

## CHECOTAH, OK, 74426

<https://tommydierrealestate.com>

This 50+/- acre property offers a perfect balance of open space and wooded terrain, providing scenic build site possibilities with plenty of room to enjoy the peace and beauty of country living. Located on a corner lot, the land also features a pond and is fenced on three sides. With rural water and electric available [...]

\$212,500

- Land
- Land
- Pending



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## Basics

**Date added:** Added 1 year ago

**MLS ID:** 2507048

**Subdivision Name:** McIntosh Co Unplatted

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## Features

**Lot Size Area:** 50

**County:** McIntosh

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## Building Details

**Lot Features:**

AdditionalLandAvailable,CattleGuard,CornerLot,PondOnLot,RollingSlope,Acreage

**Fencing:**

BarbedWire,Partial

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## Utilities

**Sewer:** None

**Water Source:** NotConnected,Rural

**Utilities:** SewerNotAvailable

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## Other Facts & Features

**Directions:** POB: From Checotah: Drive North on N Broadway Street toward W Spaulding Avenue for 3.6 miles, turn East (right) on 1030 Road and proceed for 3.9 miles - entrance to property will be on the South (right) side of the road  
COORDINATES: 35.52223, -95.45236

**Other**

**Structures:** None

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## Legal and Financial Details



**Tax Year:** 2024 **Tax Legal Description:** 50+/- acres to be surveyed and separated from the North of legal description: E2 NE,N2 NE SE SEC 13-12-17 400/704, 398/95 100.00 Acres. True Legal on deed to govern.

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## Nearby Schools

**Middle Or Junior School District:** Checotah - Sch Dist (T1)

**Elementary School District:** Checotah - Sch Dist (T1)

**High School District:** Checotah - Sch Dist (T1)

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$86

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## Miscellaneous

**List Office Name:** Midwest Land Group

**Possible Use:** Farm,Ranch

**Current Use:** Farm,Hunting,Ranch

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## Amenities & Features

**Features:** Acreage, AdditionalLandAvailable, CattleGuard, CornerLot, PondOnLot, RollingSlope

