



333403 S Old Mill Road, Afton, OK 74331

MLS #23-2337

This RV Park is located at Grand Lake O the Cherokee on Duck Creek and is part of The Pine Lodge Resort. It consists of 8.8+/- acres. There are 12 RV Sites with each having their own deck and electric meter. Septic and Water are also in place. There is also a 1500 sqft shop building with concrete floor. Each site is rented on an annual basis, and it is currently 100% occupied. There is plenty of room to expand. The new Heartland of American Amusement Park is only 20 minutes away. Tremendous Opportunity.

### General Information

Property Type	Commercial/Indust	Days On Market	131
Listing Office	Coldwell Banker Select - Tulsa Yale 688000290	Listing Member	John Pellow Mobile: 918-697-5237 Fax: 918-286-8143 Office: 918-496-3212 <a href="http://www.pellowteam.com">http://www.pellowteam.com</a>
Status	Active	Begin Date	12/27/2023
End Date	12/31/2024	Status Change Date	12/29/2023
Area	South Counties	List Price	675,000
Original List Price	750,000	Terms	No
Coop-Commission	3%	Agency Type	Exclusive Right To Sell
Owner Name	Art & June Box	Occupancy	Owner
REO	No	Lock Box Number	0000
How To Show	Appointment		

### Property Information

Book Section	Comm/Industrial	Water Front/View	None
Footage on WF	0	Lot Size	383328
Lot Acres	8.80	Realtor.com Type	Commercial
Stories	1	Total SqFt.	1,500
Source of SqFt	Appraiser	Year Built	2000
Year Built Source	Public Records	Number of Units	12

### Location, Taxes & Legal

County	Delaware	Zoning	RES-COM
Taxes	400	Tax Year	2022
Subdivision	Rural	Schools	Ketchum
Account #	210041768		
Legal	PART OF 29-24-22 SW SW NE 1308-40		
911-PropertyAddress	33403 S Old Mill Road Afton, OK 74331		
Directions	From Ketchum, OK: The Pine Lodge Resort is located 2.5 miles east of Ketchum, Oklahoma off Highway 85. Next to Arrowhead South Marina on Duck Creek. Take Dock Rd North to Old Mill Rd. Turn Left and follow around to the Park on the hill top. No Signs.		
Additional Parcels Y/N	Yes	Additional Parcels Description	210041759

### Remarks

Private Remarks This RV Park is part of the Pine Lodge Resort. Call John at 918-697-5237 for questions and showing appointments. Sellers will have new survey/legal description based on aerial/lot lines in property packet. Please do not disturb Seller's.

### Details

Water:	City Water
Sewer:	Septic Tank

**History for MLS # 23-2337      333403 S Old Mill Road, Afton, OK 74331**

**\$675,000**

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<b>+ MLS #</b>	<b>Status</b>	<b>Price</b>	<b>% Change</b>	<b>Date</b>	<b>DOM Address</b>
+ 23-2337	Active	\$675,000		12/29/2023	131 333403 S Old Mill Road

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