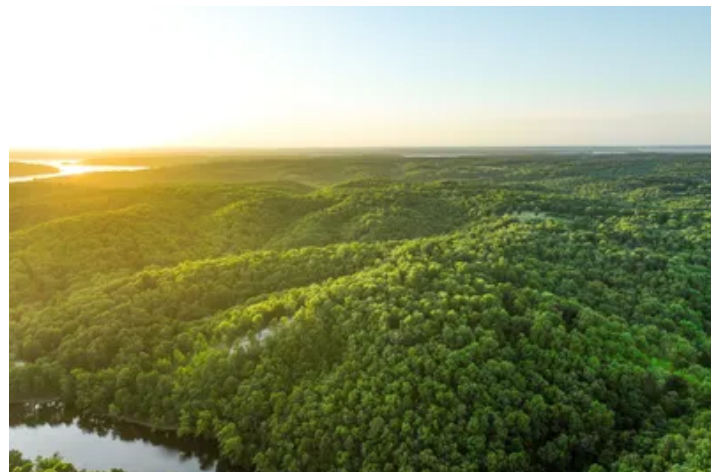
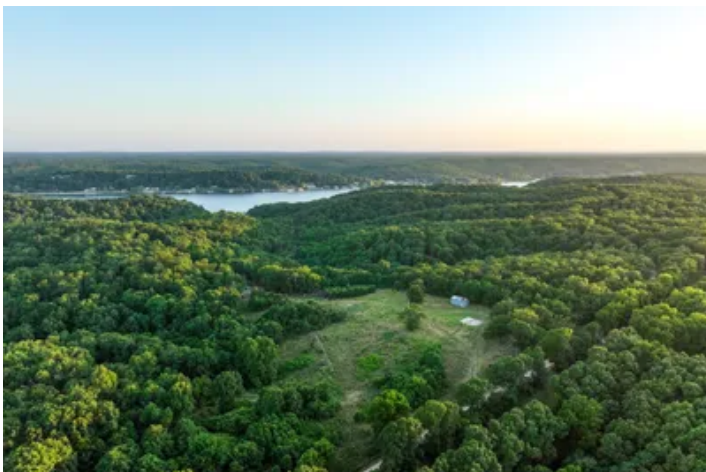


Drowning Creek Cove Property on Grand Lake
00 E 355 Rd
Jay, OK 74346

\$399,000
101.16± Acres
Delaware County



Drowning Creek Cove Property on Grand Lake Jay, OK / Delaware County

SUMMARY

Address

00 E 355 Rd null

City, State Zip

Jay, OK 74346

County

Delaware County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lakefront, Timberland

Latitude / Longitude

36.501 / -94.8981

Acreage

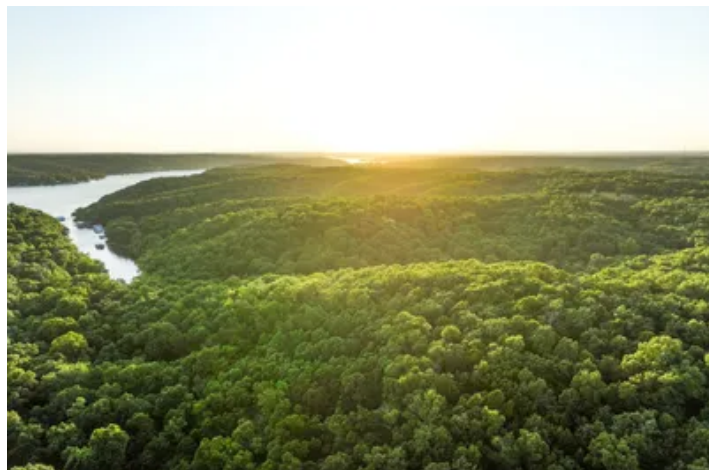
101.16

Price

\$399,000

Property Website

<https://arrowheadlandcompany.com/property/drowning-creek-cove-property-on-grand-lake/delaware/oklahoma/110294/>



