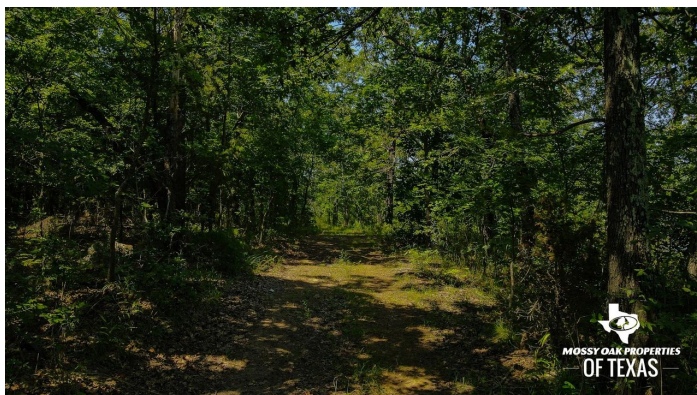


Lake Eufaula Retreat
McNally Road
Eufaula, OK 74432

\$350,000
76.380 +/- acres
Pittsburg County



MORE INFO ONLINE:

MoreofTexas.com

Lake Eufaula Retreat Eufaula, OK / Pittsburg County

SUMMARY

Address

McNally Road

City, State Zip

Eufaula, OK 74432

County

Pittsburg County

Type

Hunting Land, Ranches, Recreational Land,
Undeveloped Land

Latitude / Longitude

35.2160567 / -95.5805096

Acreage

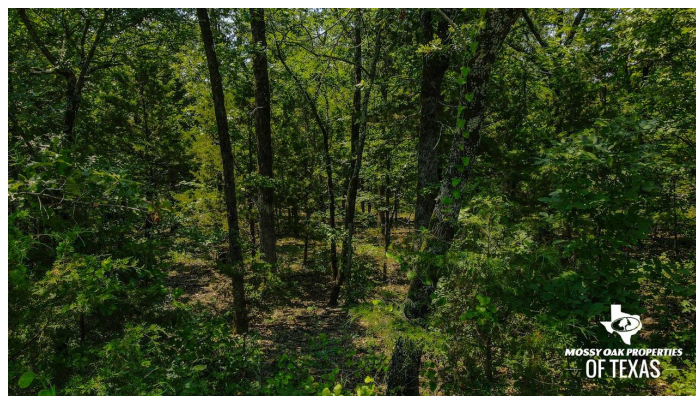
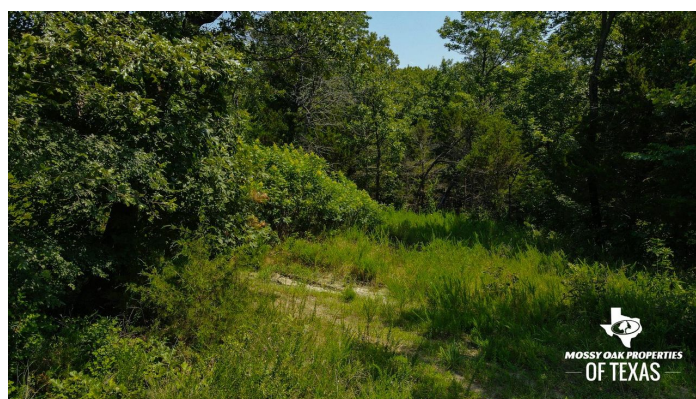
76.380

Price

\$350,000

Property Website

<https://moreoftexas.com/detail/lake-eufaula-retreat-pittsburg-oklahoma/19965/>



PROPERTY DESCRIPTION

IF you've been looking for a great recreational property, hunting land, or lakefront property for sale in Oklahoma, then you should really take a look at this wonderful property for sale adjoining Lake Eufaula in Pittsburg County Oklahoma! Phenomenal views from the 800' elevation at the front of the property, overlooking Lake Eufaula at 600' elevation at the back of the property. Excellent road system travels through the property and there is access through the US Army Corps of Engineers land to the lake shore below, where some of the best fishing on all of Lake Eufaula can be found. Nearly 95% covered in mature oaks, hickory, pecan, walnut and other trees. A five acre field in the middle of the property is a great food plot for wildlife. Excellent hunting for whitetail deer, turkey, hogs and waterfowl. Build your forever home, your weekend home, a lodge, or just enjoy the land and all it has to offer! For a private showing, please contact Jared Groce at 940-390-0081. If you have an agent, please have he / she contact me directly.

