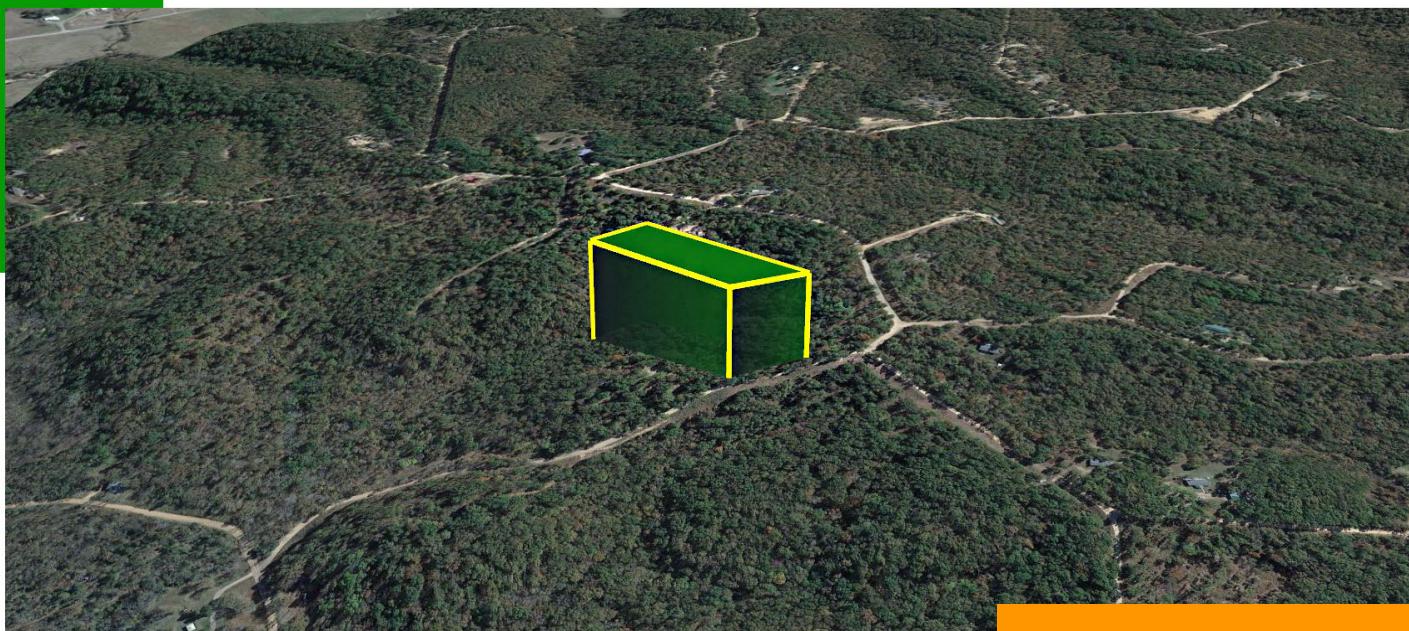


"2.55-ACRE LOT LOCATED IN TAHLEQUAH, OKLAHOMA"



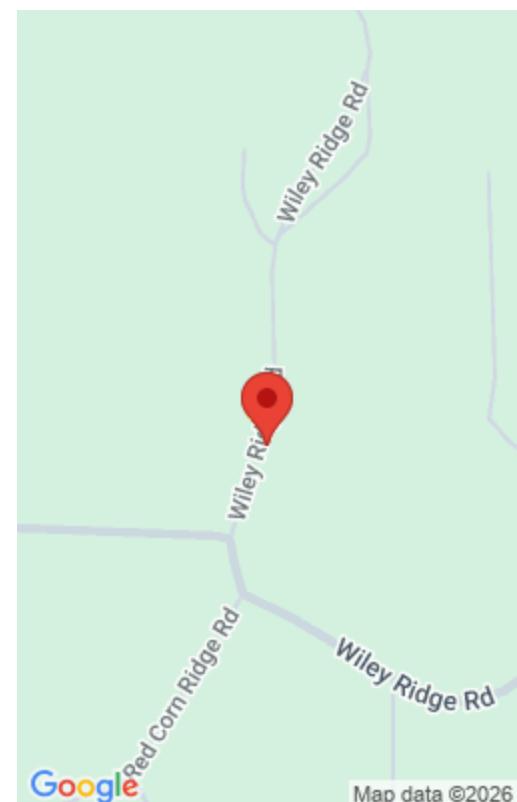
\$19,250

2.55 ACRES, WILEY RIDGE RD, TAHLEQUAH, OK 74964 APN: R000019630

<https://bubsland.com>

Owner Financing Available – 2.55 Acres to Build Your Dream Lifestyle! This generous 2.55-acre lot in the Illinois River Ranch Subdivision of Adair County, Oklahoma, offers the perfect opportunity to create the property you've been imagining. With no HOA and no building restrictions, you have the flexibility to place a permanent home, manufactured home, mobile...

- Available



Property Details



Call us now

Phone: 573-400-3020

Email: Sales@Bubsland.com

Cash Price: 16800

Term Option 2: \$450 down, \$450 for 43 months, for a total price of \$19,800

Google Map Link: [Driving Directions](#)

Northwest Corner: 36.0904,-94.7874

Southwest Corner: 36.0898,-94.7876

Legal Description: Illinois River Ranch Lot 274 Block 2

Terrain: Uneven

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

Water Fees Per Year: \$0

Zoning: Vacant-Residential Land

Mobile Home Living: Allowed

POA: None

Road Fee: \$0

Conveyance: Warranty Deed

Term Option 1: \$350 down, \$350 for 60 months, for a total price of \$21,350

Term Option 3: \$550 down, \$550 for 34 months, for a total price of \$19,250

GPS Coordinates (center) at the road: 36.0901,-94.7875

Northeast Corner: 36.0908,-94.7857

Southeast Corner: 36.0903,-94.7857

Elevation: 1060'

Access: Dirt Road

Water: Provided by Adair Co. RWS & SWMD #6 - 918-397-6296

Sewer: A Septic Tank is Required

RV Living: Allowed

Manufactured Homes: Allowed

Taxes Per Year: \$33

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

Basics

CASH DISCOUNT PRICE: 16800

Acres: 2.55

County: Adair

Status: Available

Parcel ID: 0480-00-002-274-0-000-00

Approx Dimensions: 242' x 528' x 202' x 597'

State: Oklahoma



Call us now

Phone: 573-400-3020

Email: Sales@Bubsland.com