



36656 S 510 Road, Eucha, OK 74342

MLS #24-2221

40+/- acres, with Activity Barn (3,200 sq ft), Loafing Shed (16'x24'), Barndominium (3,400 sq ft), and Pavilion (5,624 sq ft), Amphitheater and 3 ponds • Located on the South side of Grand Lake O' The Cherokee, Oklahoma • Current location for Oasis Animal Adventures • Paved road to property (S 510 Road), 600ft frontage (Country Road 368), and primary driveway • Majestic pine tree entrance • Cross Fenced: 7+/- ac barbed wire, 8+/- ac smooth wire 8ft tall • 10+/- acres mowed yard • 15+/- acres woodland and ravines • Small Grand Lake access for canoes at end of ravine (not dockable) • 1+/- mile hiking, riding, ATV trails in beautiful wooded ravine areas

General Information

Property Type	Farm & Ranch	Status	Active
Area	South Counties	List Price	1,200,000
Agency Type	Exclusive Right To Sell		

Property Information

Water Front/View	None	Lot Size	1777248
Lot Acres	40.80	Realtor.com Type	Farm
Senior Community YN	No	Style	Ranch
Stories	1	Total SqFt.	12,224
Source of SqFt	Courthouse	Built Before 1978	No
Year Built	1996	Year Built Source	Public Records
Total Bedrooms	1	Total Bathrooms	22
Total Full Baths	9	Total Half Baths	13
Number of Living Rooms	1	Garage Type	Detached
Garage Stall	6	Garage Remarks	Barn/Workshop
Secondary Dwelling	Yes		

Location, Taxes & Legal

County	Delaware	Zoning	Exempt/AG
Taxes	328	Tax Year	2023
Subdivision	Rural	Schools	Jay
Account #	210034478		
Legal	09-23-22 PT OF W2 SEC 16.8 AC B EG 757.93 FT E OF NW COR SW; S E 88 DEG 50 FT; SE 73 DEG 848 .1 3 FT; SE 78 DEG 182.65		
911-PropertyAddress	36656 S 510 Rd, Eucha, OK 74342-3531, Delaware County		
Directions	Disney, Oklahoma is located on the south end of Grand Lake o? the Cherokees, 60 miles northeast of Tulsa. Take Highway 28 east to Disney. Continue on through the town, go another 3.5 miles east on 28. Look for the Picture In Scripture Amphitheater billboard on the right (with a yellow flag on it). The road is S. 510 Rd. Turn left at that corner, then go 1 mile north.		

Details

Foundation Type: Combination

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" 3/4+/- acre stocked (large-mouth bass) pond with platform dock in pine tree area. Dock is 10ft x 16ft, galvanized frame, concrete tile decking, encapsulated flotation, galvanized 25 ft walkway, composite decking, with handrails

" 2 livestock ponds

" Outdoor amphitheater special event seating for 1,000

" ADA concrete sidewalks throughout mowed event area

" 6 dedicated electric service poles with room to expand

∅ Exclusions Include: Businesses, Animals, Equipment, Personal Property

∅ No HOA, Covenants or Restrictions

∅ Owner Financing available for the right offer with good credit and minimum of 30% down

* See Documents for complete description

