Sassafras Ridge Buildable Lake Lot
26301 S Sassafras Rdg
Afton, OK 74331

$67,500
1.72± Acres
Delaware County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
26301 S Sassafras Rdg

City, State Zip
Afton, OK 74331

County
Delaware County

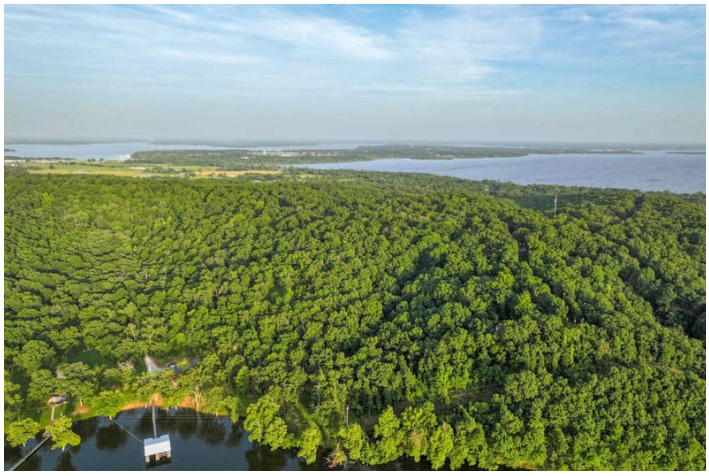
Type
Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
36.6372 / -94.9053

Acreage
1.72

Price
$67,500

Property Website
arrowheadlandcompany.com





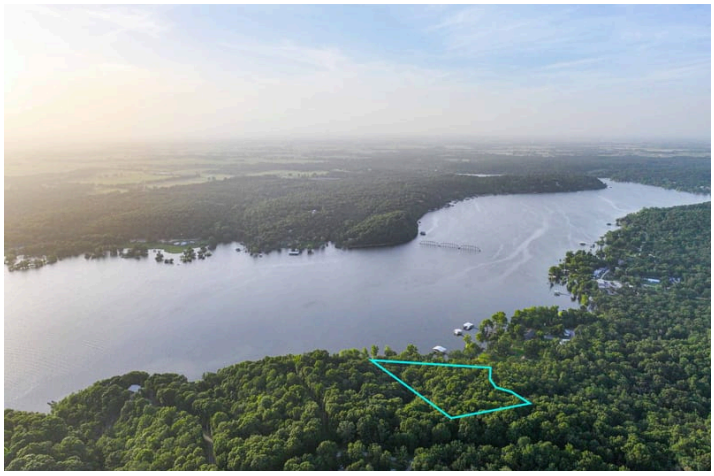


PROPERTY DESCRIPTION

Here is your chance to build your Grand Lake O' the Cherokees dream on this timbered homesite in scenic Delaware County, Oklahoma! Whether you're envisioning a custom lake home, a weekend getaway cabin, or a peaceful retreat, this buildable lot offers the perfect blank canvas to bring your vision to life. Tucked away on the north side of Highway 85A, along Old Horse Creek, between Bernice and Monkey Island, you'll enjoy the privacy of a wooded setting while remaining just minutes from some of Grand Lake's best recreation. Directly across the highway on the south side of the road, Bernice State Park offers two public boat launch ramps, a courtesy dock for loading and unloading, boat trailer parking, restrooms, a swim beach, shoreline fishing access, and scenic nature and hiking trails. Spend your days on the water, exploring Grand Lake, or simply relaxing in your own private lake oasis. Conveniently located just +/- 1.5 miles from the town of Bernice, Oklahoma , +/- 15 miles from Grove, Oklahoma and only +/- 75 miles from the Tulsa International Airport, this property offers the perfect balance of peaceful lake living and convenient access to nearby towns and entertainment. All showings are by appointment only. Seller will consider owner financing with acceptable down payment and terms, subject to seller approval. If you would like more information or would like to schedule a private viewing please contact Steve Horner at (918) 859-0699 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

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.





