

2.56 ACRES, SACRED FIRE RIDGE RD

542 FT.

447 FT.

430 FT.

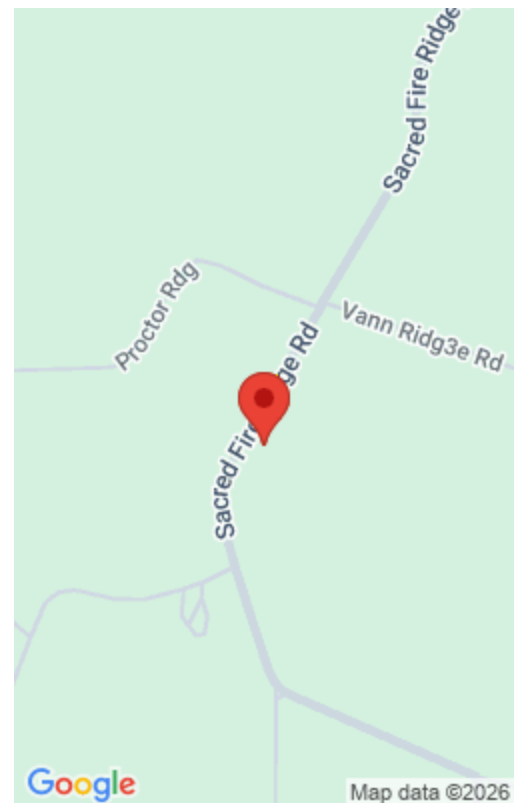
\$23,499

• Available

**2.56 ACRES, SACRED FIRE RIDGE RD,
PROCTOR, OK 74457 APN:
0480-00-002-025-0-000-00**

<https://bubsland.com>

Owner Financing Available for this property! No Credit Check, Everyone Qualifies! This large 2.56-acre UNRESTRICTED LOT in the Illinois River Ranch subdivision offers the freedom to build your dream home, place a mobile or manufactured home, or set up a tiny home, or park an RV on your own terms in scenic Proctor, Oklahoma. Enjoy...



Property Details



Call us now

Phone: 573-400-3020

Email: Sales@Bubsland.com

Cash Price: 23499

Term Option 2: \$550 down, \$550 for 51 months, for a total price of \$28,600

Google Map Link: [Driving Directions](#)

Northwest Corner: 36.0833, -94.7847

Southwest Corner: 36.0817, -94.7855

Legal Description: Lot 25, Block 2 Illinois River Ranch 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 67 months, for a total price of \$30,600

Term Option 3: \$650 down, \$650 for 42 months, for a total price of \$27,950

GPS Coordinates (center) at the road: 36.0823, -94.7853

Northeast Corner: NA

Southeast Corner: 36.0821, -94.7841

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: 27950

Acres: 2.56

County: Adair

Status: Available

Parcel ID: 0480-00-002-025-0-000-00

Approx Dimensions: 542' x 430' x 447'

State: Oklahoma



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