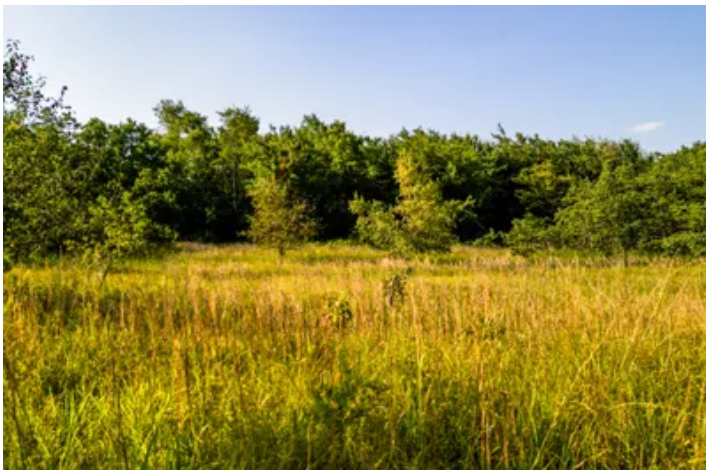


Sequoyah County Build Site
N Wheeler Ave
Sallisaw, OK 74995

\$44,000
6± Acres
Sequoyah County



Sequoyah County Build Site
Sallisaw, OK / Sequoyah County

SUMMARY

Address

N Wheeler Ave

City, State Zip

Sallisaw, OK 74995

County

Sequoyah County

Type

Lot, Recreational Land

Latitude / Longitude

35.5925 / -94.6914

Taxes (Annually)

45

Acreage

6

Price

\$44,000



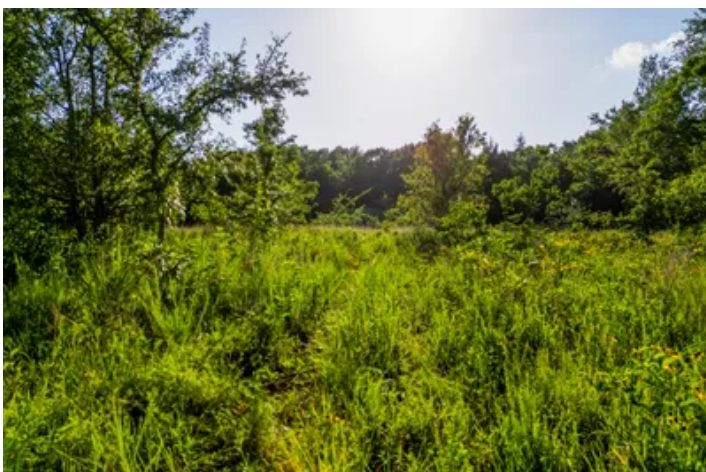
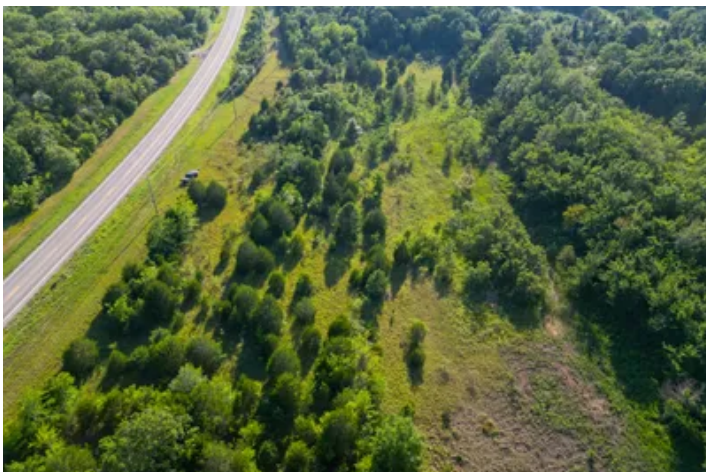
MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

