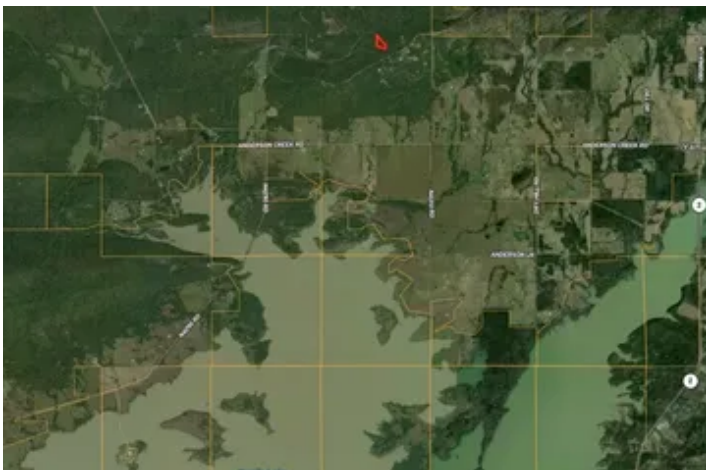
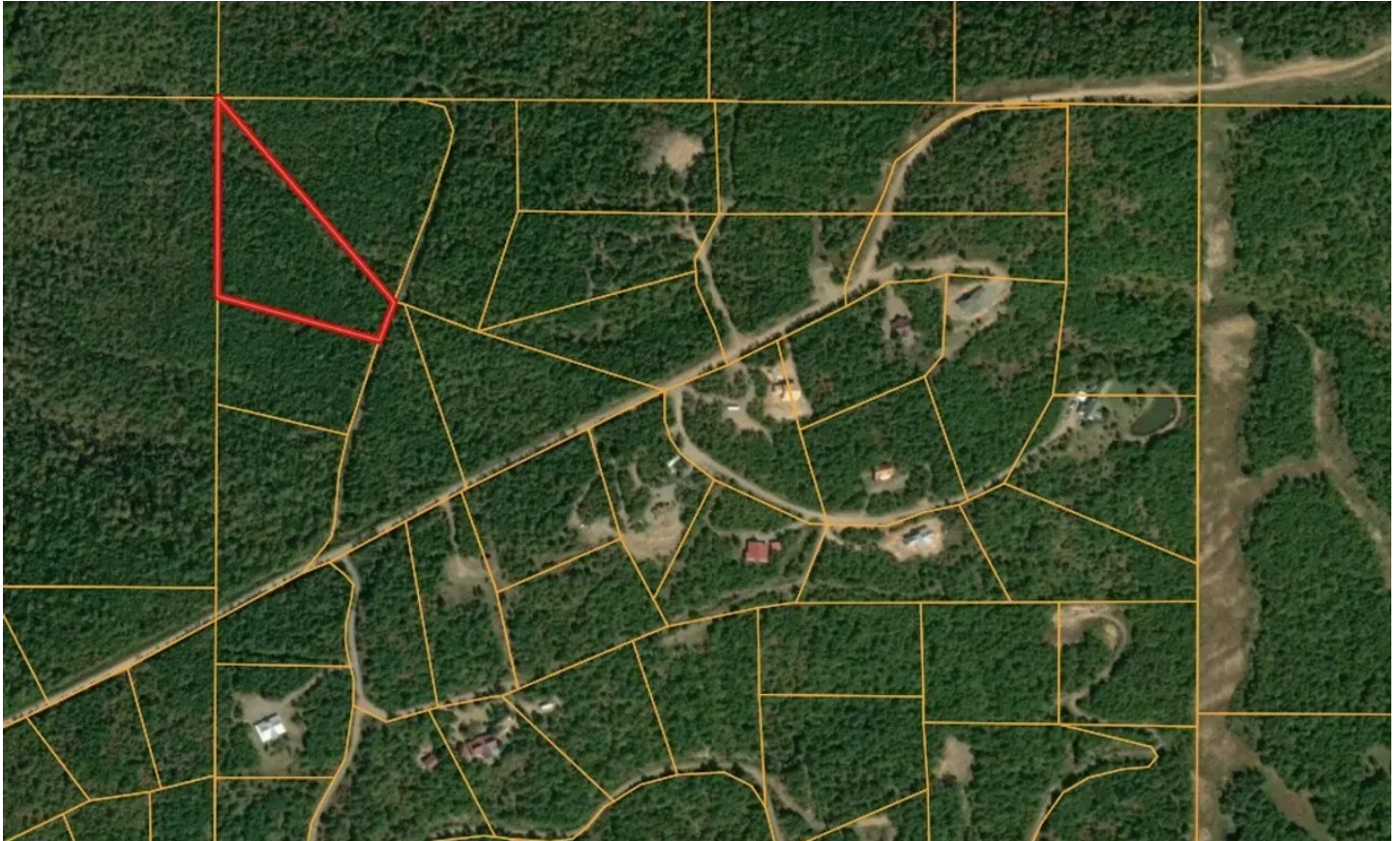


