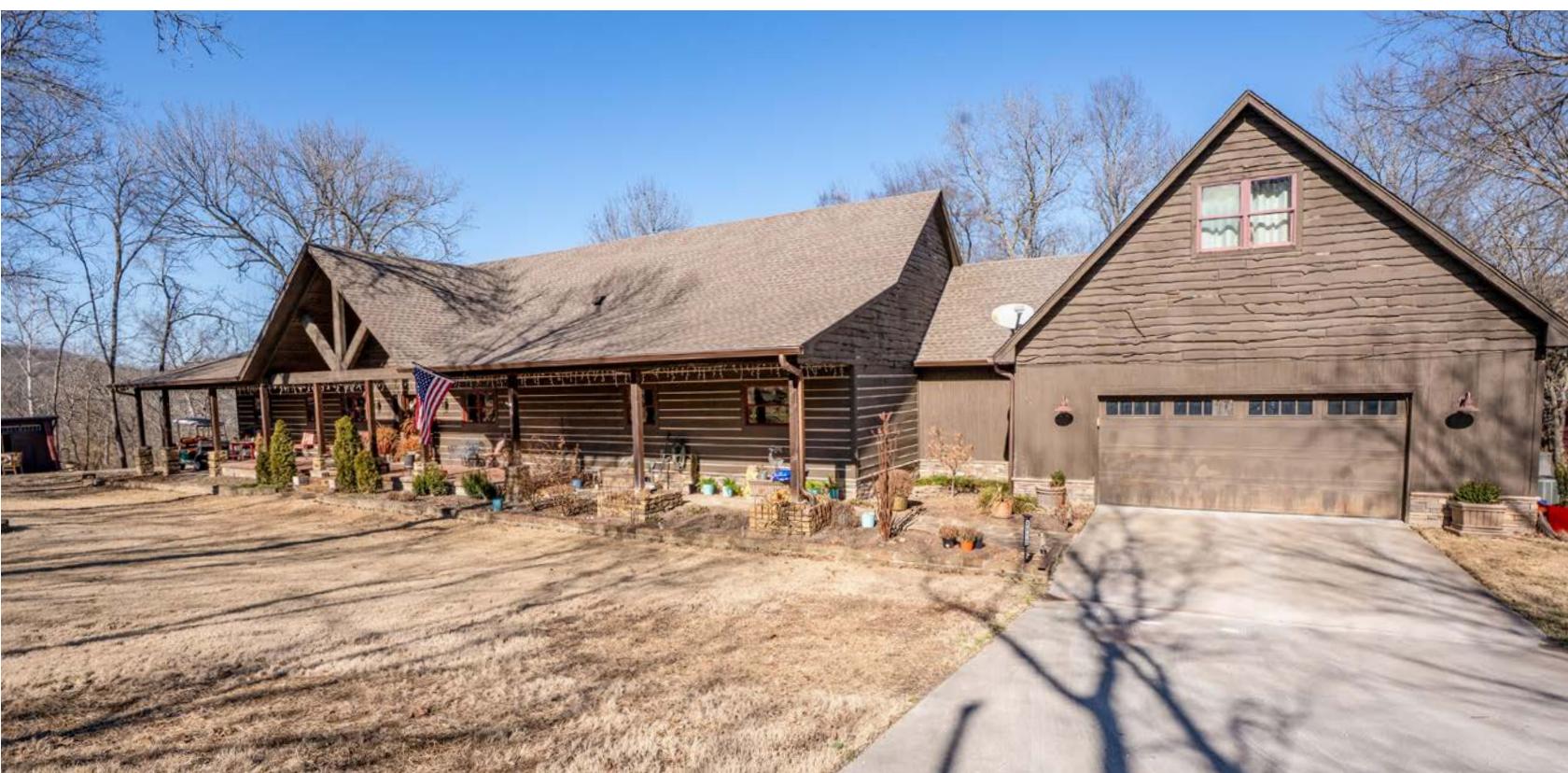


MIDWEST LAND GROUP PRESENTS

.1 ACRES
DELAWARE COUNTY, OK

3512 E 440 ROAD, EUCHA, OKLAHOMA 74342



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING CUSTOM-BUILT CABIN SITUATED ON SPAVINAW CREEK

Located in the scenic Ozark foothills of Northeastern Oklahoma on the historic grounds of the Claremore Outing Club Trust founded in 1922 in Delaware County, this property provides a once-in-a-lifetime opportunity for the lucky purchaser. This residence, built in 2012, is one of a limited number of updated cabins that remain on their original footprint, blending heritage with modern luxury.

