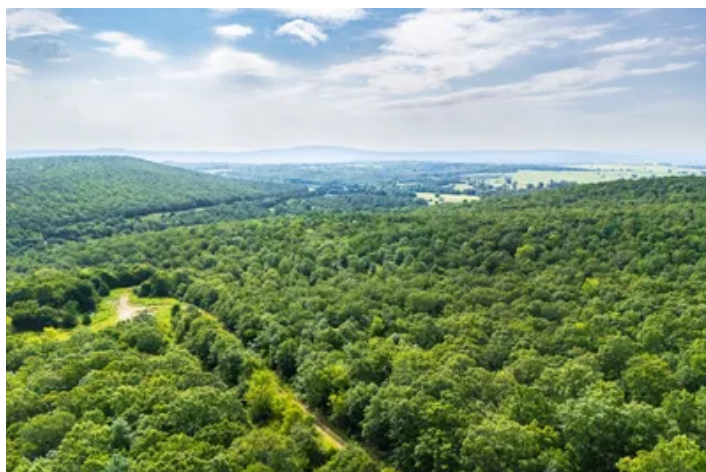


PROPERTY DESCRIPTION

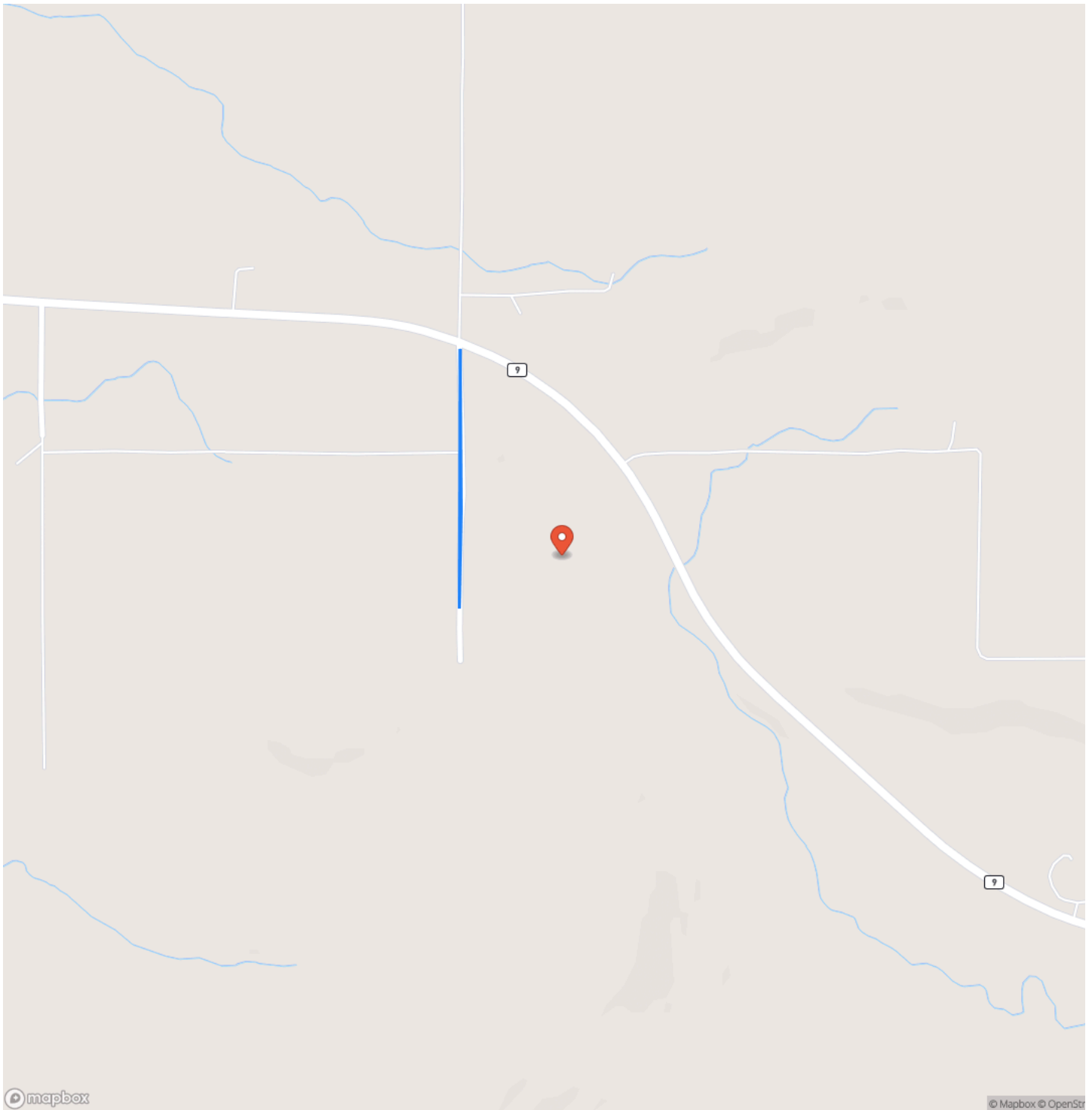
Located in Haskell County, Oklahoma, this 25±acre tract offers an ideal blend of recreational use and future development potential. The property is primarily timbered, with privacy throughout, making it a great candidate for a scenic cabin or small development. A private trail leads from the road frontage into the interior of the land, where a central clearing is located. With elevation changes and a wooded landscape, the property is suitable for hunting, with opportunities for deer, turkey, and small game. While there are no water features on the land itself, nearby water sources contribute to the area's natural appeal. Conveniently located just 16±minutes from Eufaula and Eufaula Lake, 50±minutes from Henryetta, 1 hour and 16±minutes from Fort Smith, Arkansas, and approximately 1 hour and 35±minutes from Tulsa this property offers easy access to nearby amenities. Whether you're looking to invest or escape into nature, this property delivers the space, setting, and versatility to bring your vision to life. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707).

