

**Eufaula 44 – Development Potential**  
TBD E1157  
Checotah, OK 74426

**\$450,000**  
44± Acres  
McIntosh County



## Eufaula 44 – Development Potential

### Checotah, OK / McIntosh County

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#### **SUMMARY**

##### **Address**

TBD E1157

##### **City, State Zip**

Checotah, OK 74426

##### **County**

McIntosh County

##### **Type**

Farms, Hunting Land, Recreational Land, Ranches, Undeveloped Land, Business Opportunity

##### **Latitude / Longitude**

35.339405 / -95.544459

##### **Acreage**

44

##### **Price**

\$450,000

##### **Property Website**

<https://greatplainslandcompany.com/detail/eufaula-44-development-potential/mcintosh/oklahoma/98660/>



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#### **PROPERTY DESCRIPTION**

##### **Property Overview**

Located just minutes from the water, this **44± acre tract near Lake Eufaula** offers an outstanding opportunity for development, recreation, or investment. With flat topography, existing cleared pasture, and close proximity to marinas and lake access, properties like this are becoming increasingly hard to find. Whether you're looking to develop, build, or hold as a long-term investment, this tract checks all the boxes.

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##### **Kale Crocker**

Great Plains Land Company

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##### **Location Highlights**

- Less than **1/4 mile from Lake Eufaula**
  - Under **1 mile from Bell Starr Marina**
  - Convenient access to boating, camping, and multiple boat slips
  - Easy directions:
    - From Hwy 69 & Hwy 150, go **2 miles east**
    - Then **1.5 miles south**
    - Property is accessed via **County Road E 1157**
  - Over **1,500 feet of county road frontage** on the south side
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##### **Property Features**

- **44± total acres**
  - Approximately **20 acres of cleared pasture**
  - Roughly **24 acres of mature trees**
  - **Very flat terrain**, ideal for building or subdividing
  - Excellent access with long road frontage
  - Strong mix of open ground and timber for flexibility in use
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##### **Land / Development Potential**

- Flat, usable ground significantly reduces development costs



- Cleared areas provide immediate build sites
  - Timbered portions offer privacy and natural buffers
  - Ideal layout for:
    - Residential development
    - Lake-area homes or cabins
    - RV or recreational concepts
    - Long-term investment near a high-demand lake market
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## Why You'll Love It

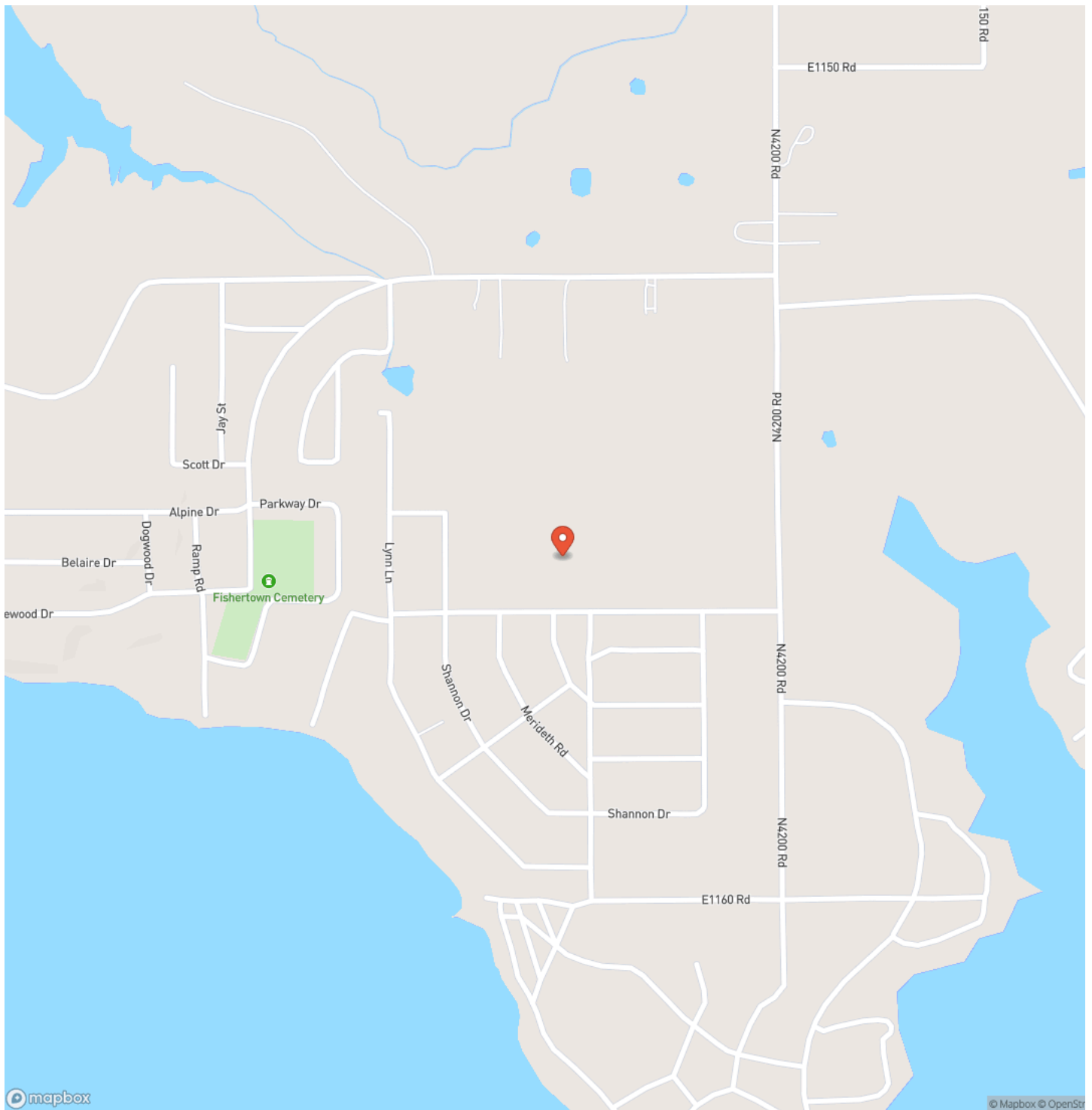
Lake-adjacent properties with **this much usable ground, road frontage, and development potential** are rare around Lake Eufaula. The combination of flat topography, proximity to the lake and marina, and easy access makes this tract a standout opportunity for buyers looking to capitalize on one of Oklahoma's most popular recreational destinations.