Built for comfort, entertaining and enjoying the outdoors, this stunning rustic-luxury cabin combines timeless craftsmanship with high-end modern amenities. Offering 7,000 square feet under roof with expansively covered porches, decks and multiple outdoor living spaces, the home includes three bedrooms, two full bathrooms, plus an upstairs bedroom and half-bath, making it ideal for hosting families and guests in a truly special setting.

Inside you will find a master suite featuring a walk-in closet, walk-in shower and jetted tub, gorgeous 12" wide plank wood floors, tile in wet areas, carpeting in bedrooms, custom knotty alder cabinetry and doors, vaulted cedar-beamed ceilings, custom study with wall-to-wall and floor-to-ceiling bookshelves and a custom-built display case and entertainment center in the Great Room. Experience the incredible year-round views of Spavinaw Creek and eagles in flight through the 6-foot windows from the Great Room, master bedroom, dining room and second bedroom.

The kitchen is a chef's dream with an Italian-made Bertazzoni gas range, high-end appliances, granite countertops, and quality fixtures throughout. Additional

highlights include fiber optic internet, two tankless gas water heaters, whole-house generator, water filtration and softening systems, multiple refrigerators, an oversized laundry room, irrigation system, gated entrance and a wood-burning fireplace.

The north side of the grounds has an expansive view of Spavinaw Creek, while the south side adjoins the Spavinaw Wildlife Management Area, which is comprised of 14,316 acres. Lake Eucha and its boat ramp are approximately a half mile away. The new owners will receive Certificate 17 which provides membership and undivided interest in the approximate 77-acre property known as the Claremore Outing Club Trust. Included is an on-site full-time caretaker responsible for maintaining the grounds and communal area, security, and trash collection.

Recreational opportunities abound, including fishing, boating, kayaking, hunting, water skiing, and hiking. The Claremore Outing Club Trust property is within 1-30 miles of several lakes, including Grand Lake of the Cherokees, Eucha & Spavinaw Lakes, and Lake Hudson. Located just forty miles from Bentonville, one can enjoy all that the Oklahoma and Arkansas Ozarks have to offer.

This is a rare opportunity for someone who is not a descendant of one of the original founders of the Claremore Outing Club to own a cabin within the iconic Claremore Outing Club Trust property. It is an ideal retreat designed for both everyday comfort and memorable gatherings. Give Kevin Williams a call at (918) 559-8960 for more information or to schedule your personal viewing. Property to be shown BY APPOINTMENT ONLY.

PROPERTY FEATURES

COUNTY: **DELAWARE** | STATE: **OKLAHOMA** | ACRES: **.1**

- Delaware County, Oklahoma
- Located on grounds of The Claremore Outing Club Trust (77 acres)
- 1/17th ownership in The Claremore Outing Club Trust
- 7,000 square foot under roof
- 4,418 square foot home
- 3,630 square feet of decks and porches
- 4 bedrooms / 2.5 bathrooms
- Well and Septic
- Whole house generator
- Fiber Optic
- Spavinaw Creek frontage
- Adjoins the 14,316 acre Spavinaw Wildlife Management Area
- Gated entrance with caretaker and 24 hour security
- 1/4 mile to Lake Eucha
- 10 miles to Spavinaw Lake
- 30 miles to Grand Lake
- 20 miles to Lake Hudson
- 11 miles to Jay
- 70 miles to Tulsa
- 45 miles to Claremore



4,418 SQUARE FOOT HOME

Built for comfort, entertaining and enjoying the outdoors, this stunning rustic-luxury cabin combines timeless craftsmanship with high-end modern amenities.



