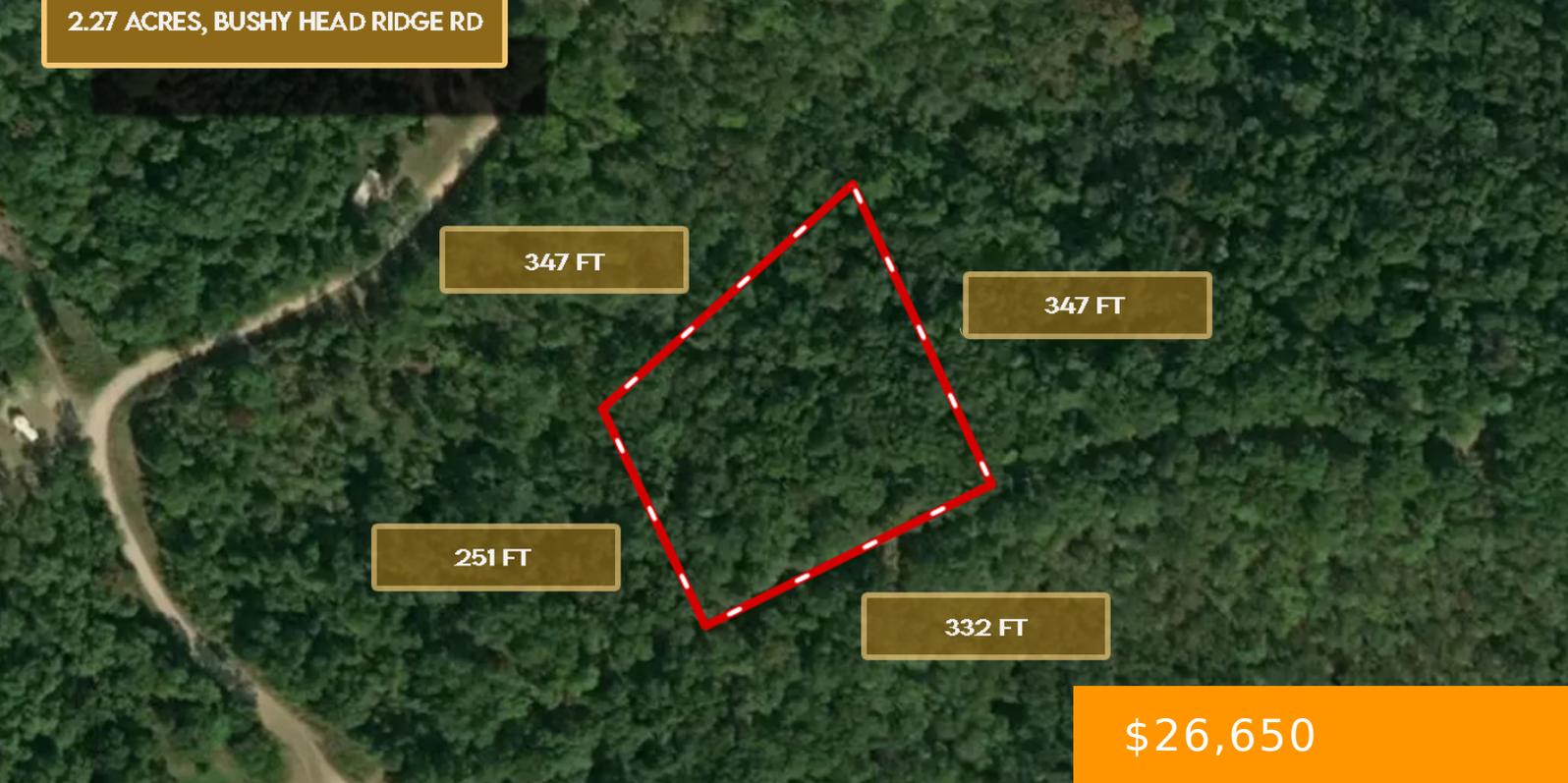


2.27 ACRES, BUSHY HEAD RIDGE RD



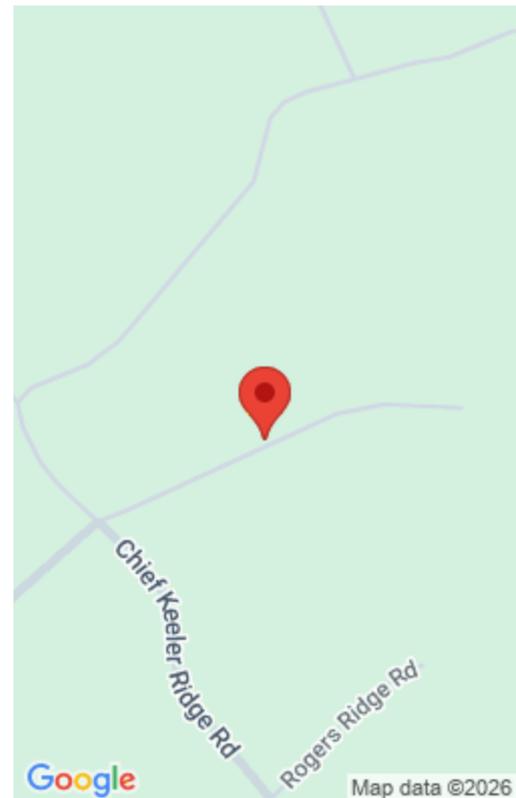
\$26,650

• Available

## 2.27 ACRES, BUSHY HEAD RIDGE RD, WATTS, OK 74964 APN : 0480-00-002-243-0-000-00

<https://bubsland.com>

Owner Financing Available for this property! No Credit Check, Everyone Qualifies! This 2.27-acre UNRESTRICTED LOT in the peaceful Illinois River Ranch Subdivision is just minutes from the Illinois River, perfect for fishing, kayaking, tubing, and scenic river adventures. RV living is allowed, and you can place a site-built home, mobile home, manufactured home, or tiny...



## Property Details



### Call us now

Phone: 573-400-3020

Email: [Sales@Bubsland.com](mailto:Sales@Bubsland.com)

**Cash Price:** 22500

**Term Option 2:** \$550 down, \$550 for 49 months, for a total price of \$27,500

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 36.0945, -94.7937

**Southwest Corner:** 36.0939, -94.7934

**Legal Description:** Lot 243, Blk 2, Illinois River Ranch Subdivision, No. 1

**Terrain:** Sloping

**Power:** Power is provided by Ozarks Electric Cooperative (800-521-614)

