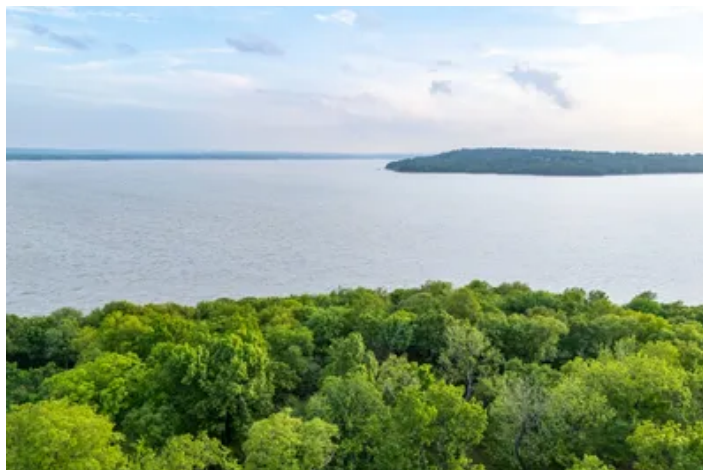
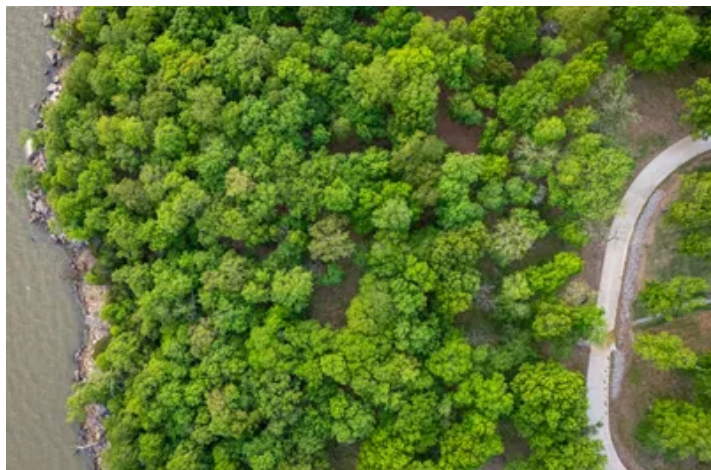


Patriot Pointe Lake Lot 104
104 Patriot Pointe
Eufaula, OK 74432

\$164,900
0.94± Acres
McIntosh County



Patriot Pointe Lake Lot 104
Eufaula, OK / McIntosh County

SUMMARY

Address

104 Patriot Pointe null

City, State Zip

Eufaula, OK 74432

County

McIntosh County

Type

Recreational Land, Lakefront, Undeveloped Land, Lot

Latitude / Longitude

35.2854 / -95.5202

Acreage

0.94

Price

\$164,900

Property Website

<https://arrowheadlandcompany.com/property/patriot-pointe-lake-lot-104-/mcintosh/oklahoma/103319/>



Patriot Pointe Lake Lot 104
Eufaula, OK / McIntosh County

PROPERTY DESCRIPTION

SELLER TO PAY \$5,000 TOWARDS BUYER CLOSING COSTS

Welcome to Patriot Pointe, one of Lake Eufaula's premier gated communities, offering lake living, recreation, and beautiful scenery in one of the top bass and crappie fishing lakes in the nation. Located in McIntosh County, this 0.94 +/- acre lakefront lot is one of the most desirable properties in the community, offering quick access to the water and a prime setting for a future lake home. Tucked toward the back of the development, this lot provides a more private setting while still being just steps from the shoreline. Its waterfront location makes it an excellent opportunity for building a full-time residence, a weekend lake retreat, or an investment property in one of the most sought-after areas around Lake Eufaula. Several newer luxury homes already surround this lot, and additional development has recently started nearby, adding even more value and appeal to the area. The setting gives buyers the chance to be part of an established and growing lake community while still securing one of the stronger lots in the neighborhood. Patriot Pointe features newly paved roads throughout the development, along with a full lineup of community amenities including a swimming pool, neighborhood pavilion, pickleball court, playground, fishing pond with a walking trail, community boat docks, and a gated entrance for privacy and security. The community is also UTV/ATV-friendly, making it easy to enjoy everything the area has to offer. Residents enjoy direct access to Lake Eufaula, known for incredible fishing, boating, and water recreation, along with beautiful views, sandy beaches, and a true lake lifestyle. Conveniently located approximately 80 ± miles from Tulsa and Fort Smith, Arkansas, this property offers the perfect balance of lake living and accessibility. With its waterfront setting, strong location within Patriot Pointe, and direct access to Lake Eufaula, this lot offers an outstanding opportunity to build your ideal lake home in one of Oklahoma's top lake communities! Refer to photos to see community amenities. 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.

