

## Additional Information

### 1. WHERE IS THE PROPERTY LOCATED?

This property is located 2 miles southwest of Canadian, Oklahoma in Pittsburg County.

### 2. WHAT IS THE AVERAGE ELEVATION OF THE PROPERTY?

The average elevation is approximately 666 feet.

### 3. WHAT IS THE AVERAGE TEMPERATURE THROUGHOUT THE YEAR?

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
41°	45°	53°	63°	71°	79°	84°	84°	75°	66°	53°	44°

### 4. WHAT DOES THE PROPERTY LOOK LIKE?

Surround yourself with an abundance of beautiful trees, open meadows, and fabulous panoramic views of east Oklahoma. All are the perfect setting for the unspoiled countryside of Pittsburg County. With every breath of fresh, clean air, you'll know this pristine unspoiled property is for you - especially since it has been thoughtfully master-planned to exist in harmony with nature and wildlife.

### 5. WHAT TOWNS ARE CLOSEST TO THE PROPERTY?

This scenic property is approximately 22 miles southwest of McAlester, Oklahoma, 94 miles southeast of Tulsa, Oklahoma, and 129 miles east of Oklahoma City, Oklahoma.

### 6. WHAT IMPROVEMENTS HAVE BEEN MADE?

An interior, unmaintained dirt access road has been installed from N3840 Rd. for access to properties. Property has been surveyed by a licensed Oklahoma Survey Company. All corners have been staked and pinned. Download: [Eufaula Cove Survey](#) and [Eufaula Cove Coordinates](#). To get an address for your property please call the 911 coordinator, Kim, at 918-423-9300 x4927 and supply her with the GPS coordinates of where you will be putting your driveway.

### 7. WHAT ARE MOST PEOPLE PLANNING TO DO WITH THEIR LAND?

Most property owners feel that it is a good opportunity to own a nice lot, yet affordable piece of Oklahoma. The unique proximity of this property to McAlester will allow owners to enjoy a country lifestyle while living just minutes away from the amenities a city has to offer. Some owners plan to make their property into a second home, while others plan to move to their property after retirement. Many plan to pass it down to their children or grandchildren, while others plan to possibly subdivide the property at a later date, keeping some acreage and selling the rest. Many of the property owners also plan to utilize the property as a permanent home or a recreational retreat or getaway from the hustle and bustle of the big city. These lots are ready for you to build your dream home or just enjoy the good feeling of land ownership.

### 8. WHAT ABOUT WATER?

None. You are entitled to drill a domestic well on your property at your own cost. Water is not guaranteed to be available at any specific depths, quantity, or quality. Contact a Licensed Oklahoma Well driller for further information and proposed costs. Approximate depth for this area is 50-150 feet deep at a rate: \$12.50 per foot average.

#### 9. WHAT ABOUT UTILITIES?

Currently, the electric service available along the county road is provided by Kiamichi Electric Cooperative. However, utility easements have been established to allow for the future extension of electricity along the parcel boundaries. Waste water disposal for is achieved by individual septic systems. Please contact each individual provider for their specific requirements and costs involved.

#### 10. WHAT IS THE PROPERTY ZONED AND WHAT ARE THE PROPERTY TAXES FOR A PARCEL?

The zoning allows Residential/Agricultural. Currently, the annual property taxes calculate to less than \$4 per year, per acre and are current.

#### 11. IF I FINANCE THE PROPERTY, TO WHOM DO I MAKE MY PAYMENTS AND HOW WILL I KNOW I HAVE RECEIVED PROPER CREDIT FOR MY PAYMENTS?

Your payments will be made to Classic Country Land, LLC. We have our own in house financing available.

#### 12. MAY I USE THE LAND WHILE I'M PAYING FOR IT AND WHEN DO I RECEIVE A DEED TO MY PROPERTY?

Yes, beginning the very day you sign the purchase contract, the land is yours to use and enjoy.

#### 13. CAN I RESELL MY PROPERTY IN THE FUTURE AND MAKE A PROFIT?

While there is no guarantee of profit from any land sale, historically land prices have increased in value. We believe there are many reasons for this upward trend, including inflation, population growth, a decreasing supply of land, the public's desire for a more natural environment, trend toward movement away from urban areas and the increasing popularity of outdoor recreational activities.

#### 14. IS THERE A PROPERTY OWNERS ASSOCIATION OR ANY RESTRICTIONS ON THE PROPERTY?

There is no property owners association; however, we do have [Eufaula Cove Covenants](#).

#### 15. WHAT WILL THE ROAD SURFACE BE LIKE?

County maintained dirt road access and paved county road frontage. Interior roads are unmaintained to existing lots.

#### 16. DOES A BUYER HAVE TO BUILD A HOUSE WITHIN A CERTAIN TIME FRAME?

A buyer is never obligated to a timeframe to build on their property.

17. WHY ARE SOME PROPERTIES MORE EXPENSIVE THAN OTHERS?

The properties have been priced according to our "A B C" analysis and consideration of the proximity of the parcels to existing electric. "A B C" stands for Access, Beauty and Character. In other words, how good, quick or easy is the access to the property from the main highway or county road, etc. The beauty of the property mainly pertains to the vegetation and scenic views etc. The character of the property refers mainly to its topography. For example: Is the parcel flat, rolling, steep, etc.

18. IS THERE A PENALTY FOR PAYING OFF MY LAND EARLY?

There is absolutely no prepayment penalty. Your monthly payment is applied to your account balance using simple interest on the unpaid balance. Any and all extra monthly payments will be applied directly to the principal. All extra payments will directly lower your balance, reducing the overall interest you pay on your purchase.

19. CAN I MAKE AN OFFER AND WHAT KINDS OF DISCOUNTS ARE AVAILABLE?

Offers are discouraged as the properties are priced for immediate sale under our "No Hagggle" pricing policy.

20. WHAT IS THE LEAST AMOUNT I CAN PUT DOWN AND HOW DO I KNOW I QUALIFY TO BUY?

A minimum of \$199 down payment is required for our no-qualifying, guaranteed financing and there is no further qualifying involved.

21. WILL I BE PRESSURED TO BUY?

A minimum of \$199 down payment is required for our no-qualifying, guaranteed financing and there is no further qualifying involved.