

**Old Hwy 69 Build-Ready Tract**  
Old Hwy 69 & E1120 Rd  
Checotah, OK 74426

**\$55,000**  
5.530± Acres  
McIntosh County



**Old Hwy 69 Build-Ready Tract  
Checotah, OK / McIntosh County**

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**SUMMARY**

**Address**

Old Hwy 69 & E1120 Rd

**City, State Zip**

Checotah, OK 74426

**County**

McIntosh County

**Type**

Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

35.3934 / -95.5584

**Acreage**

5.530

**Price**

\$55,000

**Property Website**

<https://arrowheadlandcompany.com/property/old-hwy-69-build-ready-tract-mcintosh-oklahoma/101599/>



## Old Hwy 69 Build-Ready Tract Checotah, OK / McIntosh County

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### **PROPERTY DESCRIPTION**

Situated just outside of Checotah, Oklahoma, this raw tract in McIntosh County offers a unique layout with strong potential for a homesite or recreational use, all in a great location right off Old Highway 69! This 5.53 +/- acre property stretches in a long, narrow shape, primarily consisting of open pasture that runs the length of the tract, giving it a clean and usable layout. Along the edges of the property, a line of timber helps create a sense of privacy and separation from surrounding land, while a small timbered area towards the north end of the property has already had some clearing work completed. With multiple entry points available, access to the property is flexible and convenient. Utilities are nearby with water and power available, making the process of building both efficient and practical. Whether you're looking to build a home, set up a shop for storing a boat considering its close proximity to the lake, or simply have a manageable piece of land in a great location, this property provides the space to do it! The surrounding area is continuing to grow, showing the potential this location offers. Being just minutes from Lake Eufaula, the property is well positioned for someone wanting to enjoy the lake life while still having their own piece of land. The property is located approximately 8 ± minutes from the town of Eufaula, 29 ± minutes from Muskogee, and about 1 hour 5 ± minutes from Fort Smith, Arkansas, offering convenient access to nearby towns while still maintaining a rural setting. With its location near Lake Eufaula, available utilities, and flexible layout, this property offers a great opportunity to build and enjoy a manageable piece of land in a growing area! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Justin White at [\(918\) 207-7521](tel:9182077521). 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.

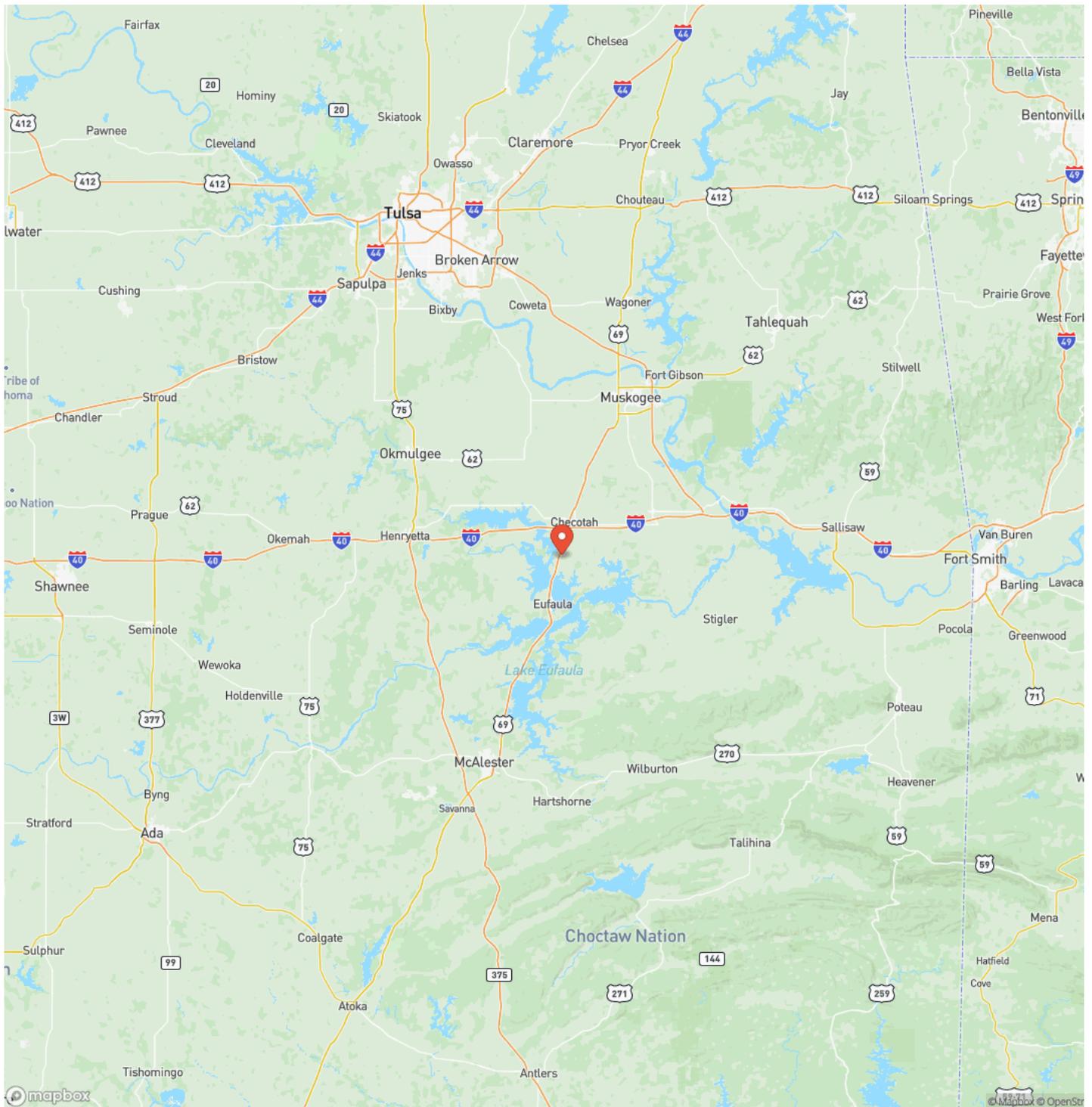
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## Locator Map



# Locator Map



## Satellite Map







## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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