

Build-Ready Homesite Opportunity Near Lake Eufaula
413285 E 1140 Rd
Eufaula, OK 74432

\$174,900
11.21± Acres
McIntosh County



Build-Ready Homesite Opportunity Near Lake Eufaula Eufaula, OK / McIntosh County

SUMMARY

Address

413285 E 1140 Rd null

City, State Zip

Eufaula, OK 74432

County

McIntosh County

Type

Hunting Land, Recreational Land

Latitude / Longitude

35.3629 / -95.658

Acreage

11.21

Price

\$174,900

Property Website

<https://arrowheadlandcompany.com/property/build-ready-homesite-opportunity-near-lake-eufaula/mcintosh/oklahoma/98442/>



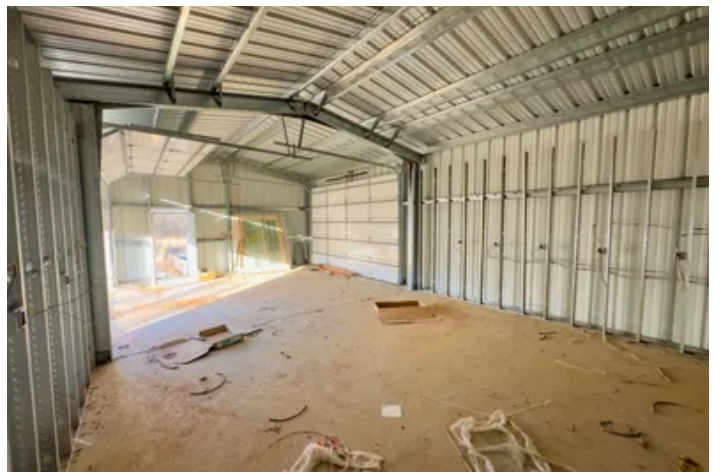
Build-Ready Homesite Opportunity Near Lake Eufaula Eufaula, OK / McIntosh County

PROPERTY DESCRIPTION

PRICE REDUCED!! Tucked away in a quiet rural setting within McIntosh County, this 11.25 ± acre tract offers an excellent opportunity for a private homesite or weekend retreat near Lake Eufaula! A gravel driveway with fresh gravel leads into the property and guides you to the center, where a cleared area creates an ideal location for building. Two 25x30 metal buildings are already in place, including a shop with two overhead doors, providing immediate storage or workspace. The property is equipped with electric, septic, and a water well with pump, making future construction straightforward and convenient. Surrounded by timber with a mix of open ground and wooded cover, the land offers both privacy and a natural setting, while still maintaining usable space for a home. Located right off the lake and just 19 ± minutes from the town of Eufaula, the property would make an excellent base for boating, fishing, and other lake activities, while also being approximately 1 hour 30 ± minutes from Tulsa and Fort Smith, AR. With utilities already in place, quality improvements on-site, and close proximity to Lake Eufaula, this property offers a smooth path to creating a secluded homesite or weekend getaway tailored to your vision! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Ruben Daniels at [\(580\) 747-3407](tel:5807473407).

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.

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Eufaula, OK / McIntosh County**



Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