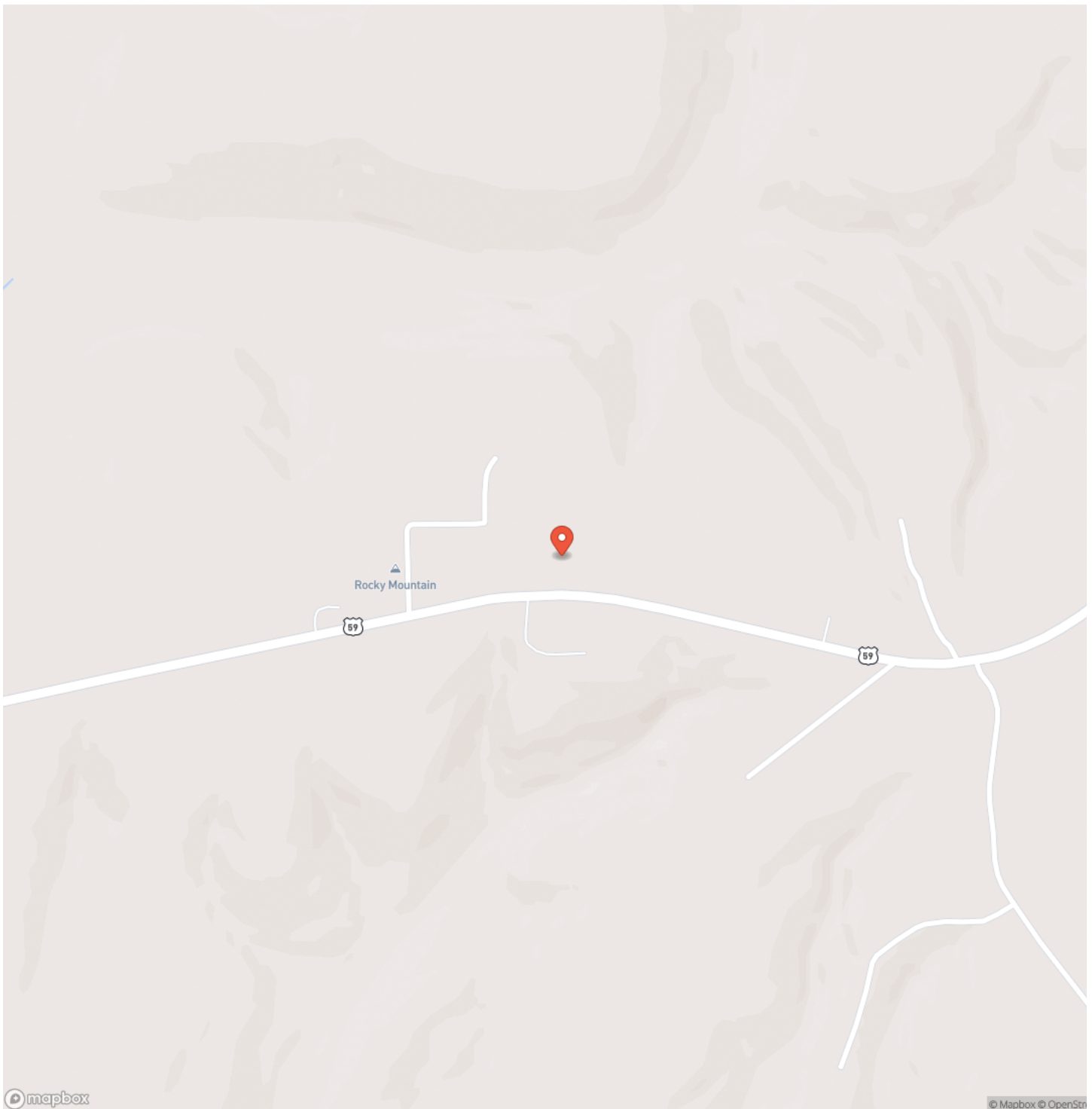
Sequoyah County Build Site
Sallisaw, OK / Sequoyah County

PROPERTY DESCRIPTION

This 6 acre Sequoyah County build site offers quick access to Sallisaw (14 minutes) via highway OK-59. On the property you will find some established timber on the edges to separate your future home from the HWY, with some cleared area in the middle. You can be to Webbers Falls Reservoir, Ten Killer, and Robert S Kerr Reservoir within 30 minutes! There is power and rural water located at the road. Do not miss out on this 6 acres with blacktop frontage! No restrictions on the property. GPS location is 35.5925, -94.6914. Call Jordan Phillips [405-664-5800](tel:405-664-5800) today for a showing!



