

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

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



**MORE INFO ONLINE:**

[greatplainslandcompany.com](http://greatplainslandcompany.com)

## Eufaula 44 - Development Potential Checotah, OK / McIntosh County

### 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

[580-216-8160](tel:580-216-8160)

[kale@greatplains.land](mailto:kale@greatplains.land)

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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

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- 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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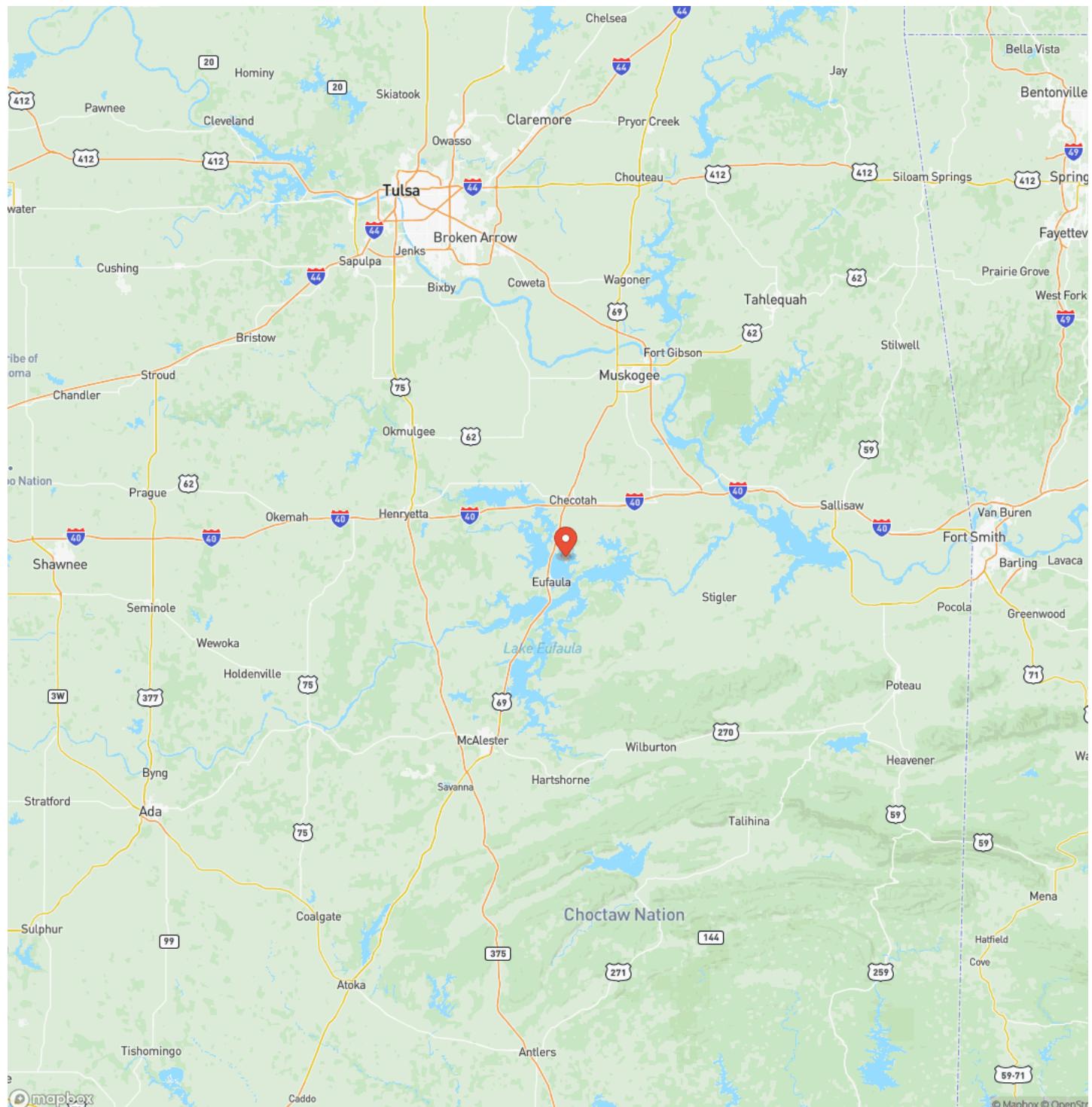
[greatplainslandcompany.com](http://greatplainslandcompany.com)

