

**Grand Lake Waterfront Acreage**  
S 523 Rd  
Jay, OK 74346

**\$199,000**  
3± Acres  
Delaware County



## Grand Lake Waterfront Acreage Jay, OK / Delaware County

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### **SUMMARY**

**Address**

S 523 Rd

**City, State Zip**

Jay, OK 74346

**County**

Delaware County

**Type**

Recreational Land, Undeveloped Land, Lakefront

**Latitude / Longitude**

36.5269 / -94.9423

**Acreage**

3

**Price**

\$199,000

**Property Website**

<https://arrowheadlandcompany.com/property/grand-lake-waterfront-acreage-delaware-oklahoma/40634/>



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### **PROPERTY DESCRIPTION**

Unbeatable opportunity to make this stunning waterfront acreage into your dream property. With 300 +/- feet of shoreline and a spacious +/- acre lot, there is no shortage of room to build and play. The lot has a nice gentle slope into the water, creating excellent dockable access and gorgeous views from your future front porch. Enjoy the quiet retreat or jump into the fun on the water. This property is the perfect location to build your getaway lake home or cabin. There is no shortage of potential here with utilities at the road! The property is located just North of Zena Cove. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Erica Brent at [\(918\) 863-0355](tel:9188630355).



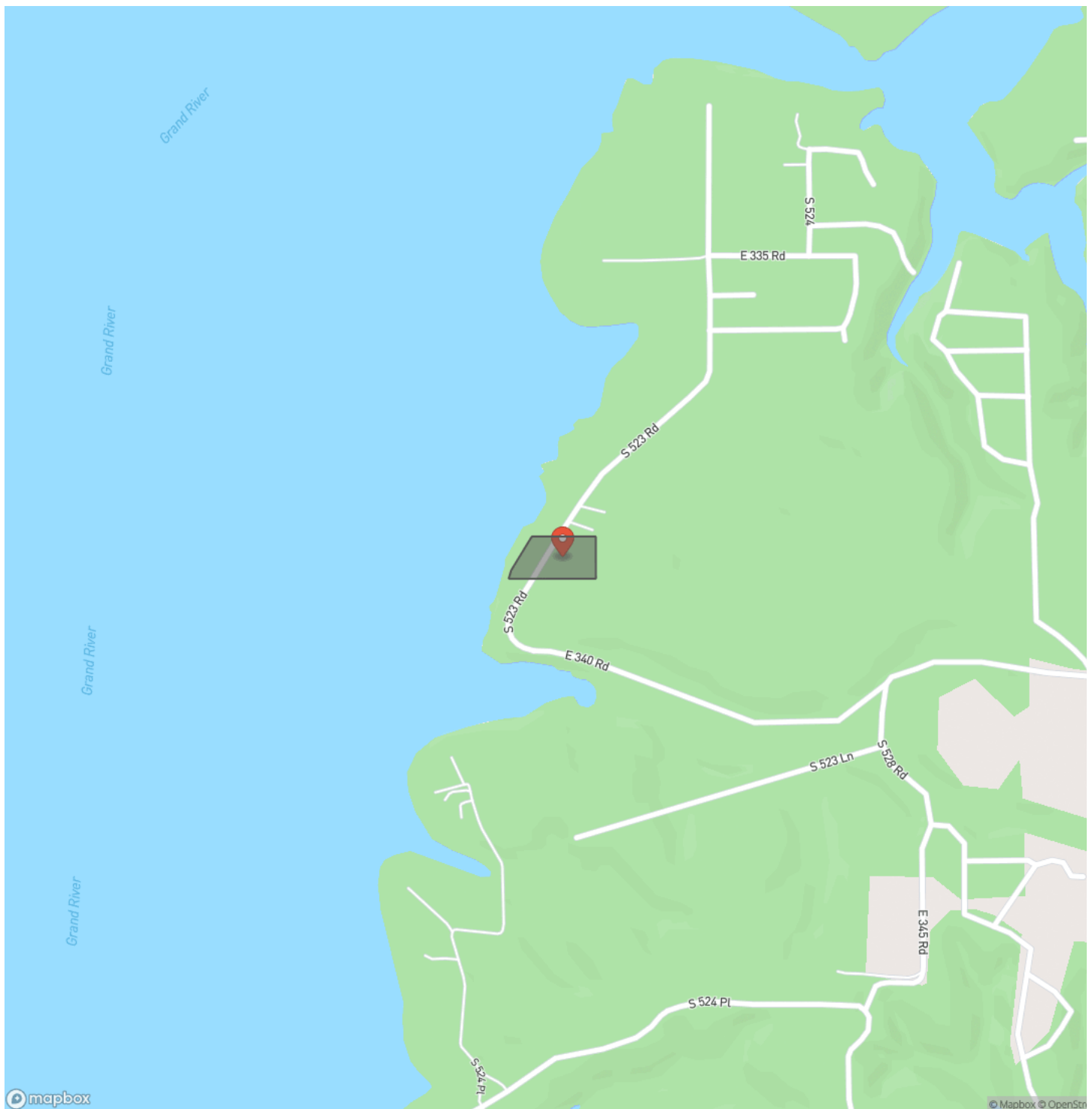


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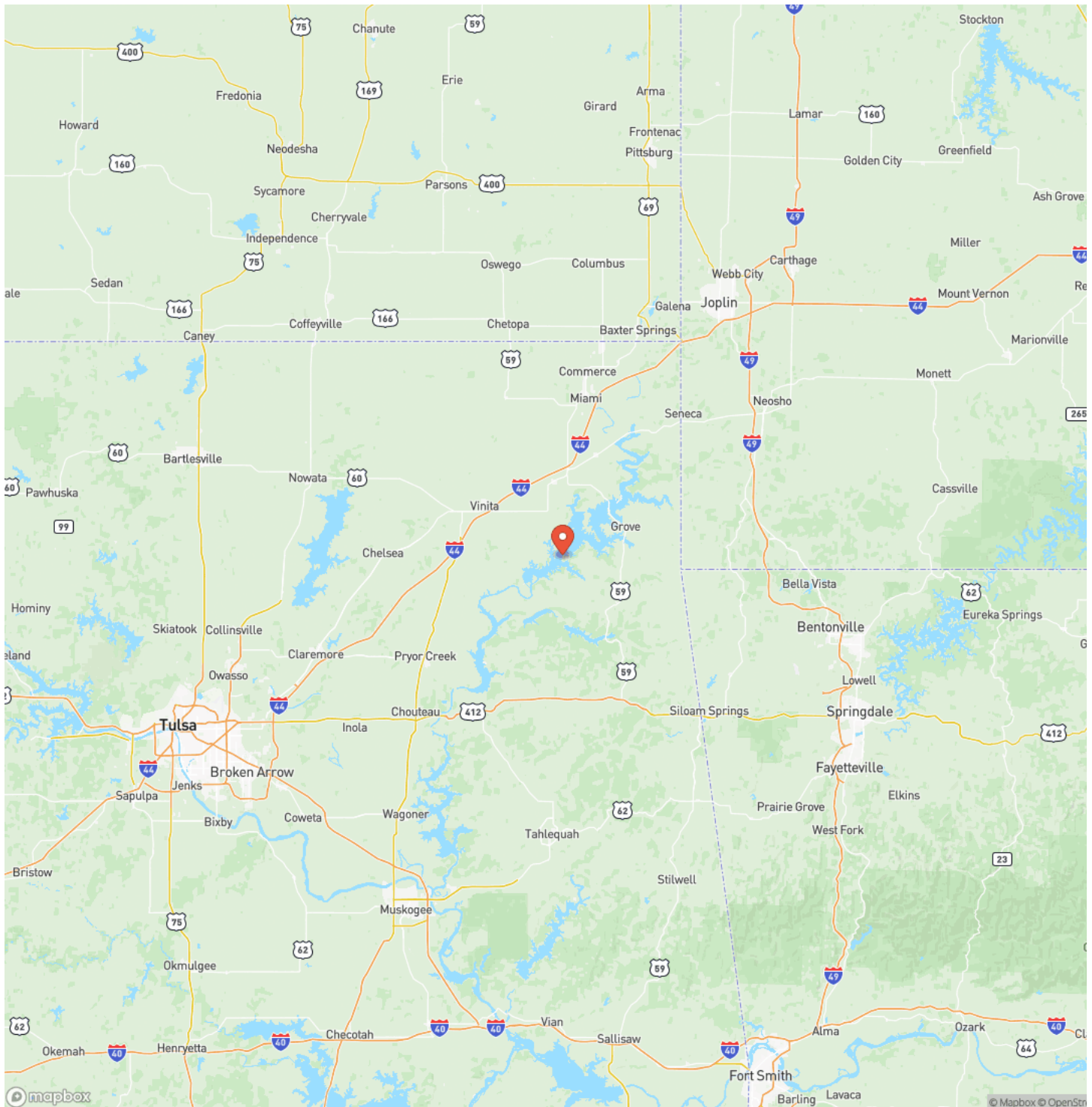


## Locator Map





## Locator Map





## Satellite Map



## Grand Lake Waterfront Acreage Jay, OK / Delaware County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Erica Brent

## Mobile

(918) 863-0355

## Email

erica.brent@arrowheadlandcompany.com

**Address**

## City / State / Zip

Nowata, OK 74048

## NOTES



**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## This image shows a single 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, 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 relation 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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