Drowning Creek Cove Property on Grand Lake Jay, OK / Delaware County

PROPERTY DESCRIPTION

Welcome to an exceptional opportunity to own 101.16+/- acres of lakefront property in Delaware County, Oklahoma! Located along the quiet shores of Drowning Creek Cove on Grand Lake O' the Cherokees, this wooded tract features beautiful mature trees, abundant wildlife, and direct access to one of the most sought-after areas of the lake. It is also only a short distance from America's Outdoor Adventure Park! The property offers road frontage for easy access, plus an established internal road that leads down toward the water's edge. A recent survey and GRDA approval for a private dock installation are already in place, providing an increasingly rare advantage. With dock permits becoming extremely limited in Drowning Creek, this may potentially represent one of the last opportunities to secure a private dock in the cove. Improvements already on the property consist of a concrete pad, installed septic system, 30-amp and 50-amp RV hookups, and a garage/storage building providing a turnkey setup for weekend getaways while you plan your dream lake home, cabin, or recreational retreat. Whether you're looking for a private waterfront estate, a family recreation property, or a long-term investment in one of Grand Lake's most desirable coves, this property offers a combination of acreage, lake access, infrastructure, and dock potential. The property is located 15+/- miles from Disney, 18+/- miles from Grove and 55+/- miles from Claremore! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:539-238-7693) or Owen Bellis at [\(918\) 367-7050](tel:918-367-7050).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

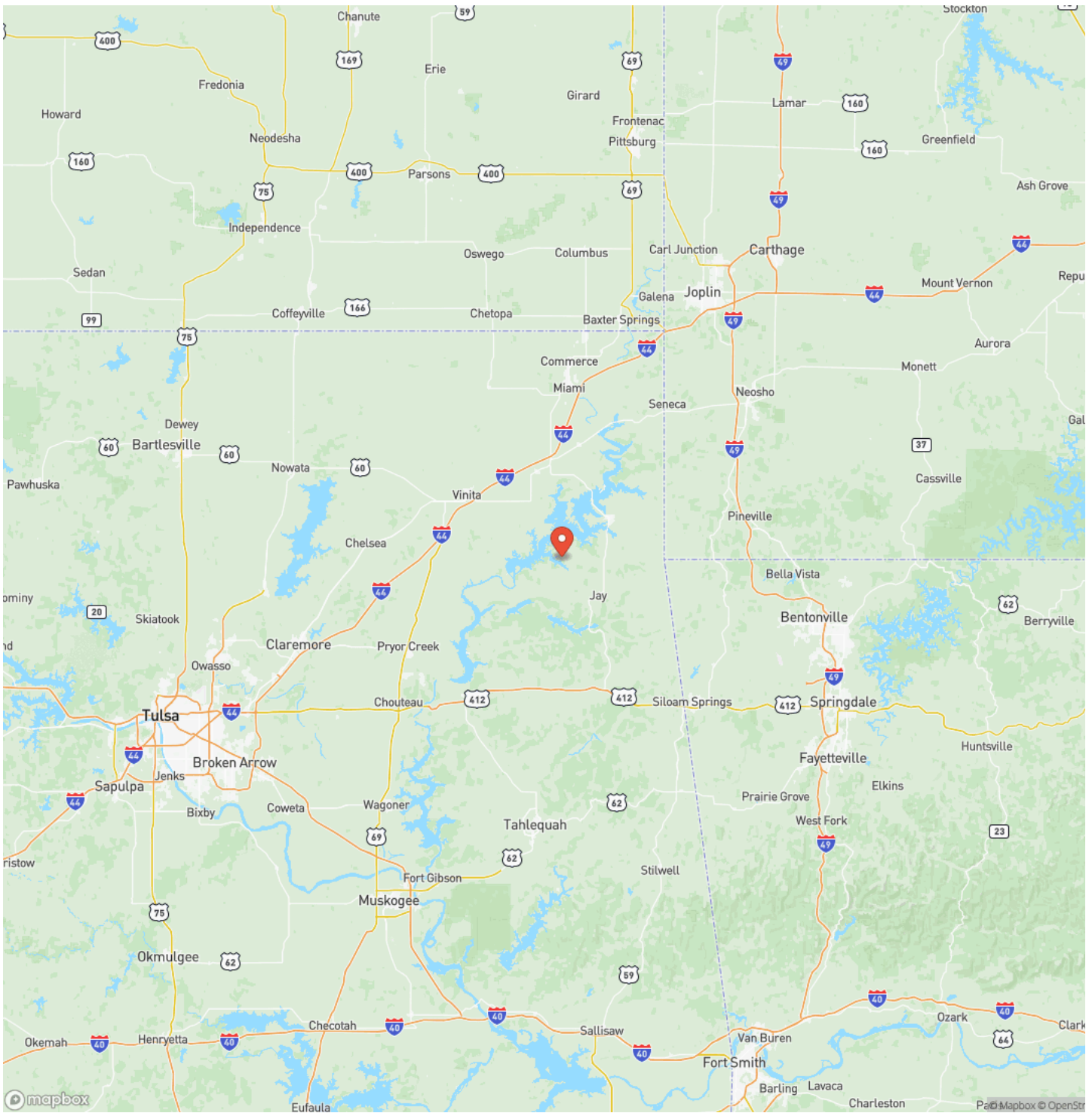
**Drowning Creek Cove Property on Grand Lake
Jay, OK / Delaware County**



