

2.56 ACRES, N STARR RIDGE RD

249 FT.

556 FT.

640 FT.

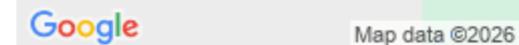
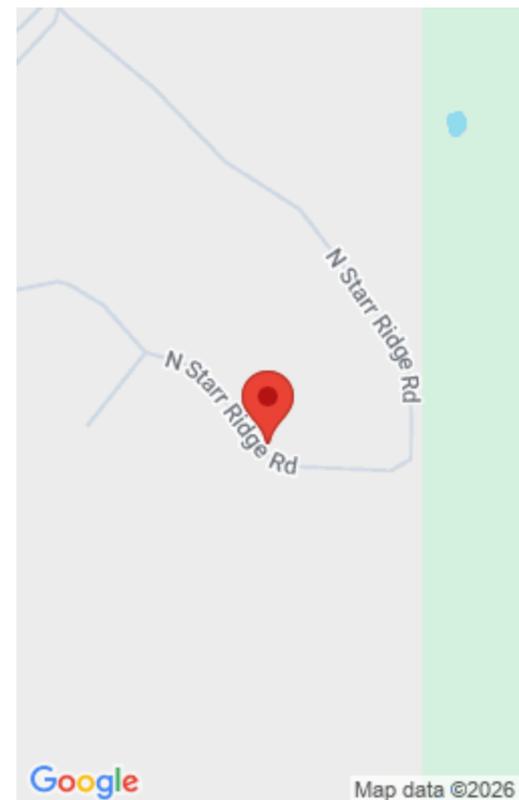
\$18,000

• 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! Price drop - due to rough roads leading to the property! 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...



## Property Details



### Call us now

Phone: 573-400-3020

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

**Cash Price:** 15500

**Term Option 2:** \$400 down, \$400 for 46 months, for a total price of \$18,800

**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:** \$300 down, \$300 for 66 months, for a total price of \$20,100

**Term Option 3:** \$500 down, \$500 for 35 months, for a total price of \$18,000

**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

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## Basics

**CASH DISCOUNT PRICE:** 15500

**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



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