Locator Map

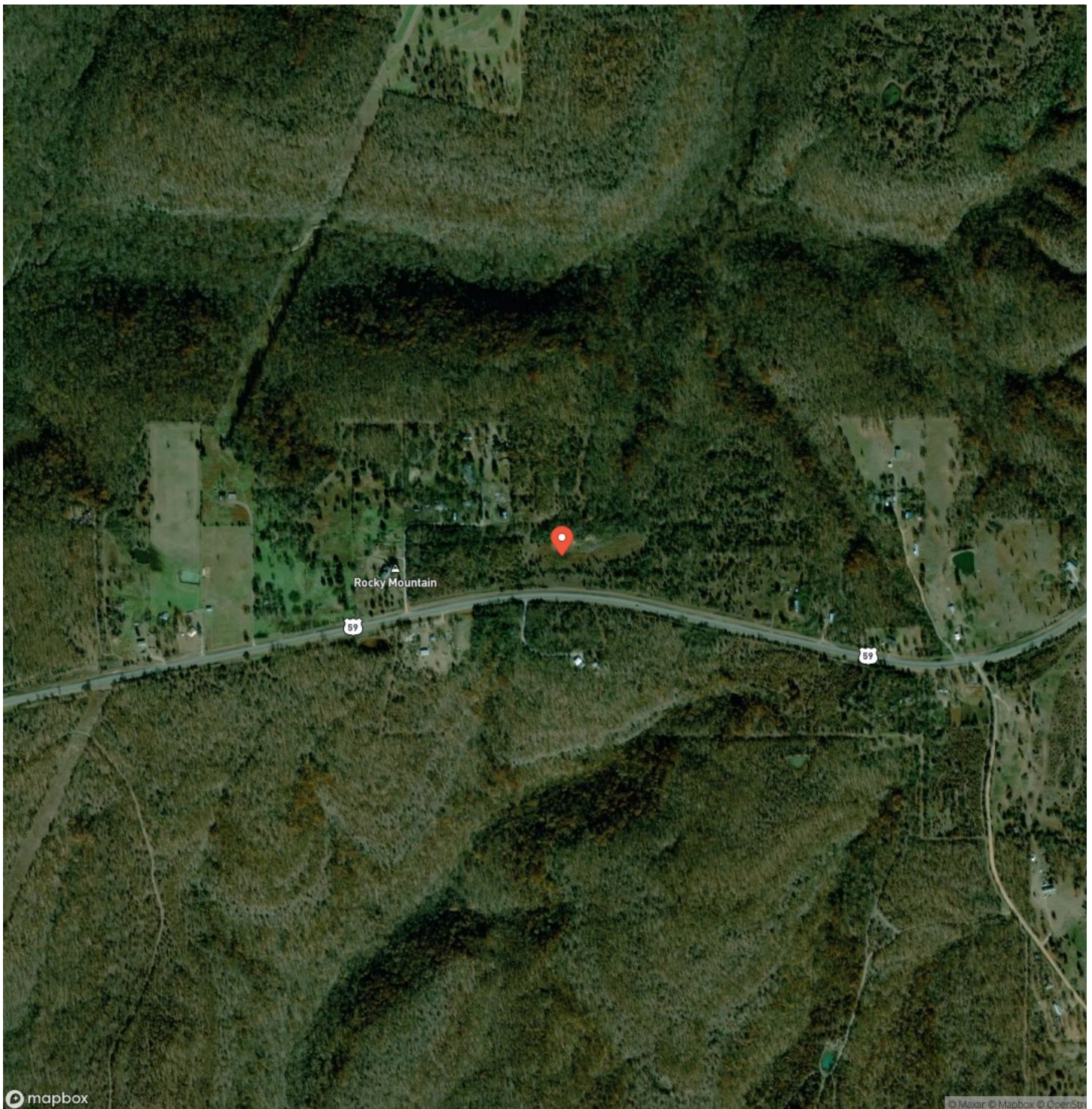


Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Phillips

Mobile

(405) 664-5800

Email

jordan@cedarcreeklandandhome.com

Address

City / State / Zip

Oklahoma City, OK 73034

NOTES

[illegible]

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.

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, but 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 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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