**Lot 57 Saddle Gap - Sardis Lake**  
SW 235th Street  
Yanush, OK 74571

**\$70,000**  
3.500± Acres  
Latimer County



**Lot 57 Saddle Gap - Sardis Lake**  
**Yanush, OK / Latimer County**

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**SUMMARY**

**Address**

SW 235th Street

**City, State Zip**

Yanush, OK 74571

**County**

Latimer County

**Type**

Undeveloped Land, Lakefront, Lot

**Latitude / Longitude**

34.723479 / -95.365474

**Acreage**

3.500

**Price**

\$70,000

**Property Website**

<https://1776-landcompany.com/property/lot-57-saddle-gap-sardis-lake-latimer-oklahoma/83018/>



**Lot 57 Saddle Gap - Sardis Lake**  
**Yanush, OK / Latimer County**

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**PROPERTY DESCRIPTION**

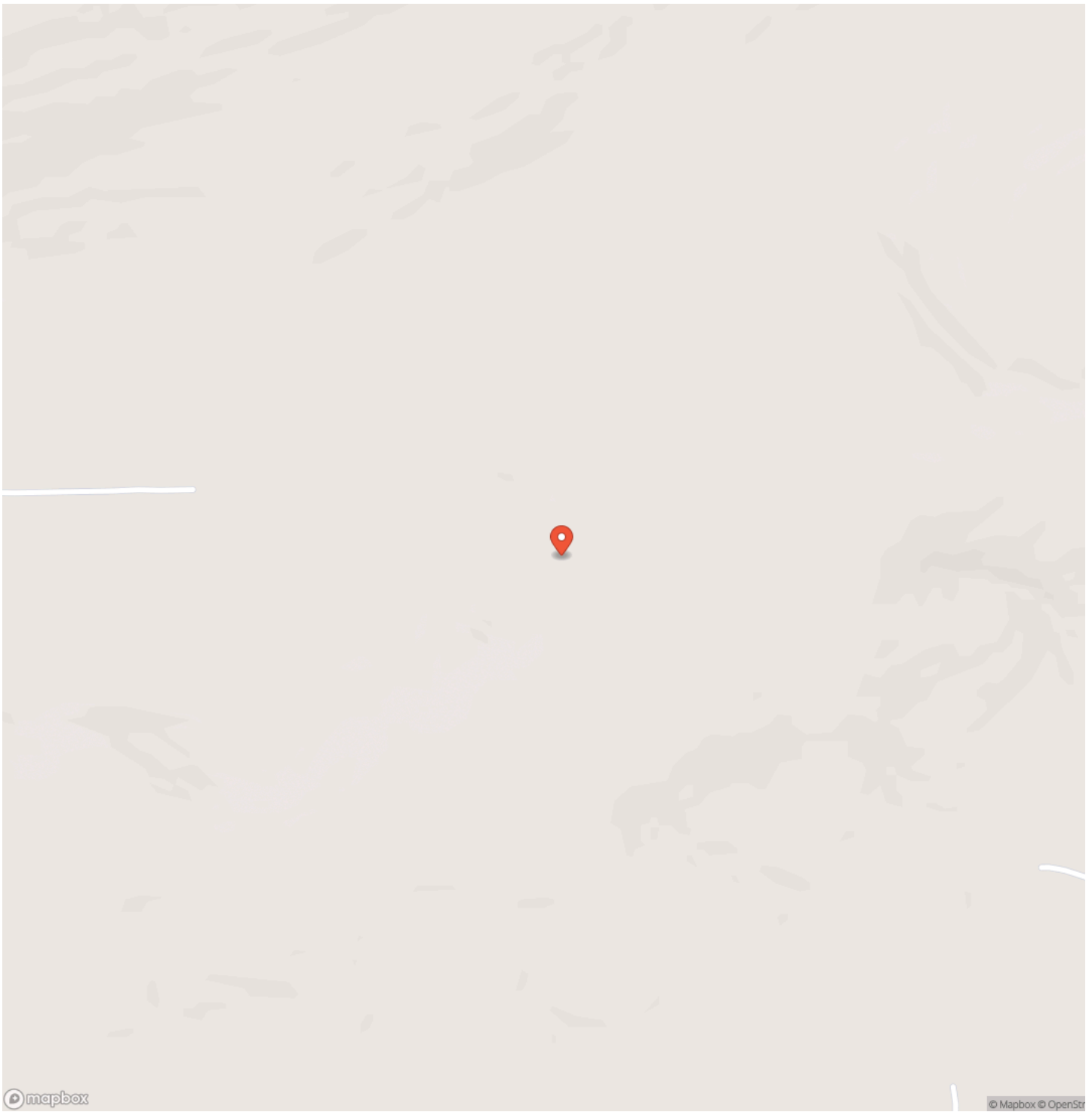
Lot 57 is available in the scenic Saddle Gap Ranch Estates, offering a perfect blend of modern luxury and natural beauty near Sardis Lake, Oklahoma. These properties provide an ideal setting for building not only your dream home but also investment properties like cabins for Airbnb and VRBO rentals. With breathtaking views of the Kiamichi Mountains and the peaceful Sardis Lake Valley, this location offers a lifestyle that combines tranquility with outdoor adventure. Sardis Lake is a popular destination for visitors, making these lots prime opportunities for short-term rental investments. Boating, fishing, swimming, and hiking are just a few activities that attract guests year-round. Anderson Creek, flowing nearby, adds even more charm, providing a serene spot for nature lovers to explore. Whether your guests are looking to relax by the water or hike the surrounding mountain trails, there's something for everyone. For those seeking to invest, Saddle Gap Ranch Estates is a rare chance to build a rental property that stands out in the Oklahoma vacation market. These lots offer not only personal enjoyment but also the potential for a strong return on investment through platforms like Airbnb and VRBO. Make Saddle Gap Ranch your gateway to a profitable venture while enjoying the natural beauty and amenities this location provides.