**Water Fees Per Year:** \$0

**Zoning:** Residential

**Mobile Home Living:** Allowed

**Tiny Homes:** Allowed

**Taxes Per Year:** \$28

**County Contact Information:** Call Adair County Clerk (918) 696-7198

**Term Option 1:** \$450 down, \$450 for 63 months, for a total price of \$28,800

**Term Option 3:** \$650 down, \$650 for 40 months, for a total price of \$26,650

**GPS Coordinates (center) at the road:** 36.0941, -94.7929

**Northeast Corner:** 36.0951, -94.7929

**Southeast Corner:** 36.0943, -94.7924

**Elevation:** 1000'

**Access:** Dirt Road

**Water:** Water is provided by SDCRWA (918) 597-2350

**Sewer:** A Septic Tank is Required

**RV Living:** Allowed

**Manufactured Homes:** Allowed

**POA:** None

**Road Fee:** \$0

**Conveyance:** Warranty Deed

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## Basics

**CASH DISCOUNT PRICE:** 22500

**Acres:** 2.27

**County:** Adair

**Status:** Available

**Parcel ID:** 0480-00-002-243-0-000-00

**Approx Dimensions:** 332' x 347' x 347' 251'

**State:** Oklahoma



**Call us now**

Phone: 573-400-3020

Email: [Sales@Bubslan.com](mailto:Sales@Bubslan.com)