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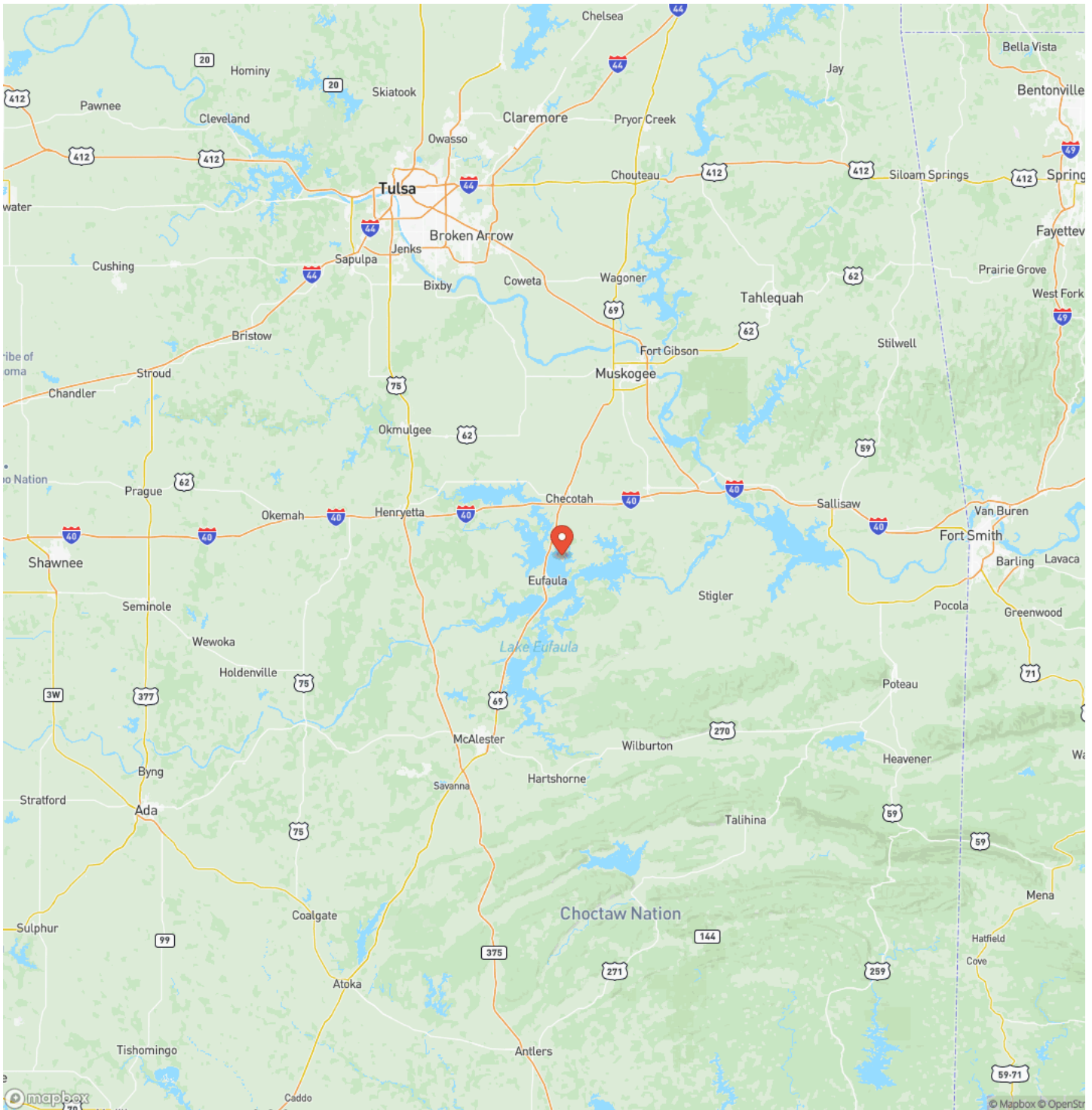
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## Locator Map

