

**Lake Eufaula Residential-Commercial Opportunity**  
417886 E 1140 Rd  
Eufaula, OK 74432

**\$549,900**  
3.200± Acres  
McIntosh County



## Lake Eufaula Residential-Commercial Opportunity Eufaula, OK / McIntosh County

### SUMMARY

**Address**

417886 E 1140 Rd

**City, State Zip**

Eufaula, OK 74432

**County**

McIntosh County

**Type**

Commercial, Single Family, Recreational Land, Residential Property, Business Opportunity

**Latitude / Longitude**

35.361644 / -95.576041

**Dwelling Square Feet**

3200

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

3.200

**Price**

\$549,900

**Property Website**

<https://arrowheadlandcompany.com/property/lake-eufaula-residential-commercial-opportunity-mcintosh-oklahoma/95868/>



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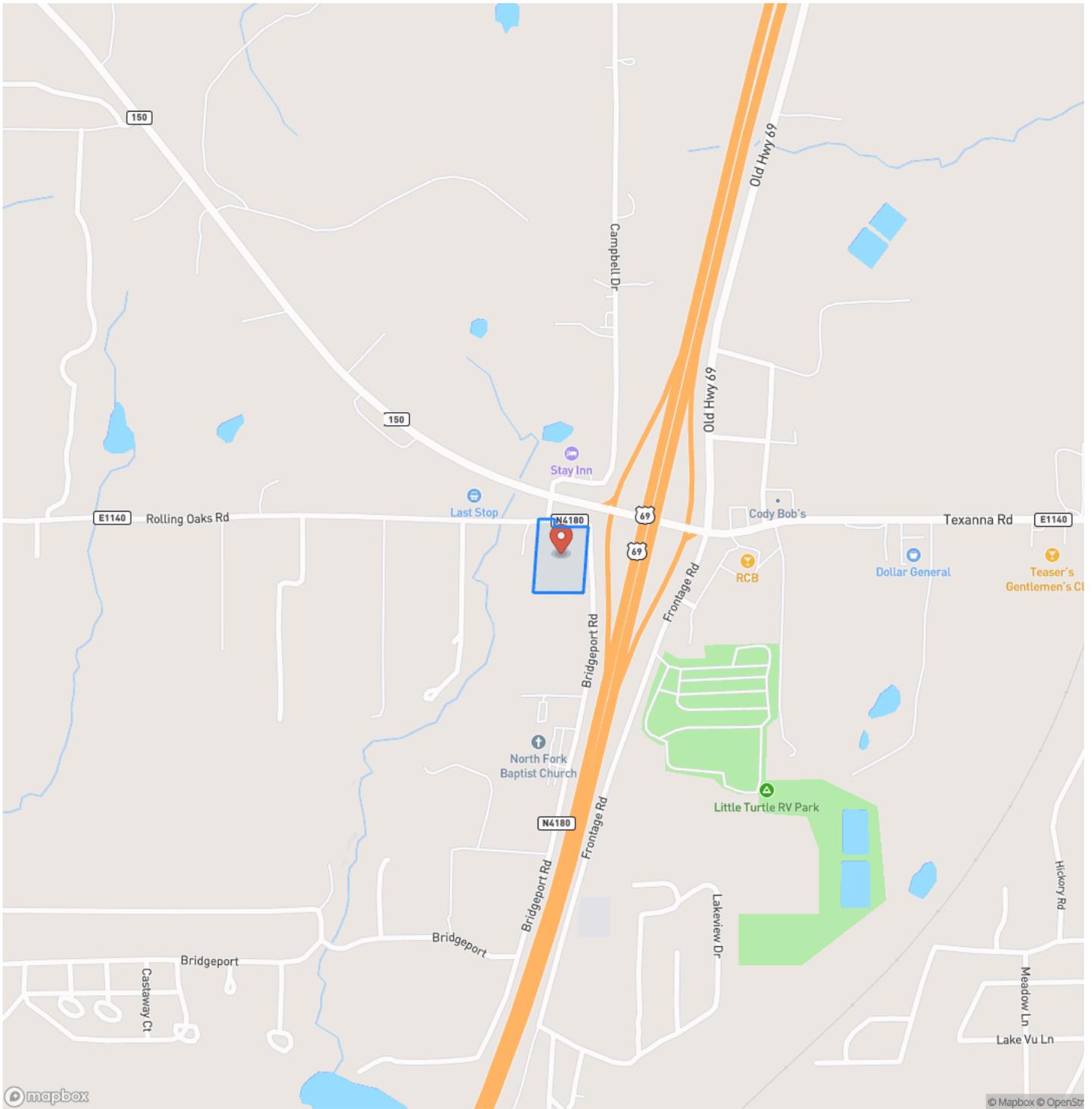
### **PROPERTY DESCRIPTION**