LOCATION: McNally Road near Eufaula in Pittsburg County, Oklahoma

WATER: Pond, Lake Eufaula

UTILITIES: None. Electric line on the property, but no meter installed.

WILDLIFE: Deer, turkey, waterfowl, small game, hogs

MINERALS: None

VEGETATION: Native grasses and trees. Most trees are hardwood variety with both red and white oak, hickory, walnut, pecan, and more.

TERRAIN: 800' to 600' elevations.

SOILS: Clebit-Clearview Complex soils

IMPROVEMENTS: Extremely well built road through the property.

CURRENT USE: Recreational use

POTENTIAL USE: Single family residential, recreational, resort



FENCING: Poor to none.

EASEMENTS: Neighboring property owner has an access easement through the property.

LEASES: None

SHOWINGS: Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent.



MOSSY OAK PROPERTIES
OF TEXAS

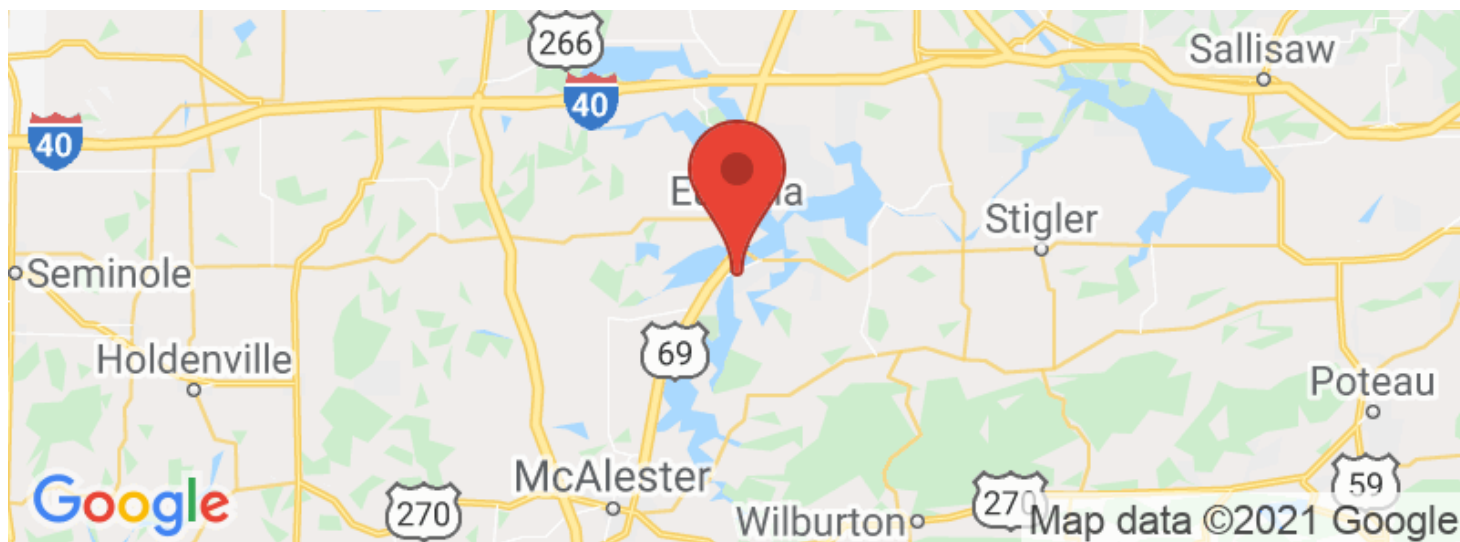
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Lake Eufaula Retreat
Eufaula, OK / Pittsburg County



Locator Maps



Aerial Maps



Lake Eufaula Retreat
Eufaula, OK / Pittsburg County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

Mobile

(940) 390-0081

Office

(940) 600-1313

Email

jgroce@mossyoakproperties.com

Address

2112 E. Hwy 82

City / State / Zip

Gainesville, TX 76240

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.



MoreofTexas.com

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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Denton, TX 76207
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