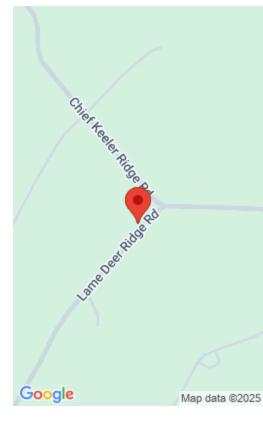


2.86 ACRES, LAME DEER RIDGE RD, WATTS OK PID: 0480-00-002-200-0-000-00

https://bubsland.com

This unrestricted 2.86-acre lot in the Illinois River Ranch subdivision gives you the freedom and flexibility you've been looking for. With 2.86 acres, RV living is allowed, and you can also place a mobile or manufactured home—plus, there's no HOA to limit your lifestyle. Whether you're planning a getaway retreat, a forever home, or simply...

- Oklahoma
- Available





Property Details

Cash Price: 19850

Term Option 2: \$500 down, \$500 for 47

months, for a total price of \$24,000

Google Map Link: <u>Driving Directions</u>

Northwest Corner: 36.089,-94.7929

Southwest Corner: 36.0885,-94.7923

Legal Description: Block 2, Lot 200 Illinois

River Ranch

Terrain: Sloping

Power: Power is provided by Ozarks Electric

Cooperative (800-521-6144)

Water Fees Per Year: Unknown (Contact

County)

Zoning: Residential

Mobile Home Living: Allowed

POA: None

Road Fee: Unknown (Contact County)

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 37 months, for a total price of \$22,800

GPS Coordinates (center) at the road:

36.0889,-94.7918

Northeast Corner: 36.09,-94.7919

Southeast Corner: 36.0894,-94.7914

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

Taxes Per Year: \$26

County Contact Information: Call Adair

County Clerk (918) 696-7198

Basics

Acres: 2.86 **Approx Dimensions:** 430' x 285' x 415' x 300'

County: AdairState: OklahomaType: OklahomaStatus: Available