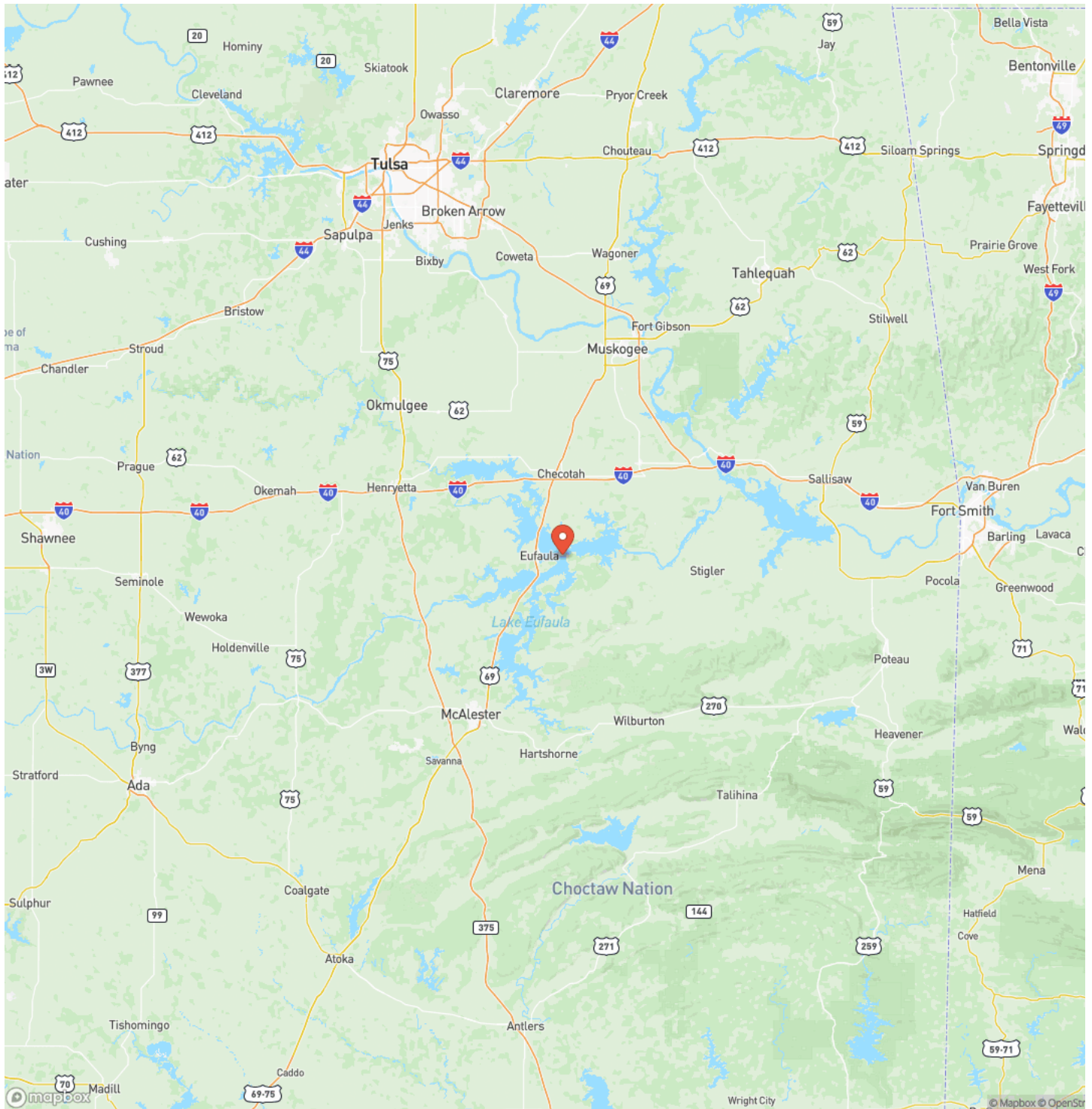
Patriot Pointe Lake Lot 104
Eufaula, OK / McIntosh County



