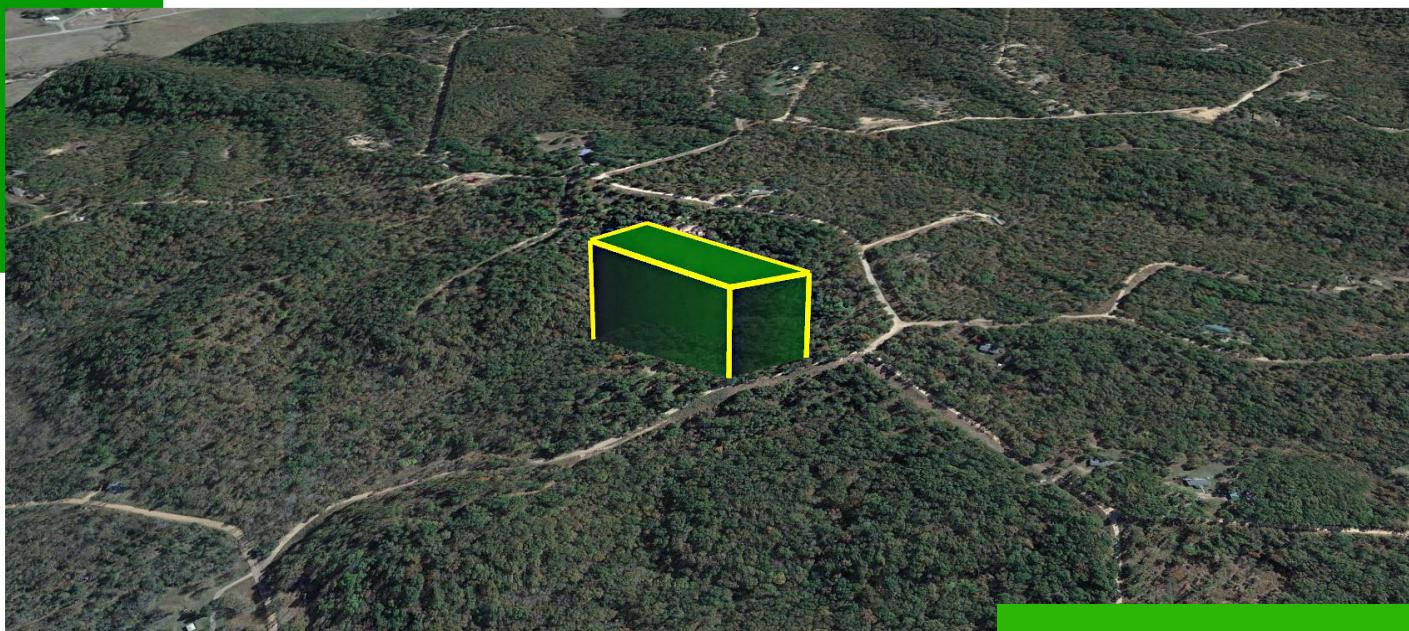


# "2.55-ACRE LOT LOCATED IN TAHLEQUAH, OKLAHOMA"



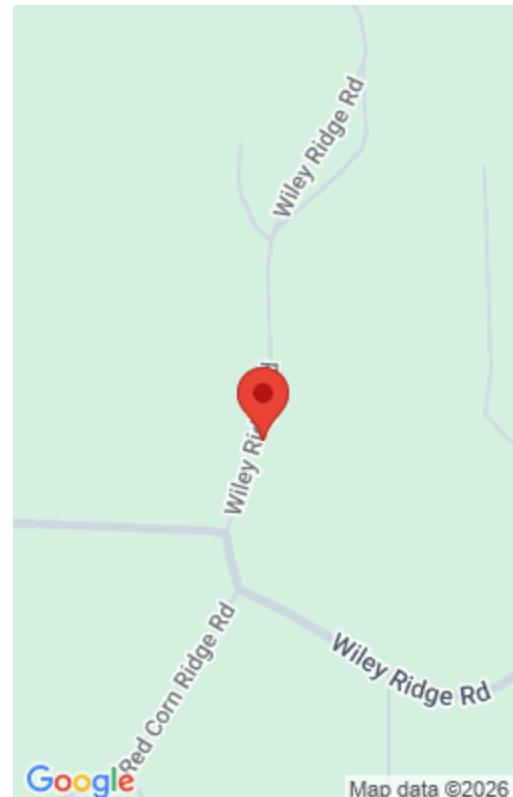
**\$16,800**

**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

