

37 Acres Old Hwy 2
19576 S Old Hwy 2
Warner, OK 74469

\$495,000
37± Acres
Muskogee County



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Warner, OK / Muskogee County

SUMMARY

Address

19576 S Old Hwy 2

City, State Zip

Warner, OK 74469

County

Muskogee County

Type

Residential Property, Recreational Land, Business Opportunity,
Hunting Land

Latitude / Longitude

35.475744 / -95.294707

Taxes (Annually)

1881

Dwelling Square Feet

3200

Bedrooms / Bathrooms

6 / 2.5

Acreage

37

Price

\$495,000

Property Website

<https://www.allaboutuland.com/property/37-acres-old-hwy-2-muskogee-oklahoma/59551/>



PROPERTY DESCRIPTION

An absolute dream property for your family, It is unique and a special place off Old Hwy 2 in Warner Oklahoma. There is 37 fenced acres with 5 entrances, A 9 acre crystal clear spring fed lake fully stocked with bass, crappie, catfish and perch with your own private sand beach, The main structure was built 3 years ago as 16x40 tiny home with 4 bedroom, 1 1/2 bathrooms that over looks the lake. Next to the tiny home is 3 stall 40x60 metal shop with overhead doors and a 15ft shed with concrete floors, A blue 40x60 steel barndo that needs finishing out on the inside has rural water is plumbed for 2 bathroom/showers and is wired with electric. The green 5400 sq ft metal building with concrete floors and living quarters with 1 1/2 bathrooms. This property is the perfect setup for an RV park or to put additional cabins for VRBO and recreation on the 9 acre private lake. Additional buildings could also be used for rentals with Connors State College just a couple of miles away. This property could be an immediate income producing property with plenty of room for expansion.