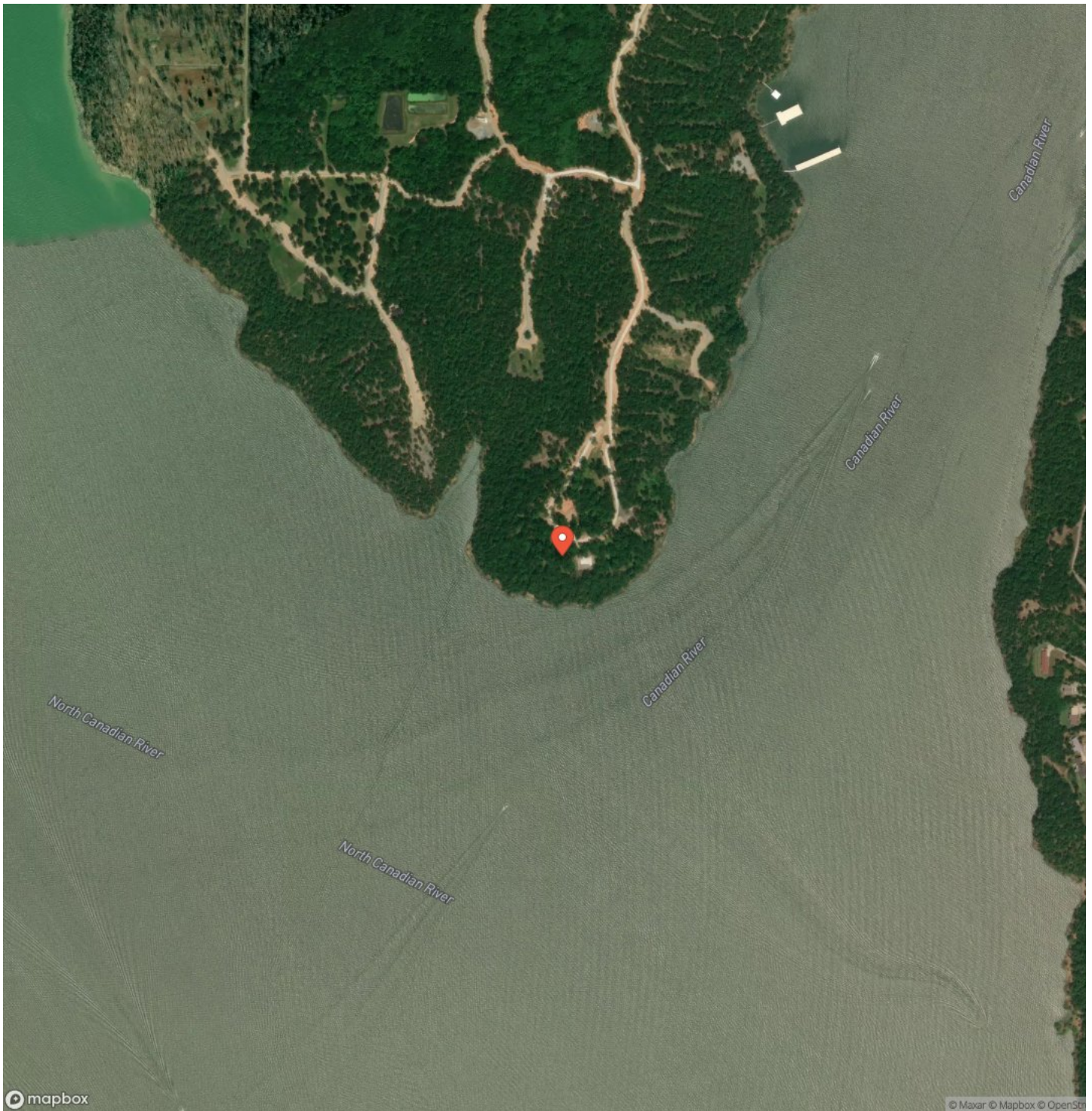
Locator Map



Locator Map



Satellite Map



Patriot Pointe Lake Lot 104
Eufaula, OK / McIntosh County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ruben Daniels

Mobile

(580) 747-3407

Email

ruben.daniels@arrowheadlandcompany.com

Address

City / State / Zip

Drummond, OK 73735

NOTES

[illegible]

MORE INFO ONLINE:

<https://arrowheadlandcompany.com/>

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.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.

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