

2.32 ACRES, ROGERS RIDGE RD

306 FT.

369 FT.

436 FT.

351 FT.

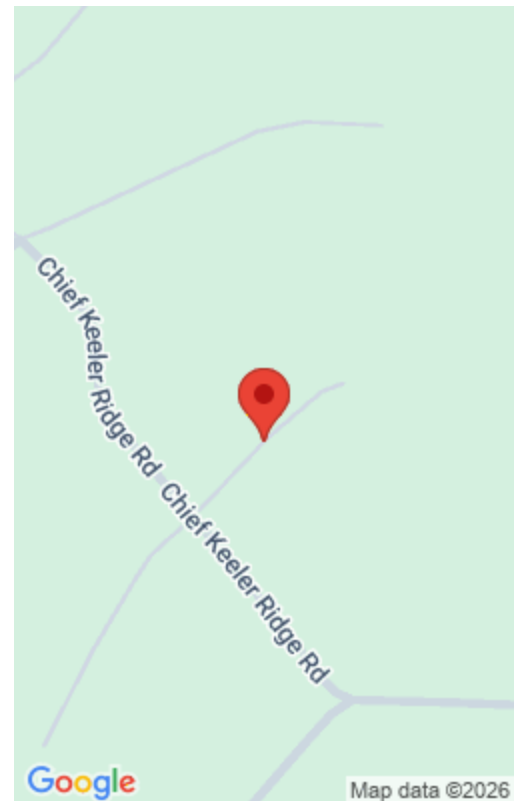
\$24,700

• Available

**2.32 ACRES, ROGERS RIDGE RD, WATTS, OK,
74964 APN : 0480-00-002-255-0-000-00**

<https://bubsland.com>

Owner Financing Available for this property! No Credit Check, Everyone Qualifies! This 2.32-acre UNRESTRICTED LOT in the Illinois River Ranch offers plenty of space for your dream home or RV living, just minutes from the scenic Illinois River. With abundant privacy and open space, this large lot is ideal for site-built, mobile, or manufactured homes....



Property Details



Call us now

Phone: 573-400-3020

Email: Sales@Bubsland.com

Cash Price: 21500

Term Option 2: \$550 down, \$550 for 46 months, for a total price of \$25,850

Google Map Link: [Driving Directions](#)

Northwest Corner: 36.0927, -94.7925

Southwest Corner: 36.0915, -94.7924

Legal Description: Lot 255, Block 2, Illinois River Ranch Subdivision No. 1

Terrain: Sloping

Power: Power is provided by Ozarks Electric Cooperative (800-521-6144)

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 60 months, for a total price of \$27,450

Term Option 3: \$650 down, \$650 for 37 months, for a total price of \$24,700

GPS Coordinates (center) at the road: 36.0918, -94.792

Northeast Corner: 36.0932, -94.7917

Southeast Corner: 36.0922, -94.7916

Elevation: 1080'

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

Basics

CASH DISCOUNT PRICE: 21500

Acres: 2.32

County: Adair

Status: Available

Parcel ID: 0480-00-002-255-0-000-00

Approx Dimensions: 351' x 369' x 306' x 436'

State: Oklahoma



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