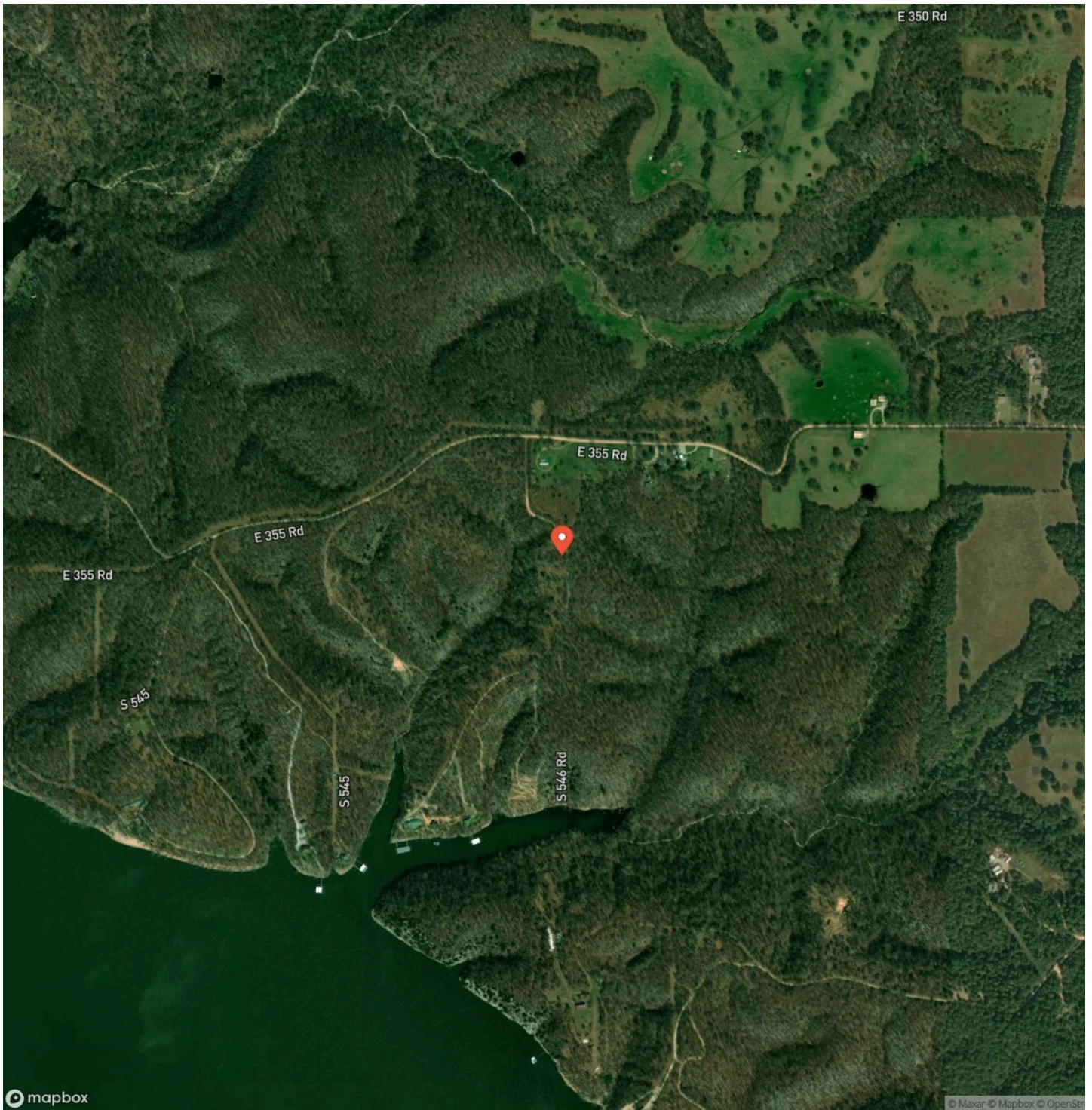
Locator Map



Locator Map



Satellite Map



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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