

Ozark Foothills Homesite
E 330 Rd
Jay, OK 74346

\$225,000
20± Acres
Delaware County



Ozark Foothills Homesite
Jay, OK / Delaware County

SUMMARY

Address

E 330 Rd

City, State Zip

Jay, OK 74346

County

Delaware County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

36.5395 / -94.6891

Acreage

20

Price

\$225,000

Property Website

<https://arrowheadlandcompany.com/property/ozark-foothills-homesite-delaware-oklahoma/100589/>



Ozark Foothills Homesite Jay, OK / Delaware County

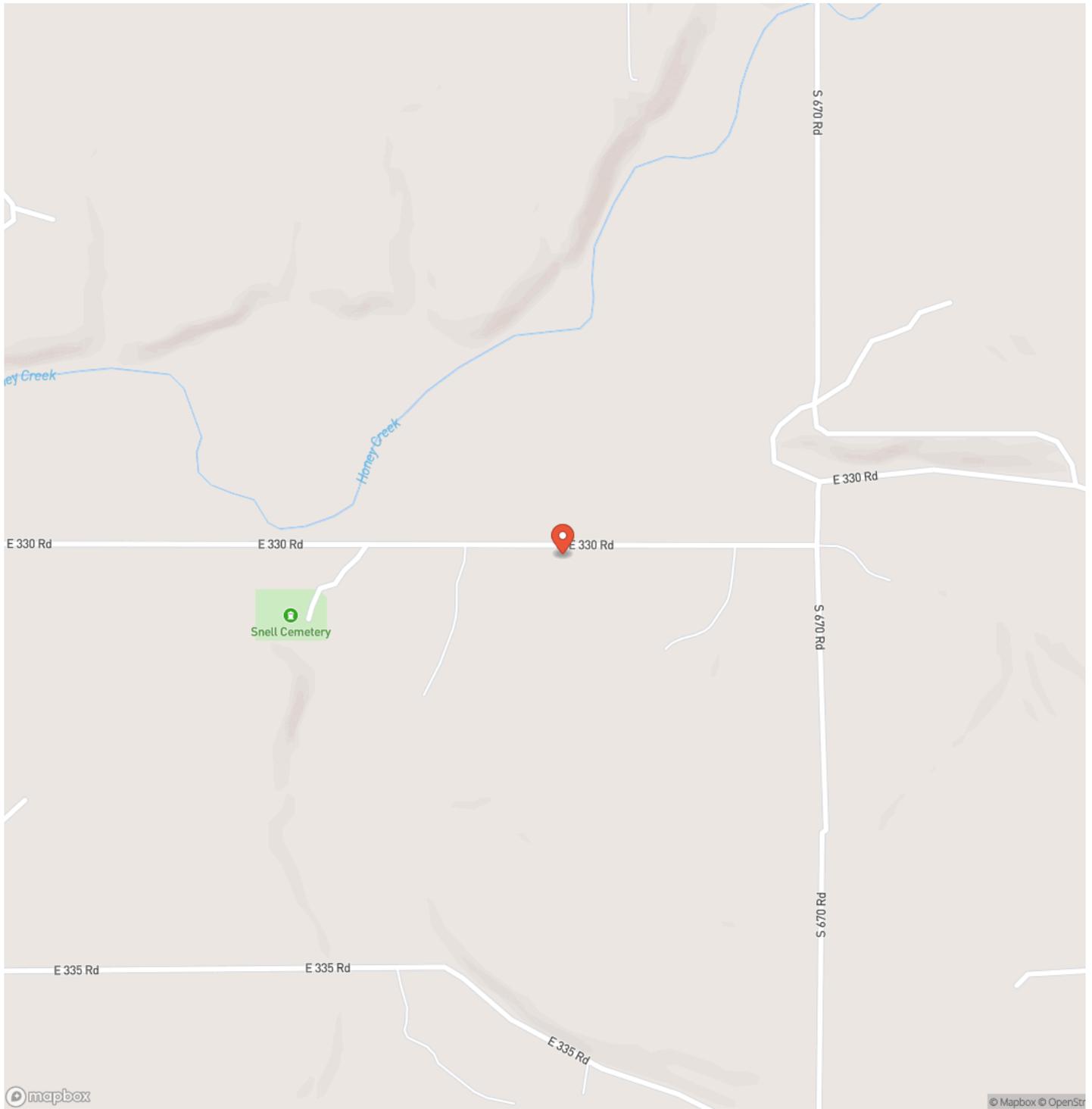
PROPERTY DESCRIPTION

Escape to the peace and privacy of the Ozark foothills near Grand Lake with this beautiful 20+/- acre property in Delaware County, Oklahoma! Featuring rolling, mature hardwood timber and green meadows, this tract has great potential for seclusion, recreation, and build-ready improvements. The property is fully fenced, adding security and versatility for livestock or land management. At the front of the property sits a 3+/- acre flat, open meadow that creates an ideal homesite setting. This area already includes a 30x50 shop and a newly built she-shed, providing immediate storage, workspace, or