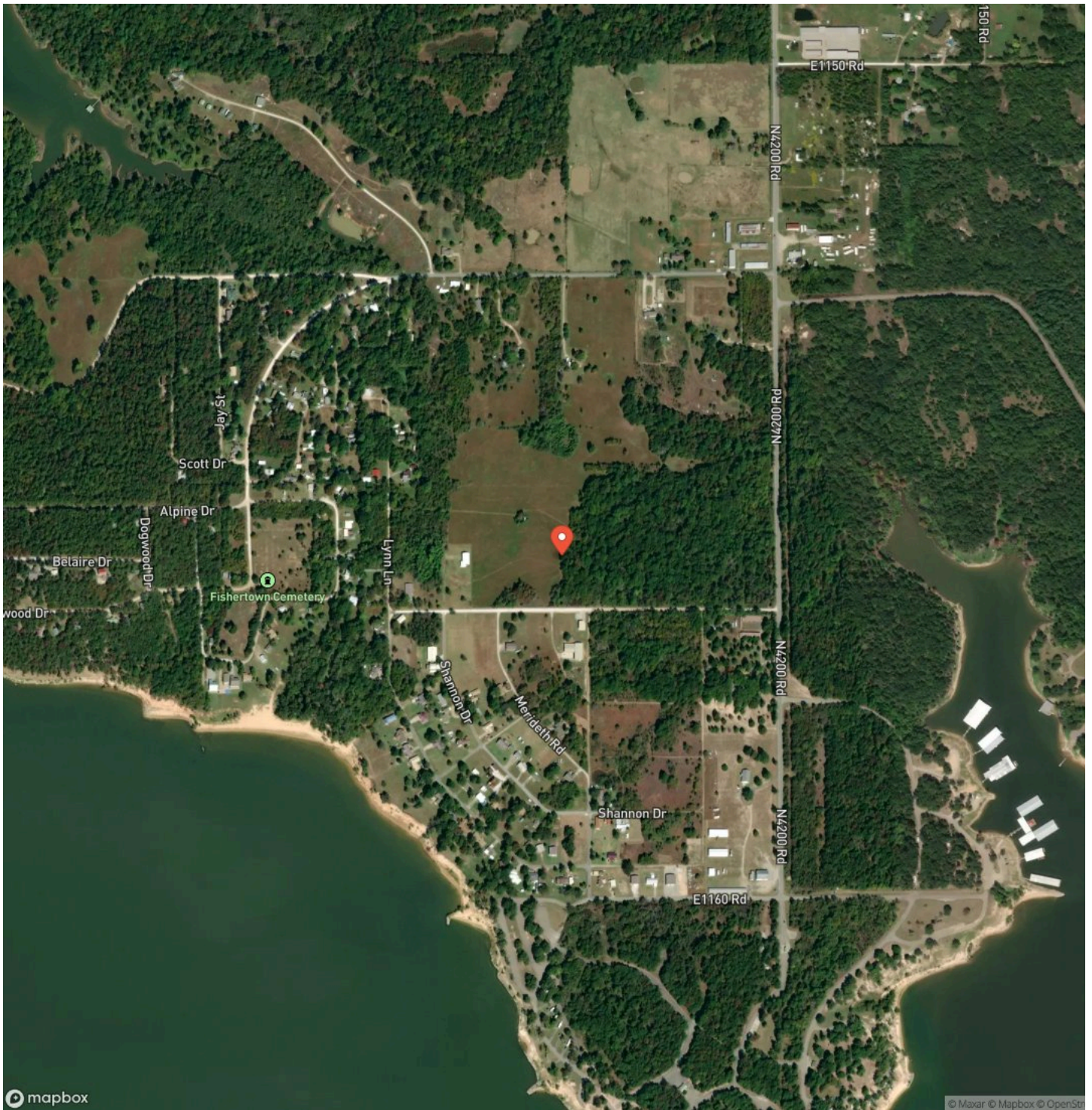


## Locator Map





## Satellite Map





## Eufaula 44 – Development Potential

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### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kale Crocker

## Mobile

(580) 216-8160

## Email

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**Address**

## City / State / Zip

Stillwater, OK 74074

## NOTES

This image shows a blank 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.

## 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.

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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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