Welcome to truly a versatile property offering space, flexibility, and an outstanding location near Lake Eufaula! With this property being in such close proximity to Highway 69, it stands out as a property that sits in a premier location of McIntosh County! Situated on approximately 3.14 ± acres, this property features a 3,200 ± sq ft building that functions beautifully as a large residence while also maintaining strong commercial-use capability. Inside, the structure is laid out as a spacious 2-bedroom, 2-bath home with a large open-concept living room and kitchen area. The kitchen includes a large island, pantry room, and abundant storage, while 3/4 inch oak hardwood flooring runs throughout the interior. There is a nice, gas fireplace in the living room along with beautiful shelving for decorating making the living area aesthetically pleasing and cozy! In addition to the main living area, there is a master bedroom that could easily be converted into additional bedrooms, a game room, office space, or flexible-use area-making the layout adaptable to a variety of needs. Attached to the building is a three-car garage with three roll-up doors, providing ample room for vehicles, boats, ATVs, or equipment. Between the home and garage that also feature a metal roof, sits a 20x40 covered patio. The property includes fenced front and back yards, offering secure areas for pets or children, along with a circle drive at the entrance and a separate driveway leading directly to the garage for easy access. Previously used for commercial purposes, the property retains features that support continued commercial use, including three commercial-grade HVAC units and large open interior spaces-making it well-suited for business operations. The remaining acreage offers room to expand, add structures, or further customize the property to fit your vision. Its location just off Highway 69, adjacent to the well-known Last Stop convenience store, provides excellent visibility and access. Also, there is service road access. There is a water well on the property. Whether used as a primary residence, commercial space, or a weekend lake property with room to store boats and recreational gear, this property checks a wide range of boxes. Conveniently located just minutes from Lake Eufaula, 7 ± minutes from downtown Eufaula, 1 hour and 4 ± minutes from Fort Smith, Arkansas, and approximately 1 hour and 15 ± minutes from Tulsa, this property offers both accessibility and opportunity. Whether you're looking for a spacious home, a commercial-ready property, or a flexible lake-area investment, this unique offering delivers the layout, location, and versatility to bring your plans to life. 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.

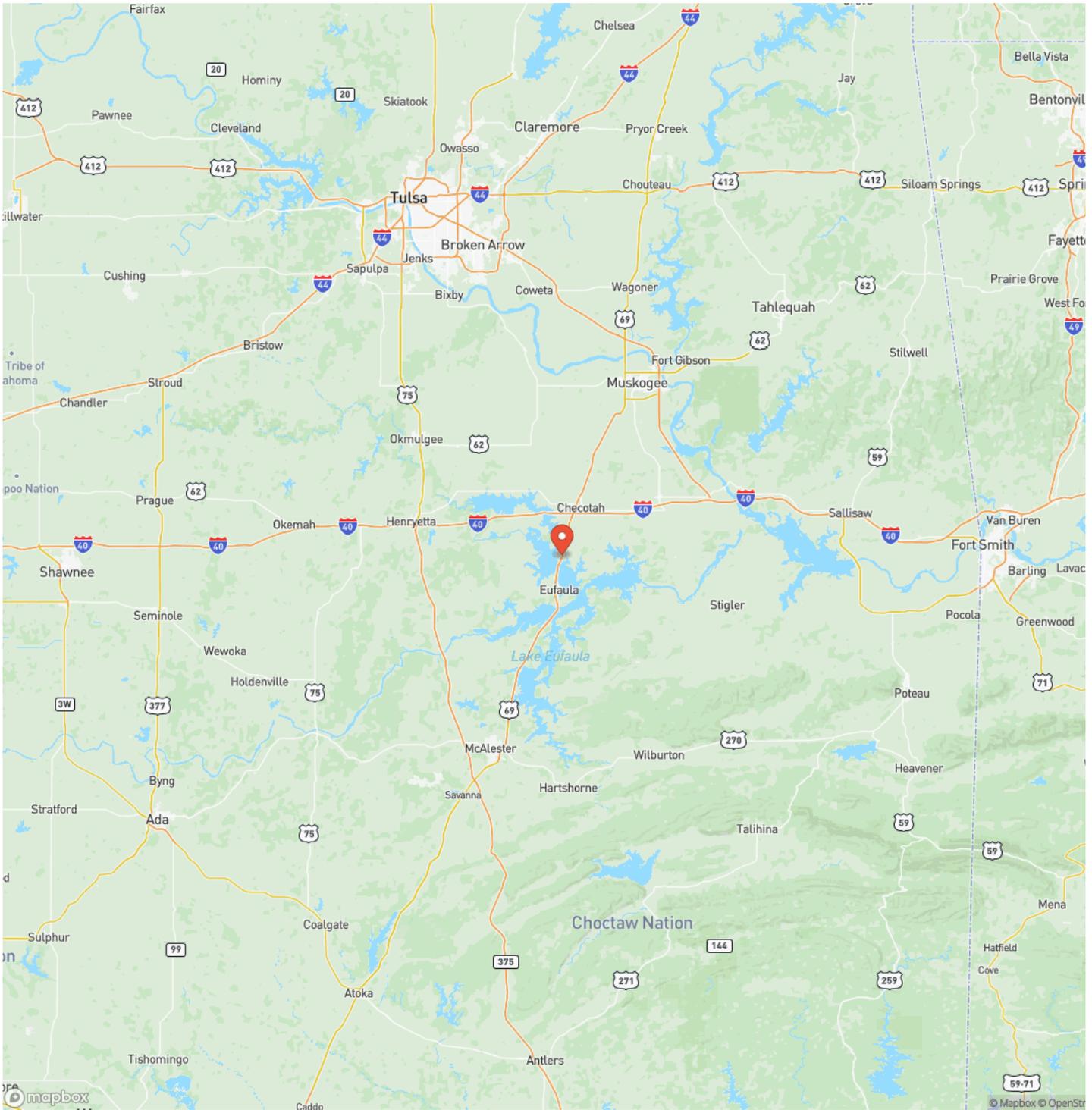
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Eufaula, OK / McIntosh County



