

MIDWEST LAND GROUP PRESENTS

.9 ACRES IN

# MCINTOSH COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# LAKE EUFAULA RECREATIONAL GETAWAY WITH BUILD SITE

Looking for a place on Lake Eufaula for weekend getaways or a place to park an RV and store your boat indoors? This property has a lot to offer including an RV hookup, a Morton building with a bunk bed, bathroom, and a kitchen area. The overhead doors will open at both the north and south ends giving you the option to pull your boat trailer all the way through the garage. The water well equipment is underground in a cellar to keep the water system insulated from cold weather. The cellar will also fit 3 or 4 people in the event of a tornado. This property consists of 2 lake lots. The vacant lot facing the lake would certainly make a great place to build your lake house, all while having a place to stay, RV camp, and store some personal property.

The front yard is fully fenced in chain link if you want to bring your dogs along. The lake view is stunning and the water is just a short walk away, approximately 120 yards from the edge of the property. There is a trail leading to a sandy beach area where you access the lake to fish, swim, or just enjoy the scenery. This place was designed and built to be used as a fishing cabin with RV camping, it even has a nice stainless steel fish cleaning station inside the garage area. There is also a hoist inside the garage bay to raise a boat up in the air to allow for more storage. This is a great weekend getaway, with a vacant lake lot to build your dream home on. Don't miss out on this great recreational property! Call Tony Prideaux to schedule a viewing.





# PROPERTY FEATURES

PRICE: **\$175,000** | COUNTY: **MCINTOSH** | STATE: **OKLAHOMA** | ACRES: **.9**

- Amazing view of Lake Eufaula
- Morton building with living space
- RV power and water in place
- Water well on property
- Storm cellar
- Vacant build lot facing the lake
- Fish cleaning station
- Indoor boat storage
- Access to Lake Eufaula
- 1 mile to Highway 69
- 8 miles to I-40





# MORTON BUILDING WITH LIVING SPACE





# FISH CLEANING STATION

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# VACANT BUILDING LOT FACING THE LAKE

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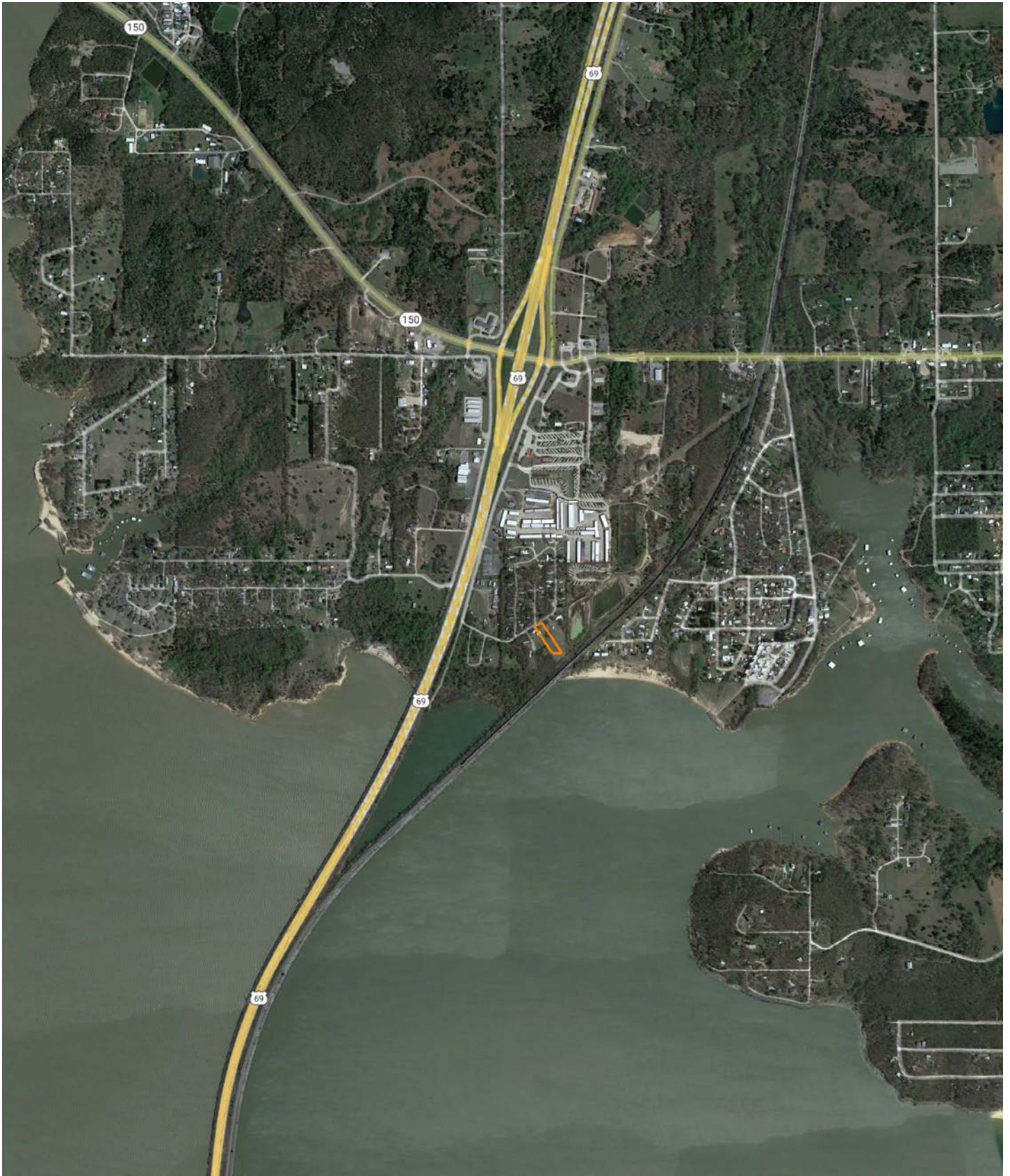
# AERIAL MAP





# OVERVIEW MAP

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# AGENT CONTACT

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Being a landowner can be very rewarding. Agent Tony Prideaux knows that firsthand, having experience with his own land in Rogers County, Oklahoma. He's planted food plots, cleared land, created good habitat for wildlife, made improvements, built upon it, and more. Tony can operate just about any piece of equipment, and enjoys doing so around his property, always improving it.

Born in Tulsa, Tony graduated from Claremore High School before entering the workforce. He ran his own business, Glass by Tony, for 10 years as Tulsa's largest independent and top-rated auto glass company before selling the business. At Midwest Land Group, he's able to take that experience serving the public and combine it with something he truly enjoys, all while helping land buyers and sellers pursue their dreams. This hard-working agent loves people and is known for his customer service. Tony values every opportunity he gets to serve his clients and doesn't rest until the deal is done, ensuring an excellent experience along the way.

When he's not working, Tony volunteers with the Oklahoma Department of Corrections, as well as Hope is Alive Ministries. He enjoys hunting whitetail deer and wild hogs, striper and hybrid bass fishing, and working on his land making improvements. He lives in Claremore with his wife, Talia, and has two adult daughters, Jordan and Ryaegen. If you're in the market to buy or sell land in Northeast Oklahoma, be sure to give Tony a call!



**TONY PRIDEAUX**, LAND AGENT  
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