



\$21,450

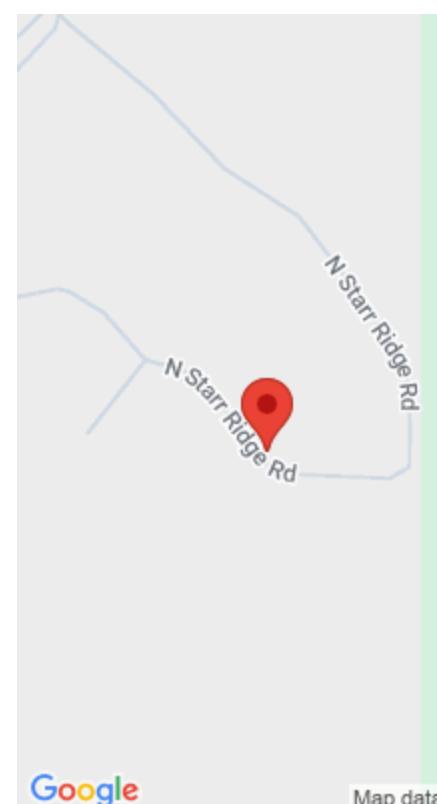
- Available

2.56 ACRES, N STARR RIDGE, PROCTOR OK

74457 - APN: 1040-00-03A-021-0-000-00

<https://bubsland.com>

UNRESTRICTED LAND – FULL FLEXIBILITY! Owner financing is available with low down payments and affordable monthly terms! This expansive 2.56-acre lot in the peaceful Illinois River Ranch Subdivision offers plenty of space for your dream home, weekend retreat, or even full-time RV living. Tiny homes, mobile homes, manufactured homes, and site-built homes are all welcome,...



Property Details



Call us now

Phone: 573-400-3020

Email: Sales@Bubsland.com

Cash Price: 18499

Term Option 2: \$450 down, \$450 for 49 months, for a total price of \$22,500

Google Map Link: [Driving Directions](#)

Northwest Corner: 36.0761, -94.7995

Southwest Corner: NA

Legal Description: Illinois River Ranch #1 Blk 3 A Lt 21

Terrain: Uneven

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

Water Fees Per Year: \$0

Zoning: Residential

Mobile Home Living: Allowed

Tiny Homes: Allowed

Road Fee: \$0

Conveyance: Warranty Deed

Term Option 1: \$350 down, \$350 for 68 months, for a total price of \$24,150

Term Option 3: \$550 down, \$550 for 38 months, for a total price of \$21,450

GPS Coordinates (center) at the road:
36.0755, -94.7989

Northeast Corner: 36.0766, -94.7988

Southeast Corner: 36.0753, -94.7977

Elevation: 1060'

Access: Dirt Road

Water: Provided by SDCRWA (918) 597-2350

Sewer: A Septic Tank is Required

RV Living: Allowed

Manufactured Homes: Allowed

Taxes Per Year: \$38

County Contact Information: Cherokee County Clerk (918) 456-2716

Basics

CASH DISCOUNT PRICE: 18499

Acres: 2.56

County: Cherokee

Status: Available

Parcel ID: 1040-00-03A-021-0-000-00

Approx Dimensions: 640' x 249' x 556'

State: Oklahoma



Call us now

Phone: 573-400-3020

Email: Sales@Bubsland.com