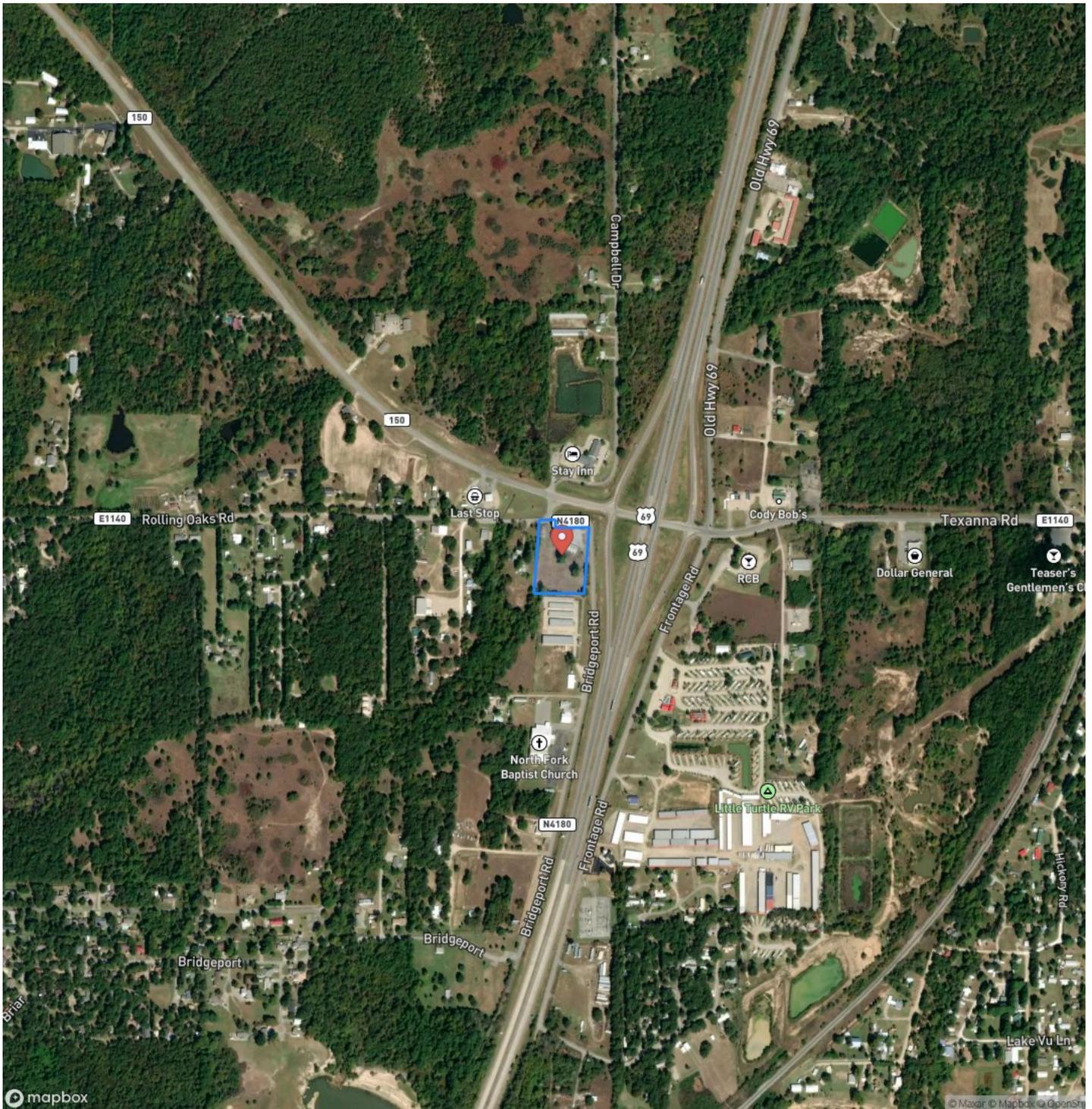
# Locator Map



# 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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