



\$ 20,000



513 S Delaware St, Locust Grove, OK 74352

- » MLS #: 2406072
- » Land | Lot: 9,409 ft<sup>2</sup>
- » More Info: [513SDelawareSt.IsForSale.com](http://513SDelawareSt.IsForSale.com)



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Lakeland Real Estate NE OK  
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Looking for a prime piece of land in city limits? Look no further! This 0.22+/- acre parcel offers incredible potential for your next project. Situated on a paved city road, this property boasts convenience and accessibility. Features: .22 +/- acre in city limits Partially Fenced with Sidewalk Access Utilities On-Site: Electric, Water, Gas Located in City Limits Existing Burnt Mobile Home (Please Do Not Approach) Partially Burnt Garage in Backyard (Please Do Not Approach) Imagine the possibilities: from a new residential oasis to a lucrative development venture. Located within 0.6 miles from Cherokee Turnpike which is centrally located along the U.S. 412 Corridor of Oklahoma & Arkansas. This property is strategically situated w/n 14 miles of Mid America Industrial Park in Pryor Oklahoma. Convenient access to recreational amenities including Lake Hudson, boasting a shoreline of 200+ miles. Within easy reach of major cities, with Tulsa just a 30-minute drive away & Arkansas accessible within 45 minutes. 55 minutes from the purposed new American Heartland Theme Park & Resort in Vinita OK. Important Note: Prior to any construction or placement of a mobile home, please consult with the city regarding zoning regulations and permits. Buyer is responsible for removing all debris, Seller is selling AS IS! Don't miss out on this chance to secure your slice of city living. Contact me today to schedule a viewing and unlock the potential of this property!