**Lot 57 Saddle Gap - Sardis Lake  
Yanush, OK / Latimer County**

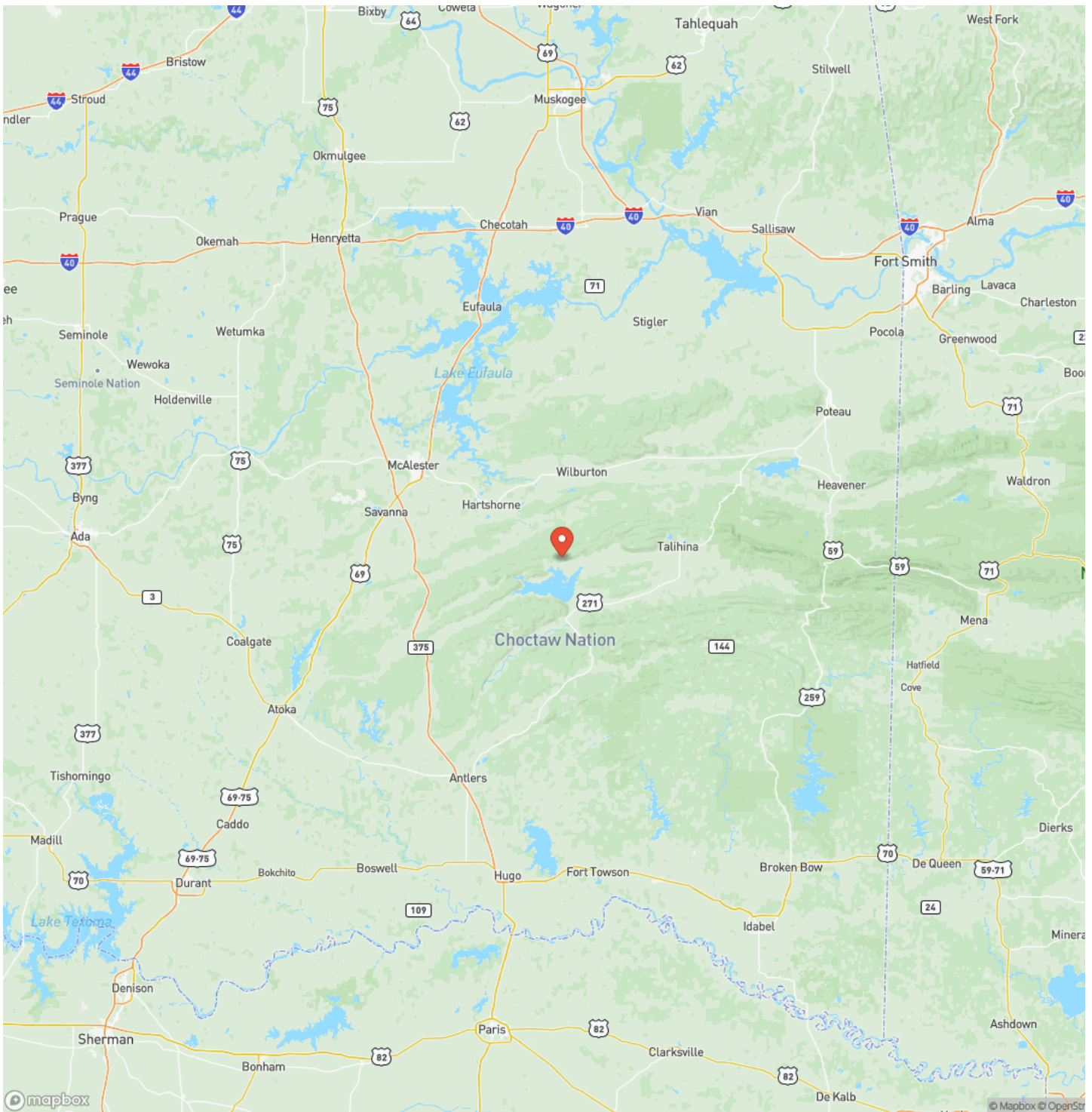
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