

**Indian Road house and 40x80 shop**  
32354 S Indian Rd  
Park Hill, OK 74451

**\$289,000**  
4± Acres  
Cherokee County



1

**MORE INFO ONLINE:**

[www.saltplainsproperties.com](http://www.saltplainsproperties.com)

**Indian Road house and 40x80 shop**  
**Park Hill, OK / Cherokee County**

---

**SUMMARY**

**Address**

32354 S Indian Rd

**City, State Zip**

Park Hill, OK 74451

**County**

Cherokee County

**Type**

Single Family

**Latitude / Longitude**

35.711684 / -95.003762

**Dwelling Square Feet**

2250

**Bedrooms / Bathrooms**

1 / 1.5

**Acreage**

4

**Price**

\$289,000

**Property Website**

<https://www.saltplainsproperties.com/property/indian-road-house-and-40x80-shop-cherokee-oklahoma/86665/>



**Indian Road house and 40x80 shop**  
**Park Hill, OK / Cherokee County**

---

**PROPERTY DESCRIPTION**

**Indian Road House with 40x80 shop**

This 2,250 sq ft barndominium with a detached 40x80 shop, built in 2022, all on 4+/- acres could fit just about everyone's needs. Whether you're looking to get away from the city, looking for a lake home, or looking for your forever home, this property is capable of that and a ton more. Situated in between "Barnicle Bills marina" and "Burnt Cabin marina", with Indian road frontage, and only 20 minutes from Tahlequah, OK, you can get away from your busy life and still not be too far from anything you may need. Give me a call to see it for yourself!



**Indian Road house and 40x80 shop**  
**Park Hill, OK / Cherokee County**

---



## Indian Road house and 40x80 shop Park Hill, OK / Cherokee County

**LISTING REPRESENTATIVE**  
For more information contact:



## Representative

Seth Fritts

## Mobile

(918) 575-4298

## Email

Seth@saltplainsproperties.com

## Address

16 E Ayers St

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

[www.saltplainsproperties.com](http://www.saltplainsproperties.com)

## NOTES



## **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 the broker or agent is 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, 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.



---

**Salt Plains Properties**  
16 E Ayers St  
Edmond, OK 73034  
(405) 406-7798  
[www.saltplainsproperties.com](http://www.saltplainsproperties.com)

---