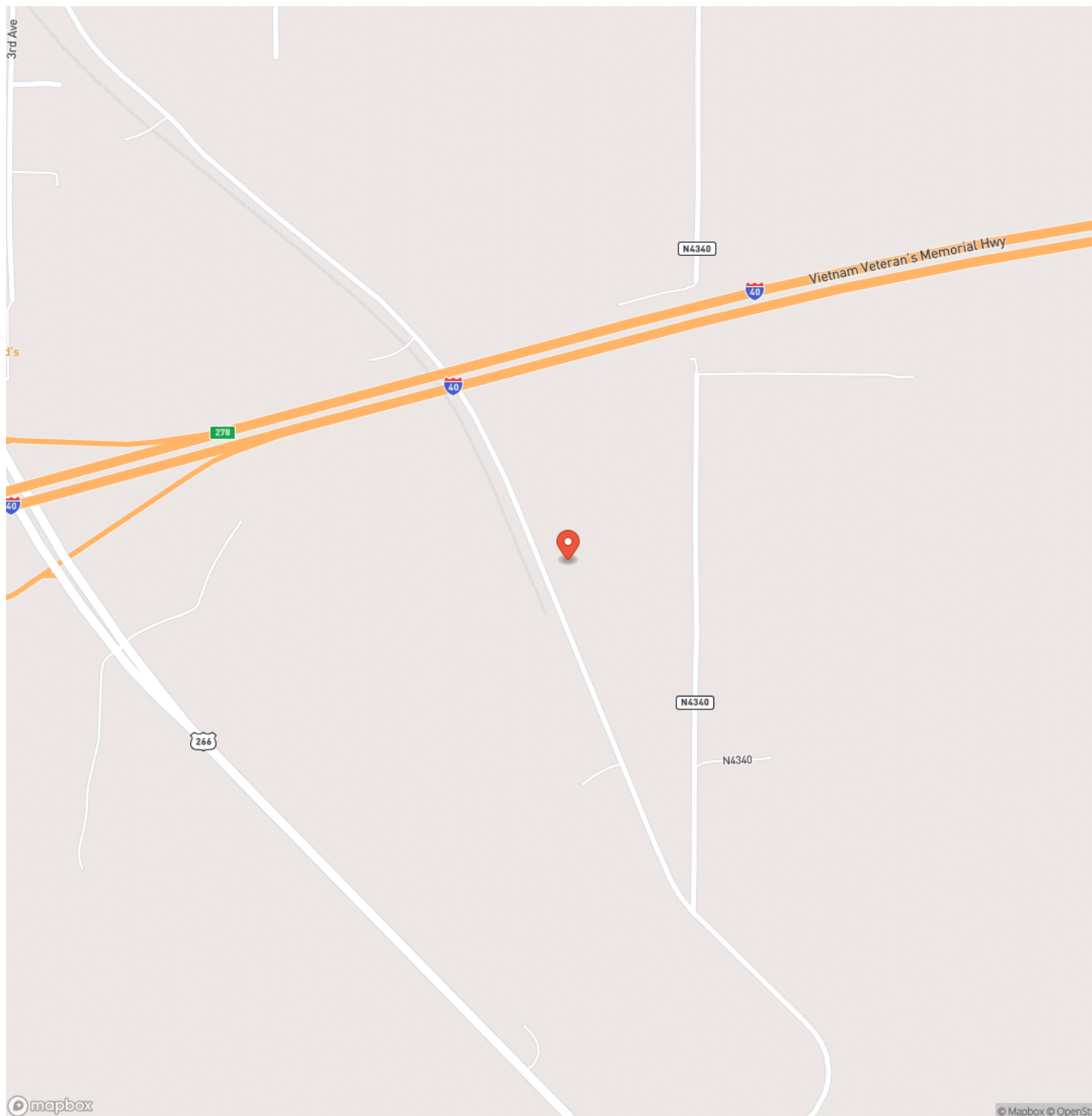
The other outstanding features of this property is all of the other recreational opportunities nearby. One of the #1 Waterfowl destinations in the United States is the Sequoyah Wildlife Refuge and Kerr Lake which is only 30 minutes from the property. Kerr Lake is also noted for its incredible bass, catfish and bow fishing. Only 30 minutes m/l away, you have one of the top Striper and Trout fishing locations at the Lower Illinois River in Gore, Oklahoma, where the Oklahoma State record striped bass weighing 47lbs 8oz was caught. Tenkiller Lake is only a 30-minute m/l drive with its clear upland reservoir that stretches for 27 miles and noted for small mouth, large mouth and kentucky bass fishing; as well as incredible watersports and is one of the top scuba diving lakes in Oklahoma, with its own scuba diving park. It is 45 minutes m/l from Fort Gibson Lake, 2 hours m/l from Grand Lake and 30 minutes m/l from one of the top crappie fishing lakes in the nation at Lake Eufaula. With this property you are not only getting a place to live, fish and hunt, you are also getting incredible opportunities available in eastern Oklahoma in your backyard.

Another added bonus to this location is its proximity to I-40 (.50 mile away),. The property is located south of I-40 in Warner, Oklahoma. Tulsa International Airport (TUL) is 1 hour m/l and Dallas Fort Worth (DFW) is 3.5 hours m/l. To schedule a showing of this property, call or text James West [\(405\) 268-2684](tel:4052682684) and I'll do the best job I can to show U everything I know about this property.

MORE INFO ONLINE:

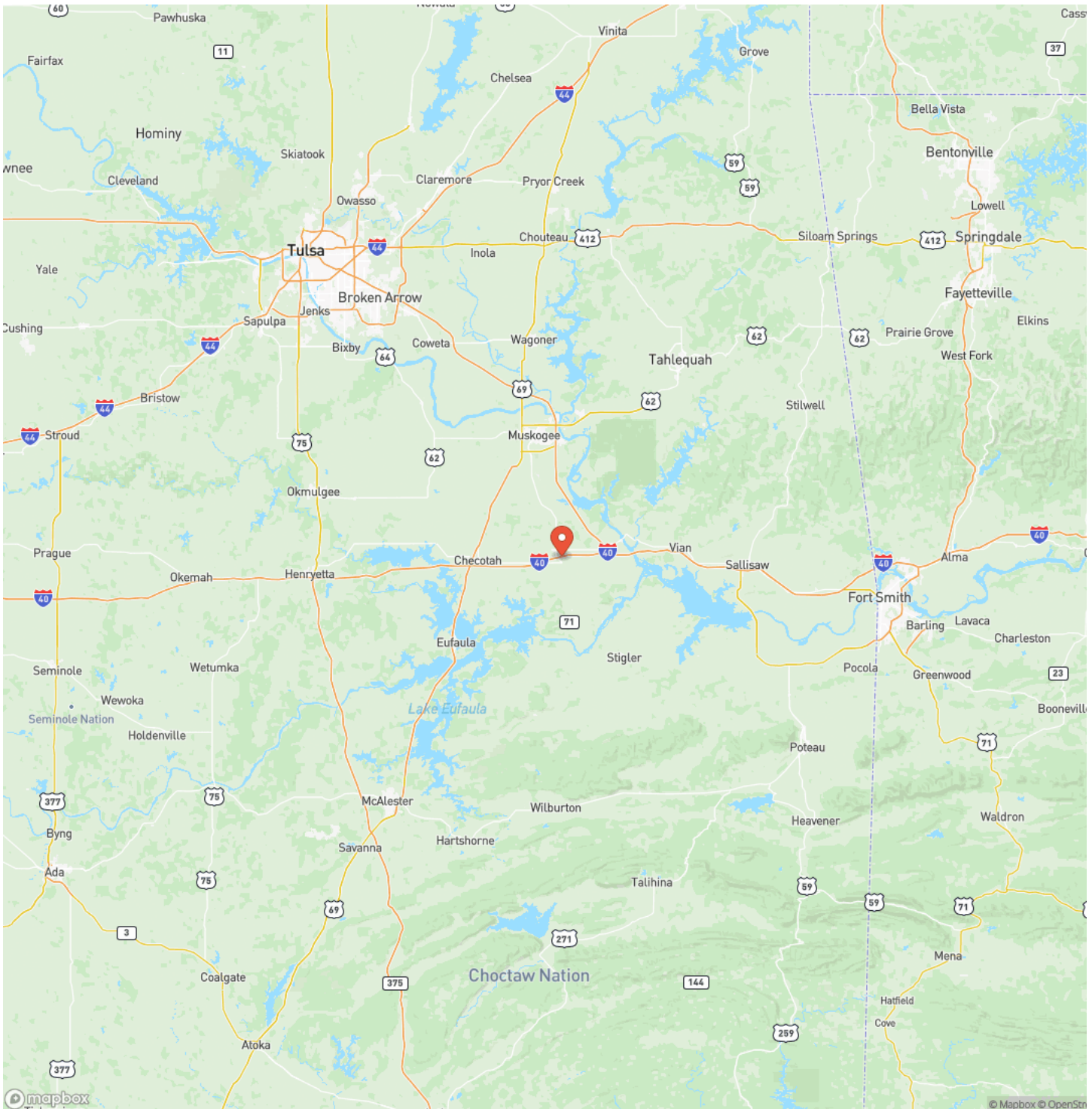


Locator Map



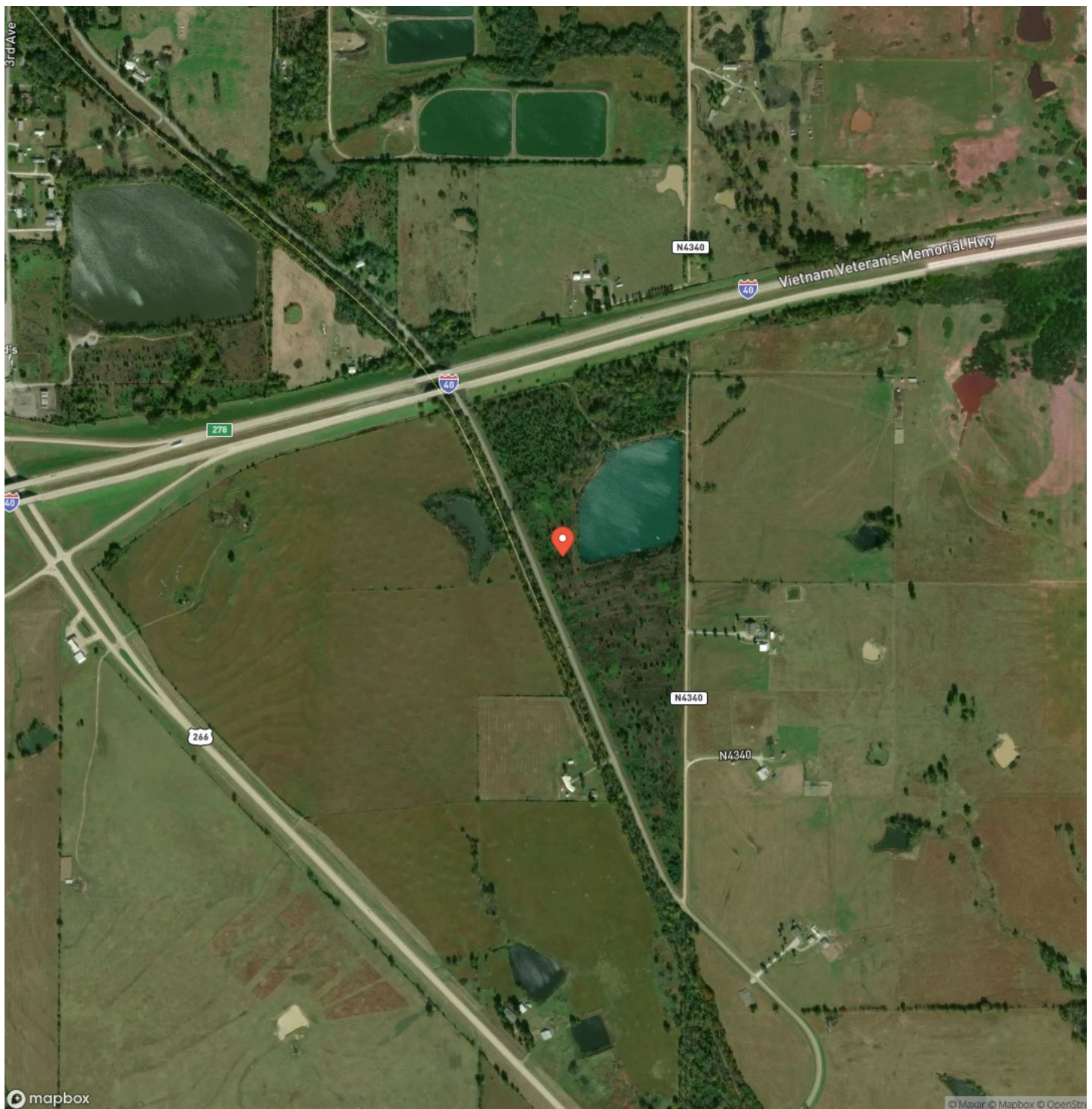
MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

37 Acres Old Hwy 2 Warner, OK / Muskogee County

LISTING REPRESENTATIVE

For more information contact:



Representative

James West

Mobile

(405) 268-2684

Office

(918) 962-2578

Email

james.west@allaboutuland.com

Address

City / State / Zip

Spiro, OK 74959

NOTES

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MORE INFO ONLINE:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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.

All About U Real Estate Inc
23431 Queener Loop
Spiro, OK 74959
(918) 658-4476
<https://www.allaboutuland.com/>