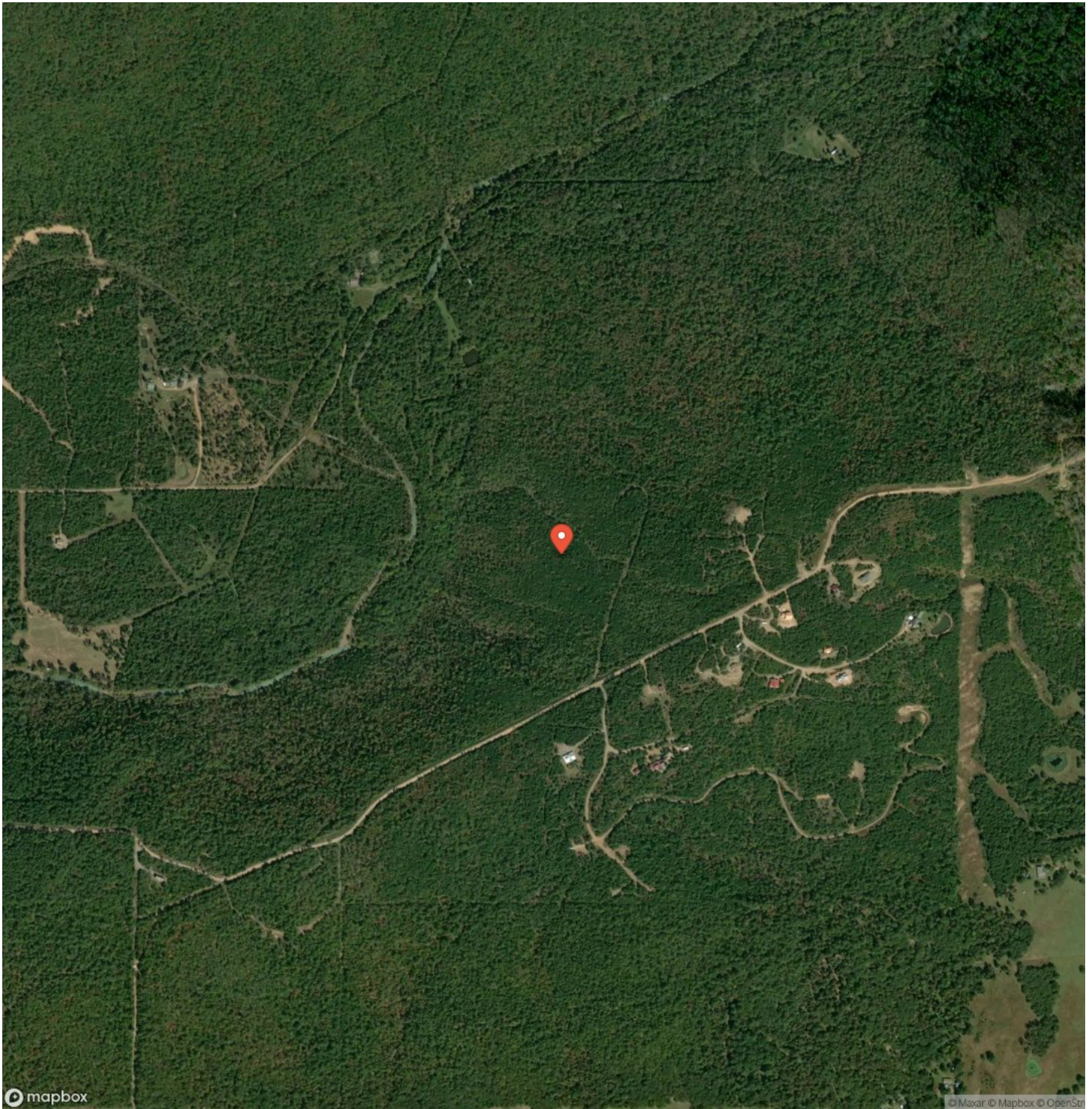
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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