a comfortable retreat while you build your dream home. Electric and rural water are already on the property, and multiple functioning wells provide additional water sources. As you travel through the property, you'll find a small secluded meadow perfect for a food plot. There is a stocked pond that adds value and recreation potential, while the surrounding timber provides excellent cover for deer and other game. With Little Flint Creek nearby, the area naturally attracts abundant wildlife including whitetail deer and other small game, making it a great recreational tract or future hunting getaway. Whether you're looking to build a home in the country, create a weekend retreat, or enjoy a hunting property with improvements already in place, this Delaware County gem offers the perfect foundation! Ideally located 7+/- miles from Snider's Campground on Grand Lake, 8+/- miles from Southwest City, MO and 15+/- miles from Jay! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:539-238-7693). 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.

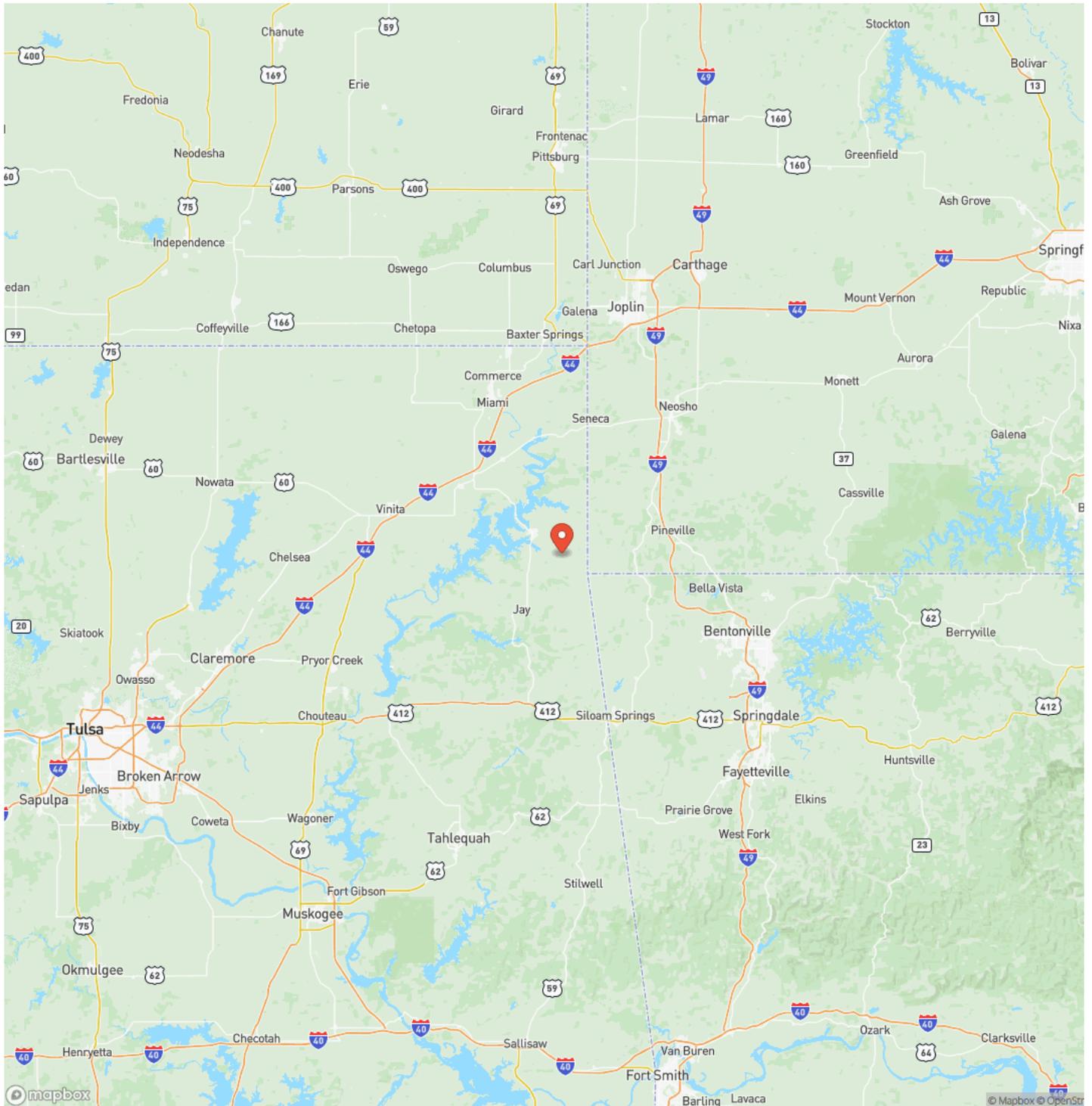
Ozark Foothills Homesite
Jay, OK / Delaware County



