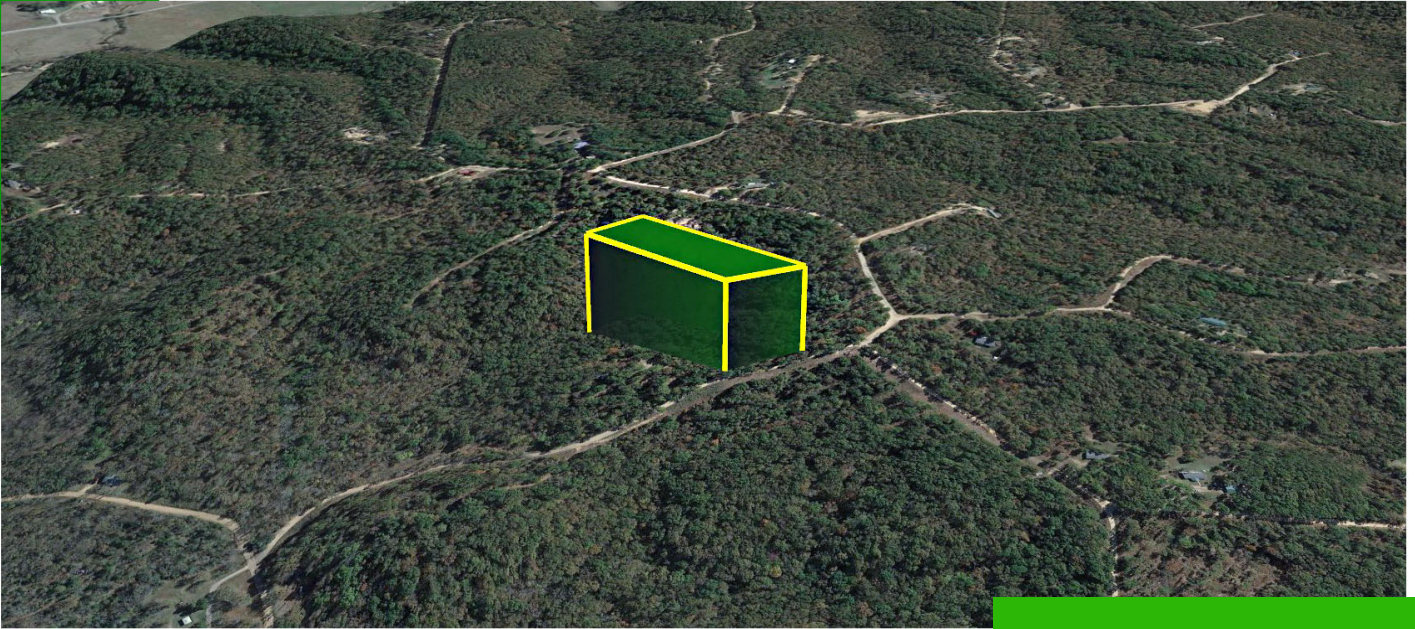


"2.55-ACRE LOT LOCATED IN TAHLEQUAH, OKLAHOMA"



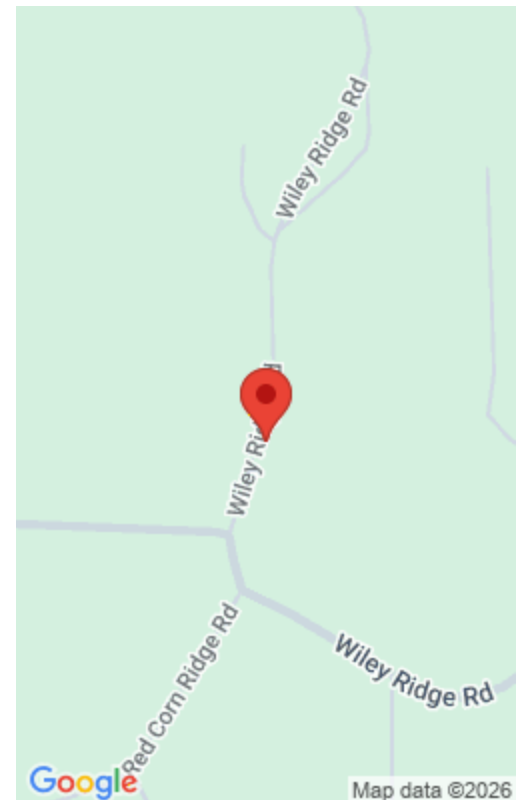
\$16,800

**0480-00-002-274-0-000-00 - 2.55 ACRES -
WILEY RIDGE RD, TAHLEQUAH, OK 74964**

<https://agtpropertiesusa.com>

Owner Financing Available – 2.55 Acres with Room for Your Dream Lifestyle! Located in the scenic Illinois River Ranch subdivision in Adair County, Oklahoma, this spacious 2.55-acre property gives you the freedom to create exactly what you've been looking for. With no HOA and no building restrictions, you can place a permanent home, manufactured home,...

- Oklahoma
- Cash Discount Price
- Available



Basics

Parcel ID: 0480-00-002-274-0-000-00

Approx Dimensions: 242' x 528' x 202' x 597'

State: Oklahoma

Type: Oklahoma

Size: 2.55

County: Adair

Category: Cash Discount Price

Status: Available

Property Details

Cash Price: 16800

Term Option 2: \$450 down, \$450 for 43 months, for a total price of \$19,800

Google Map Link: [Driving Directions](#)

Northwest Corner: 36.0904,-94.7874

Southwest Corner: 36.0898,-94.7876

Legal Description: Illinois River Ranch Lot 274 Block 2

Terrain: Uneven

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

Sewer: A Septic Tank is Required

RV Living: Allowed

Manufactured Homes: Allowed

Taxes Per Year: \$33.00

Conveyance: Warranty Deed

Term Option 1: \$350 down, \$350 for 60 months, for a total price of \$21,350

Term Option 3: \$550 down, \$550 for 34 months, for a total price of \$19,250

GPS Coordinates (center) at the road:
36.0901,-94.7875

Northeast Corner: 36.0908,-94.7857

Southeast Corner: 36.0903,-94.7857

Elevation: 1060'

Access: Dirt Road

Water: Provided by Adair Co. RWS & SWMD #6 - 918-397-6296

Zoning: Vacant - Residential Land

Mobile Home Living: Allowed

POA: None

County Contact Information: For more information, call Adair County Clerk at: (918) 696-7198

