

120+/- acres with 800 ft of Illinois river Frontage
TBD D4595 Rd
Proctor, OK 74457

\$650,000
120± Acres
Adair County



120+/- acres with 800 ft of Illinois river Frontage
Proctor, OK / Adair County

SUMMARY

Address

TBD D4595 Rd

City, State Zip

Proctor, OK 74457

County

Adair County

Type

Recreational Land, Riverfront, Farms

Latitude / Longitude

36.094093 / -94.820983

Acreage

120

Price

\$650,000

Property Website

<https://www.saltplainsproperties.com/property/120-acres-with-800-ft-of-illinois-river-frontage-adair-oklahoma/98208/>



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PROPERTY DESCRIPTION

120± Acres with Illinois River Frontage - Cherokee County, OK

Beautiful 120± acres of vacant land located in northern Cherokee County, Oklahoma, offering a rare combination of 800 +/- ft of river frontage, water features, and ranch-ready improvements. The property boasts frontage along the Illinois River, providing a picturesque setting and excellent recreational opportunities. Two spring-fed ponds and a wet-weather creek add to the abundant water resources and natural beauty of the land.

The acreage is well-suited for livestock operations with good perimeter fencing already in place, along with a barn and working cattle pens. The rolling terrain and open pasture with excellent native grasses, that has been routinely managed for years, make this property ideal for cattle, horses, hunting, or a private recreational retreat.

Whether you're looking to expand an existing ranch, invest in productive land, or create a peaceful getaway with river access, this versatile property offers endless potential in a highly desirable area of northeast Oklahoma.



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LISTING REPRESENTATIVE

For more information contact:



Representative

Seth Fritts

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City / State / Zip

NOTES



This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which the broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, land classification, etc., are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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