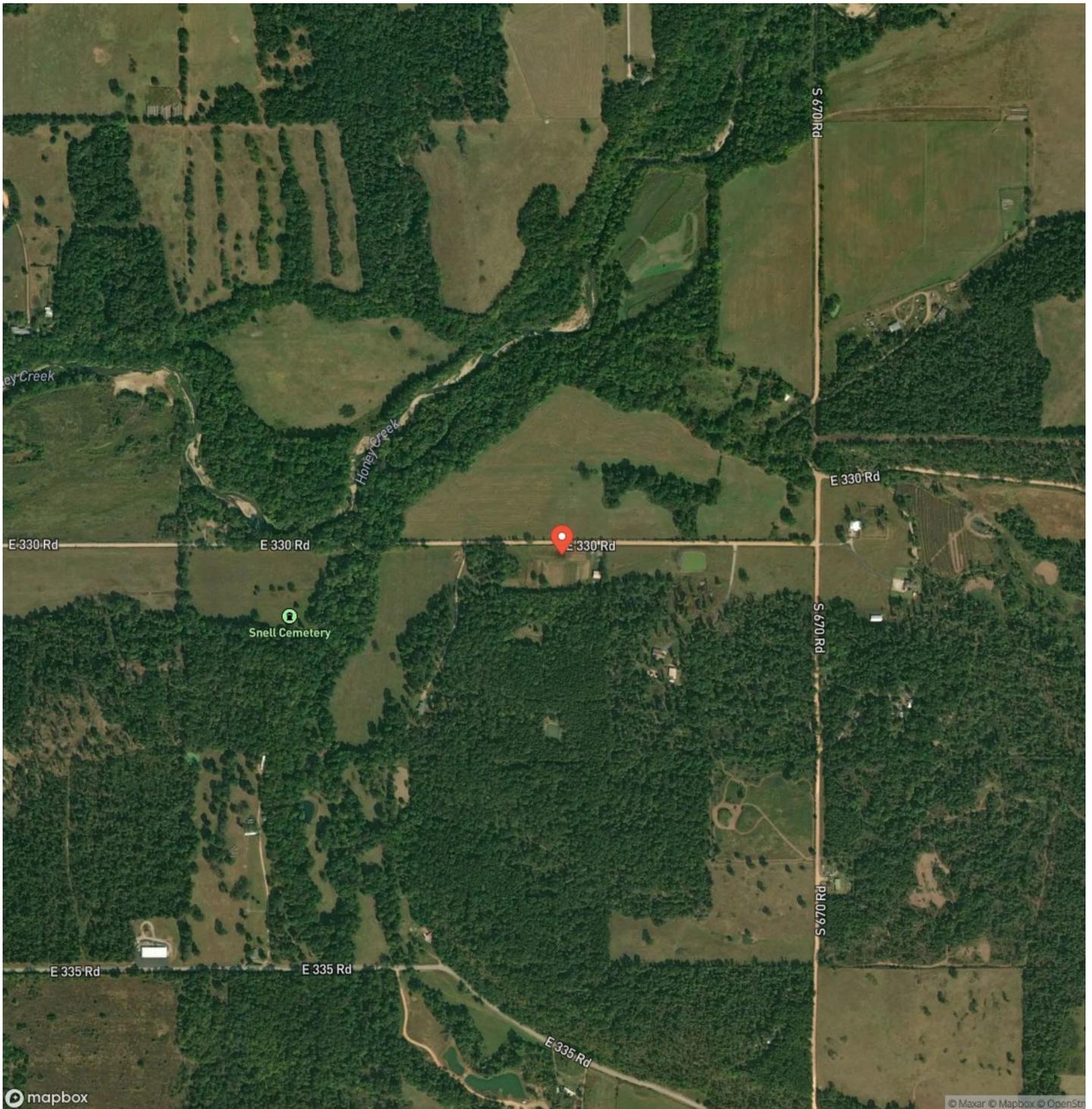
Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