# Locator Map

## **MORE INFO ONLINE:**

**greatplainslandcompany.com**

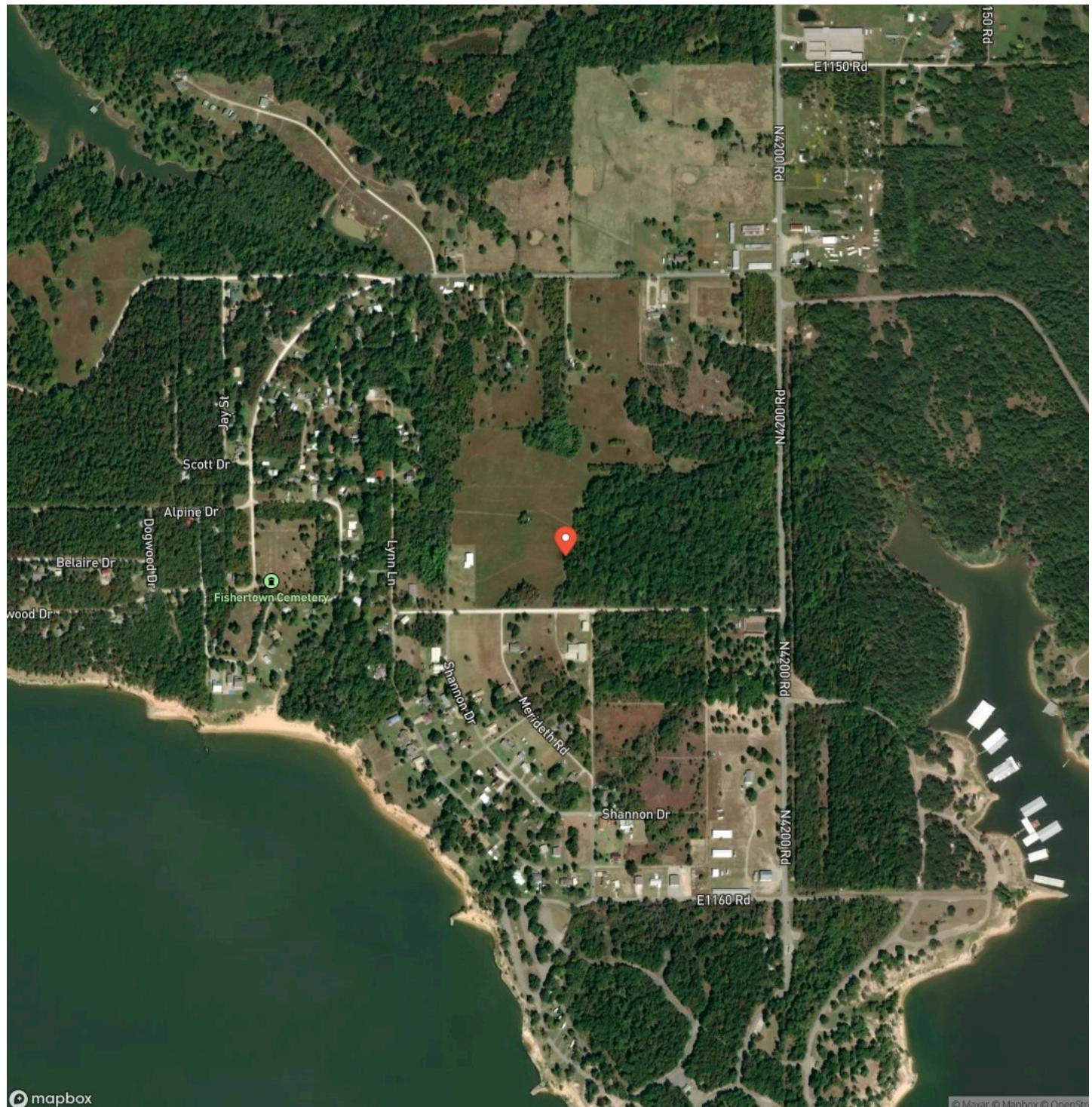
## Locator Map



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## Satellite Map



## **Eufaula 44 – Development Potential Checotah, OK / McIntosh County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Kale Crocker

## Mobile

(580) 216-8160

## Email

kale@greatplains.land

## Address

**City / State / Zip**

## NOTES

## **MORE INFO ONLINE:**

greatplainslandcompany.com

## NOTES

## **DISCLAIMERS**

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