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.

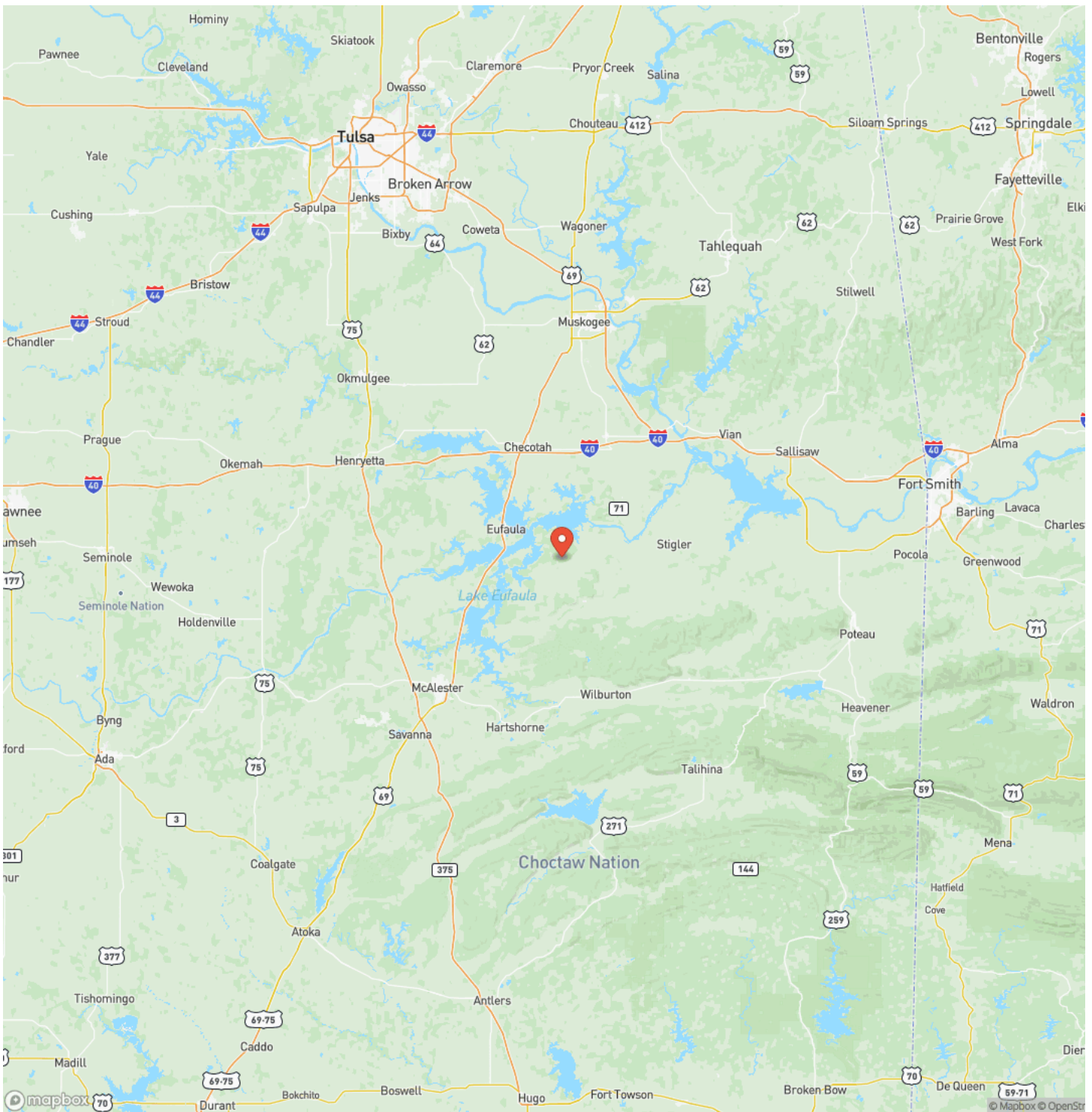
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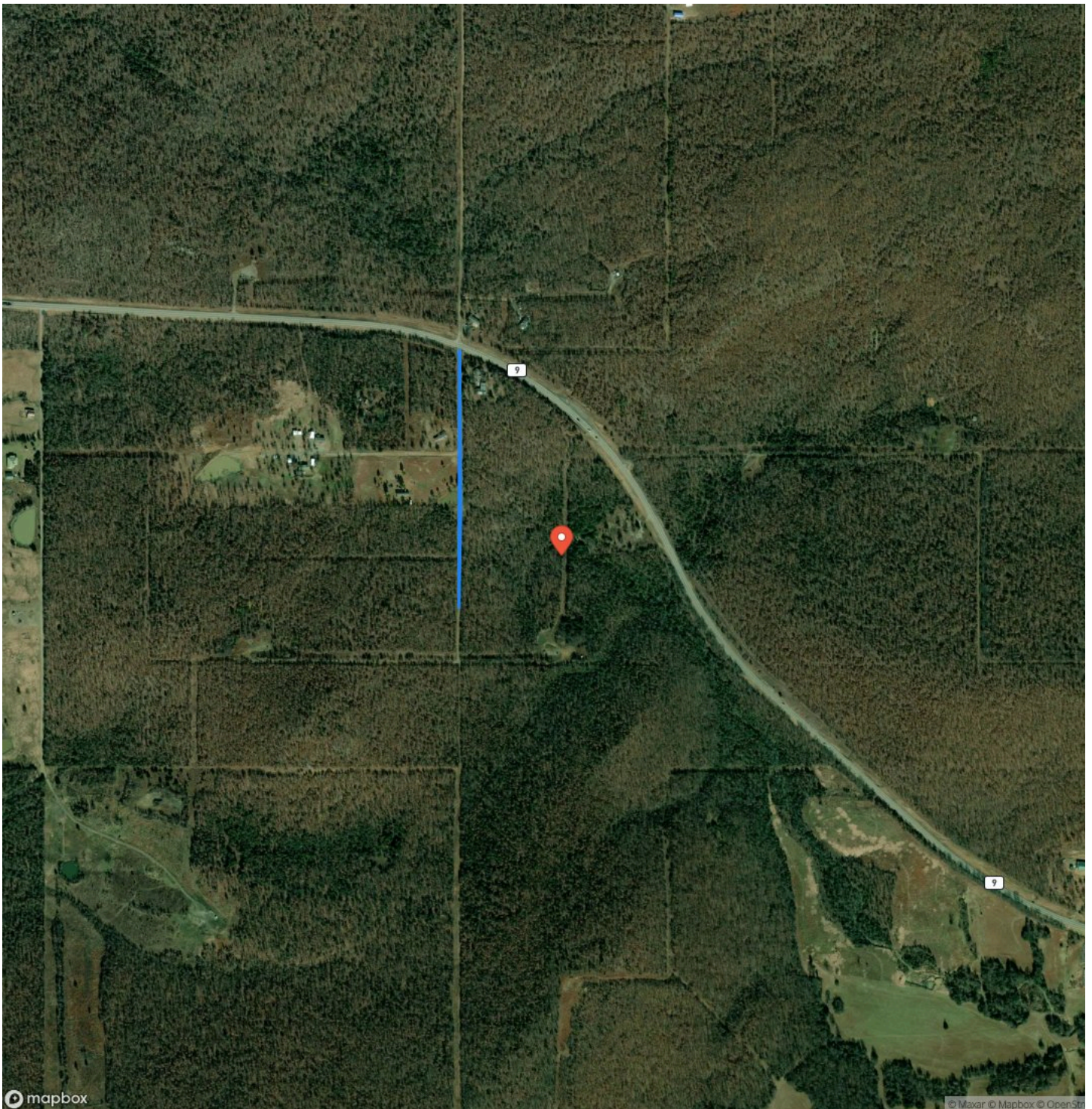
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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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