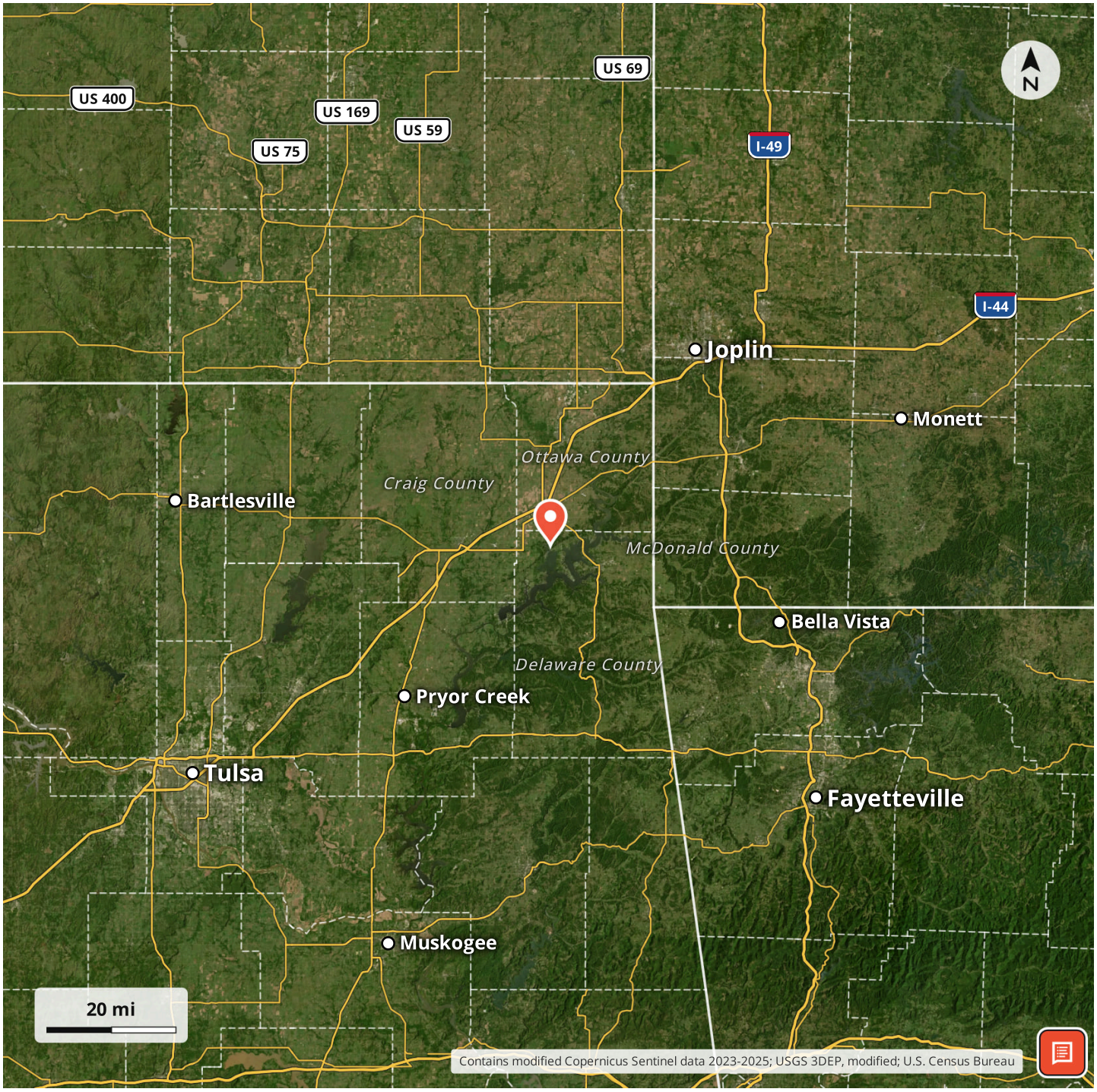








Regional Map



Locator Map

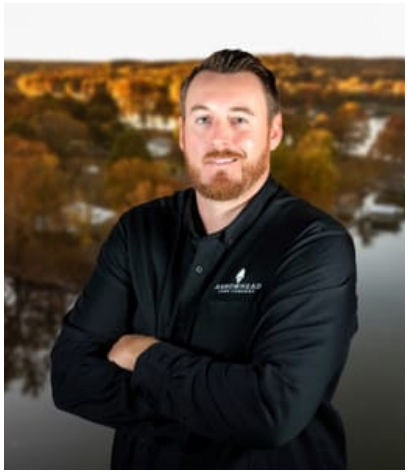

S-536 Rd
N
S-541 Rd
Bambi Dr
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Steve Horner

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(918) 859-0699

Email
steve.horner@arrowheadlandcompany.com

City / State / Zip
Grove, OK 74344

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DISCLAIMERS

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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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