

2.66 ACRES, SIXKILLER RIDGE RD

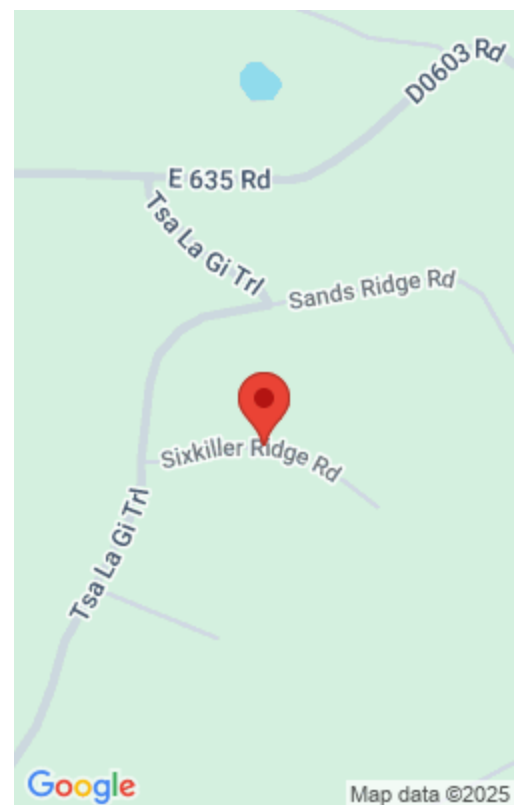


## 2.66 ACRES, SIXKILLER RIDGE RD, WATTS, OK 74964 - APN : 0480-00-001-025-0-000-00

<https://bubsland.com>

RV Living Allowed - Just Minutes from the Famous Illinois River! This expansive 2.66-acre property in the Illinois River Ranch subdivision gives you the freedom to spread out while enjoying one of Oklahoma's most scenic natural treasures. Picture weekends spent tubing, fishing, swimming, or kayaking—all practically at your doorstep. Whether you're planning a weekend getaway,...

• Available



## Property Details



**Cash Price:** 19999

**Term Option 2:** \$500 down, \$500 for 47 months, for a total price of \$24,000

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 36.0931, -94.7773

**Southwest Corner:** 36.0922, -94.7763

**Legal Description:** Lot 25, Block 1, Illinois River Ranch No.1

**Terrain:** Uneven

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

**Water Fees Per Year:** \$0

**Zoning:** Residential

**Mobile Home Living:** Allowed

**POA:** None

**Road Fee:** \$0

**Conveyance:** Warranty Deed

**Term Option 1:** \$400 down, \$400 for 63 months, for a total price of \$25,600

**Term Option 3:** \$600 down, \$600 for 38 months, for a total price of \$23,400

**GPS Coordinates (center) at the road:** 36.0936, -94.7768

**Northeast Corner:** 36.0936, -94.7766

**Southeast Corner:** 36.0925, -94.7757

**Elevation:** 1040'

**Access:** Dirt Road

**Water:** Water is provided by Adair Co. RWS & SWMD #6 (918-397-6296)

**Sewer:** Septic Needed

**RV Living:** Allowed

**Manufactured Homes:** Allowed

**Taxes Per Year:** \$42

**County Contact Information:** Adair County Clerk (270) 384-2801

Basics

**CASH DISCOUNT PRICE:** 19999

**Acres:** 2.66

**County:** Adair

**Status:** Available

**Parcel ID:** 0480-00-001-025-0-000-00

**Approx Dimensions:** 90' x 247' x 405' x 200' x 496'

**State:** Oklahoma

