

## **Former Picture in Scripture Property – 36656 S 510 Rd. Eucha, OK 74342**

### **Overview**

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
- ¾+/- 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

### **Activity Barn**

- Built in 2014
- 40x80=3,200 sq ft
- Stained wood siding
- Copper color Metal Gable roof with cupola
- Dirt floor
- 10ft walls
- 8 single hung windows
- 15ft cathedral ceiling
- Dedicated electric meter with access throughout
- Water faucet, interior and exterior.
- 6 walk doors
- 6 stalls, each 8ft x 10 ft
- 1 stall, 8 ft x 40 ft

## **Former Picture in Scripture Property – 36656 S 510 Rd. Eucha, OK 74342**

- 4 custom built wood doors, 5ft x 9ft
- Tack room, wood floor, 8ft x 16ft
- Sitting area, wood floor 10ft x 16ft
- Commercial wood heat stove, with two ducted outlets
- 3 overhead fans
- 1 enclosed warm room, 10ft x 10ft, with in-ground water source grid heating
- 1 enclosed warm room, 8ft x 10 ft, electric receptacle heat source
- Attached 30ft x 80 ft smooth wire fence enclosure, 6ft tall. Allows animals to have outdoor access
- Attached wood and pipe corral, 20ft x 60 ft, allows interior and exterior access, 6ft tall
- Attached, metal roof, smooth wire enclosure, 8ft x 16ft

### **Animal Loafing Shed**

- 16ft x 24ft
- Metal walls and roof
- Sidewall 3 sides
- Open westerly facing
- Steel pipe sidewall posts, with welded c-channels to screw to metal
- Slopped roof, 10ft back wall; 12ft front
- 8ft x 20ft, smooth wire small animal enclosure attached to back wall of Loafing Shed

### **Barndominium**

- Built in 2019
- 34 x 100 ft=3,400 sq ft
- Total electric with back-up gas generator
- Copper colored metal roof on entire structure

Equipment, workshop covered area -

- 2,400 sq ft
- Treated poles on concrete footing, 12ft to bottom of wood trusses. Dirt floor. Vintage metal farm shed walk door. Open side entry, 10ft x 10 ft
- 6ft tall repurposed wood walls, leaving 6ft open to bottom of trusses
- Open-air sidewall design allows for use as covered riding arena rather than equipment if desired

Living Area - unique blend of new and repurposed materials

## Former Picture in Scripture Property – 36656 S 510 Rd. Eucha, OK 74342

- 1,000+/- sq ft
- 10ft ceilings
- Zoned H/AC
- Covered entry porch
- One bedroom, (12 ft x 18ft)
- One large walk-in closet (12 ft x 16ft)
- 3/4 bathroom with tile shower
- Spacious, open great room, dining area, kitchen with the always popular farm sink. Island with granite countertops
- Refrigerator, dishwasher, garbage disposal, drop in stove, built-in convection oven and microwave
- Stained floor concrete living area; tile bathroom shower; vinyl plank floors in walk-in closet and bedroom
- Reclaimed barnyard metal, wood trusses and cedar beams, privacy fence wood panels, treated dock dimension decking, Thermopane glass doors, glass pendant lights, pulley system light over kitchen island, structural treated wood poles, redwood dimension lumber, cabinets and granite
- This is a truly unique “born-on-the bayou” look, with all the expected modern amenities! Even a full wall of Thermopane glass doors opening to the 10ft x 34ft treated wood deck with pond full of goldfish, and 6 ft tall, 1ft horizontal spaced wood fence running alongside

### Pavilion

- Beautifully situated among trees, ponds, and fountains
- Built in 1996
- New roof in 2023; 30yr asphalt shingles
- Custom painted Masonite siding
- Easy, ADA access, with 6ft wide concrete sidewalks from parking area
- Large circular concrete patio, with picturesque 8ft x 16ft stone wall fountain

### Specifications:

- Total Sq Ft...74 x 76 = 5,624 sq ft
- 10ft ceilings
- Concrete floor
- Covered dining/event area
- Seats 200+
- Three offices

## **Former Picture in Scripture Property – 36656 S 510 Rd. Eucha, OK 74342**

- One 1/2 bath in office area
  - File room
  - Commercial Kitchen
  - Men's Bathroom- 4 toilets, 2 wall urinals, 3 lavatories, 4 roughed in fiberglass shower stalls
  - Women's Bathroom- 8 toilets, 3 lavatories, 4 roughed in fiberglass shower stalls
  - Rural water and dedicated electric meter
  - Electric heat pump HVAC
  - Attic fan
  - 15 overhead ceiling fans
  - Septic System has two 1000 gallon tanks with 900ft of lateral lines
- 
- 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