

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/>



MORE INFO ONLINE:

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

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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SALT PLAINS
PROPERTIES

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

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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MORE INFO ONLINE:

www.saltplainsproperties.com

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