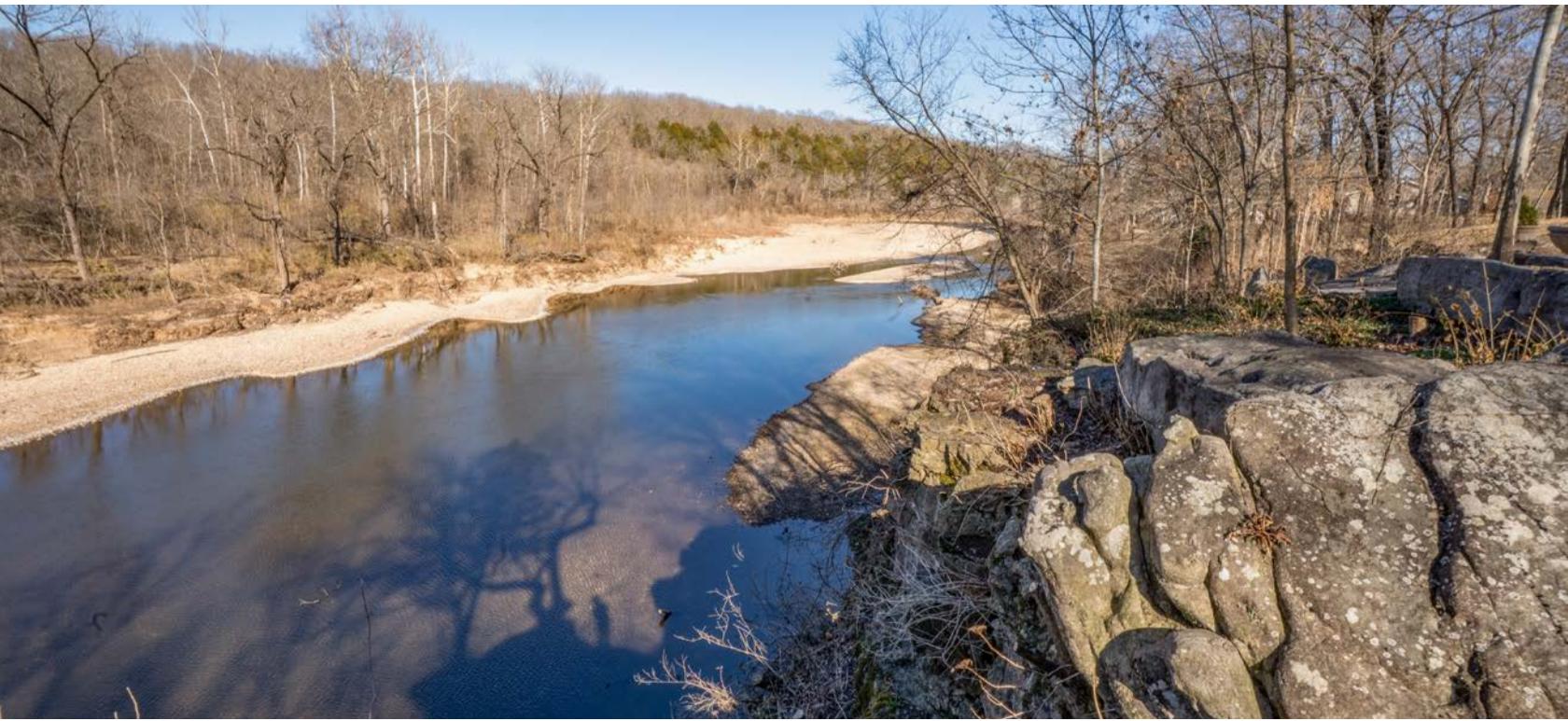
4 BEDROOMS / 2.5 BATHROOMS



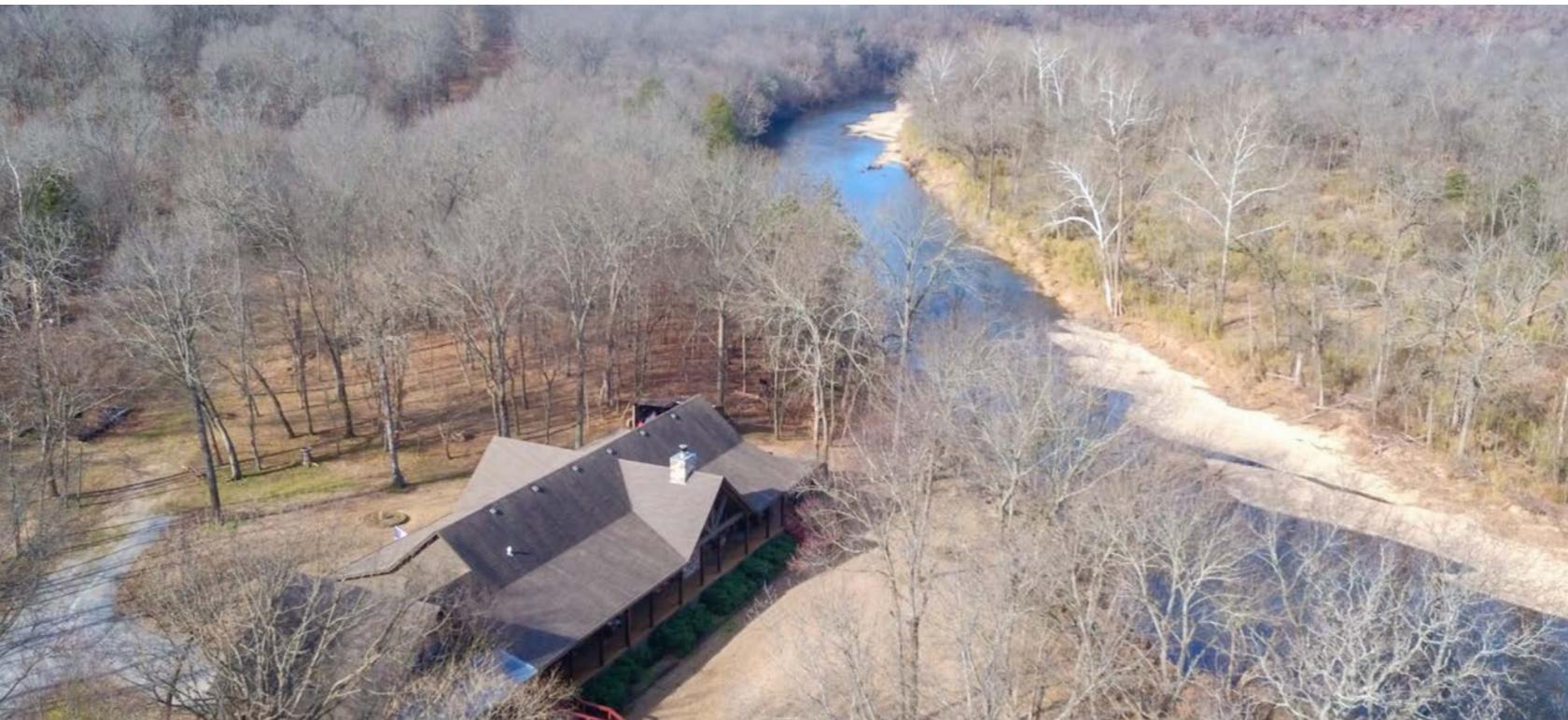
DECKS AND PORCHES



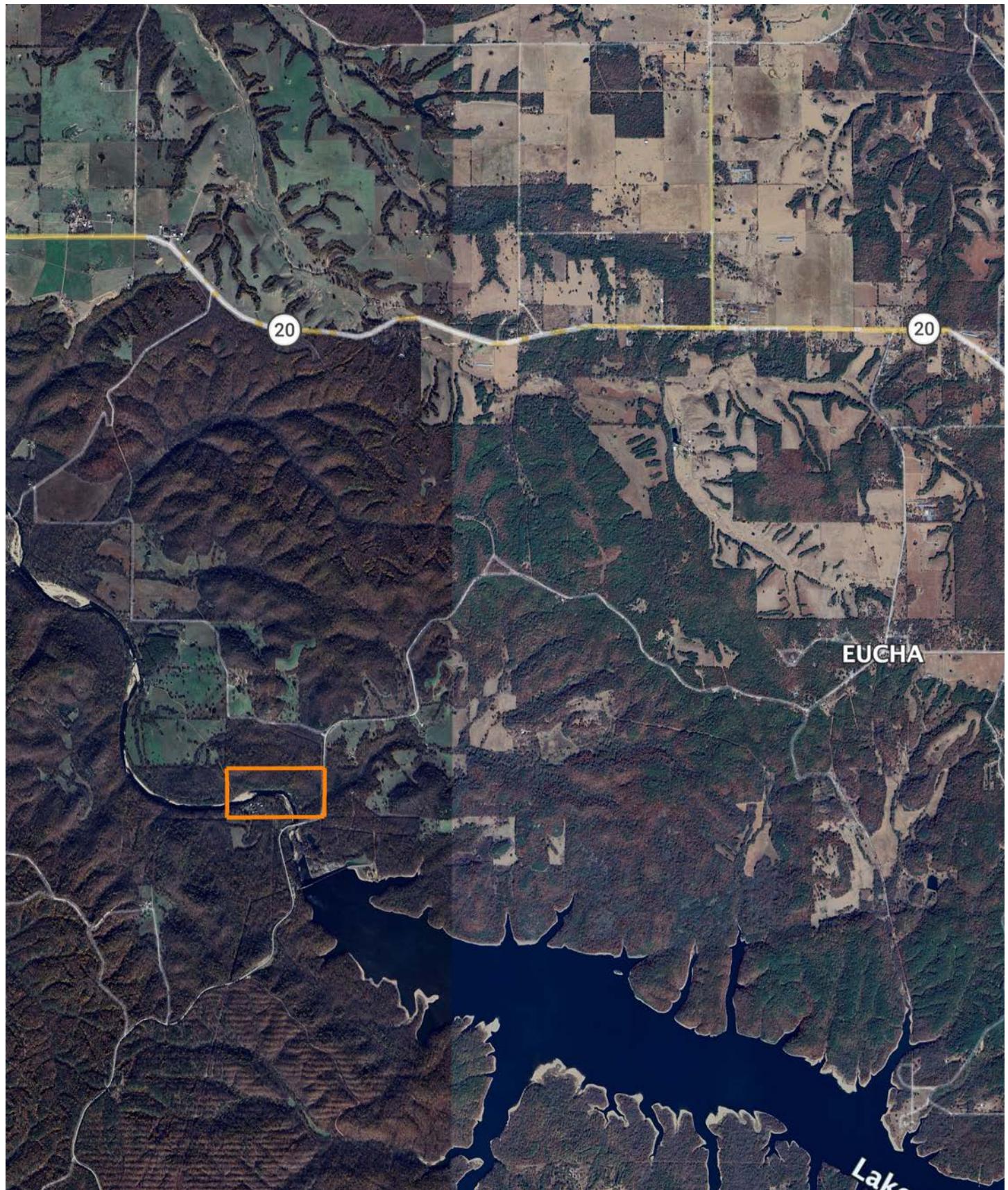
SPAVINAW CREEK FRONTAGE



ADJOINS WILDLIFE MANAGEMENT AREA



OVERVIEW MAP



AGENT CONTACT

Kevin Williams loves the outdoors, family, friends, and his country. Having grown up in the shadow of his grandfather, Kevin learned everything he could about Northeast Oklahoma from the lifelong hunter, fisherman, team roper and Veteran. Born in Bartlesville, Oklahoma, Kevin was raised in Nowata and attended both the University of Oklahoma and Oklahoma State University, ultimately earning degrees in Turf Management and Liberal Studies. He enlisted in the United States Army and served as a paratrooper, combat medic and soldier, serving two combat tours in Iraq, earning numerous awards. Early in his career, his love for golf took him to shaping and maintaining golf courses in Oklahoma and as far away as Jamaica. He then went on to have a successful career in medical sales. An experienced deer hunter, avid fisherman and sports fan, Kevin enjoys working at Midwest Land Group where he can share his passion for the outdoors, wildlife, and country. A trusted and proven salesperson, Kevin is dedicated to his customers' needs. When not golfing, you can usually find him in the woods searching for a buck, fishing for largemouth bass, or volunteering with youth and Veterans. He has served as the boat captain for a nearby high school fishing team, as well as volunteered with Fishing for Freedom on lakes in Missouri, Oklahoma, and Texas. Kevin and his partner, Nichole, make their home in Oologah, Oklahoma. Together, they have five children. Give Kevin a call today to experience the Midwest Land Group difference!



KEVIN WILLIAMS,
LAND AGENT
918.514.3165
KWilliams@MidwestLandGroup.com



MidwestLandGroup.com

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