

4876 W Prairie Road , 74020
Cleveland, OK 74020

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MLS# 2635953



\$65,000

2 Bedrooms | 1.5 Bathrooms | 924 Sqft

1-acre property near the Arkansas river with large shop, boat storage & utilities in place. Approx. 1-acre property with easy highway access within 1/2 mile of the Arkansas river & boat access. The property is flat & mostly clear, offering excellent possibilities for future homesite, lake-area retreat, boat storage, workshop, or recreational use. The fully chain-link-fenced lot has two double-wide gates, convenient for boats, trailers, vehicles, etc. Mature pines and other established trees line portions of the property, providing privacy and a natural setting. Includes an older 2-bedroom, 1-bath single-wide mobile home, currently livable but requires repairs. The primary value is in the land, large shop/garage, and utilities in place. The approximately 36' deep 24' wide attached shop/4-car garage provides ample enclosed storage / workspace. A large sliding door approx. 10 feet high offers clearance for boats, larger vehicles, trailers / equipment. An additional room at the rear of the shop includes a below-ground storm shelter. Utilities in place include electrical, rural water, sewer & propane, making this property a potentially convenient option for a future homesite or recreational use without starting from scratch. Property to be sold AS IS, WHERE IS, including the mobile home, equipment, materials, and misc. Removal of misc. items & non-real-property may be



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