

5 acres near Illinois River
Black Fox Hollow Rd
Welling, OK 74471

\$24,000
5± Acres
Cherokee County



**5 acres near Illinois River
Welling, OK / Cherokee County**

SUMMARY

Address

Black Fox Hallow Rd

City, State Zip

Welling, OK 74471

County

Cherokee County

Type

Undeveloped Land

Latitude / Longitude

36.140437 / -94.820179

Acreage

5

Price

\$24,000

Property Website

<https://www.saltplainsproperties.com/property/5-acres-near-illinois-river/cherokee/oklahoma/87821/>



**5 acres near Illinois River
Welling, OK / Cherokee County**

PROPERTY DESCRIPTION

5 Acres w/ Electric & Road Access – Near Illinois River

Located just off Hwy 10, this 5-acre lot offers easy access, on-site electricity, and tons of potential. Only a couple miles from the Illinois River, 10 mins to Kansas, OK, 30 min to locust grove, Oklahoma , 30 min to Siloam Springs, Arkansas, 25 mins to Tahlequah, and 45 mins to Lake Tenkiller.

Electric available

Road frontage

Great for a home, cabin, RV, or investment

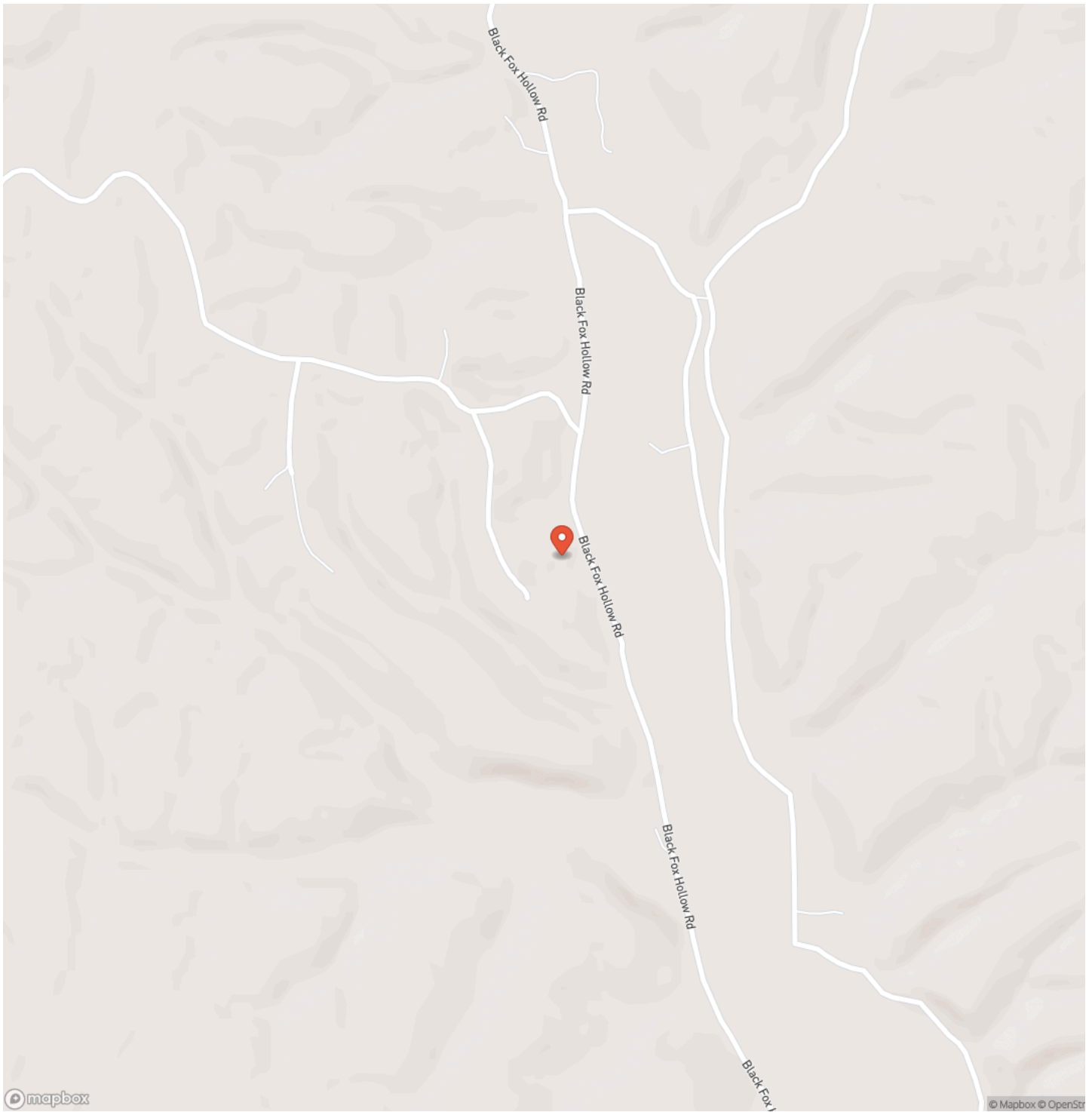
Enjoy privacy, nature, and outdoor recreation all around!



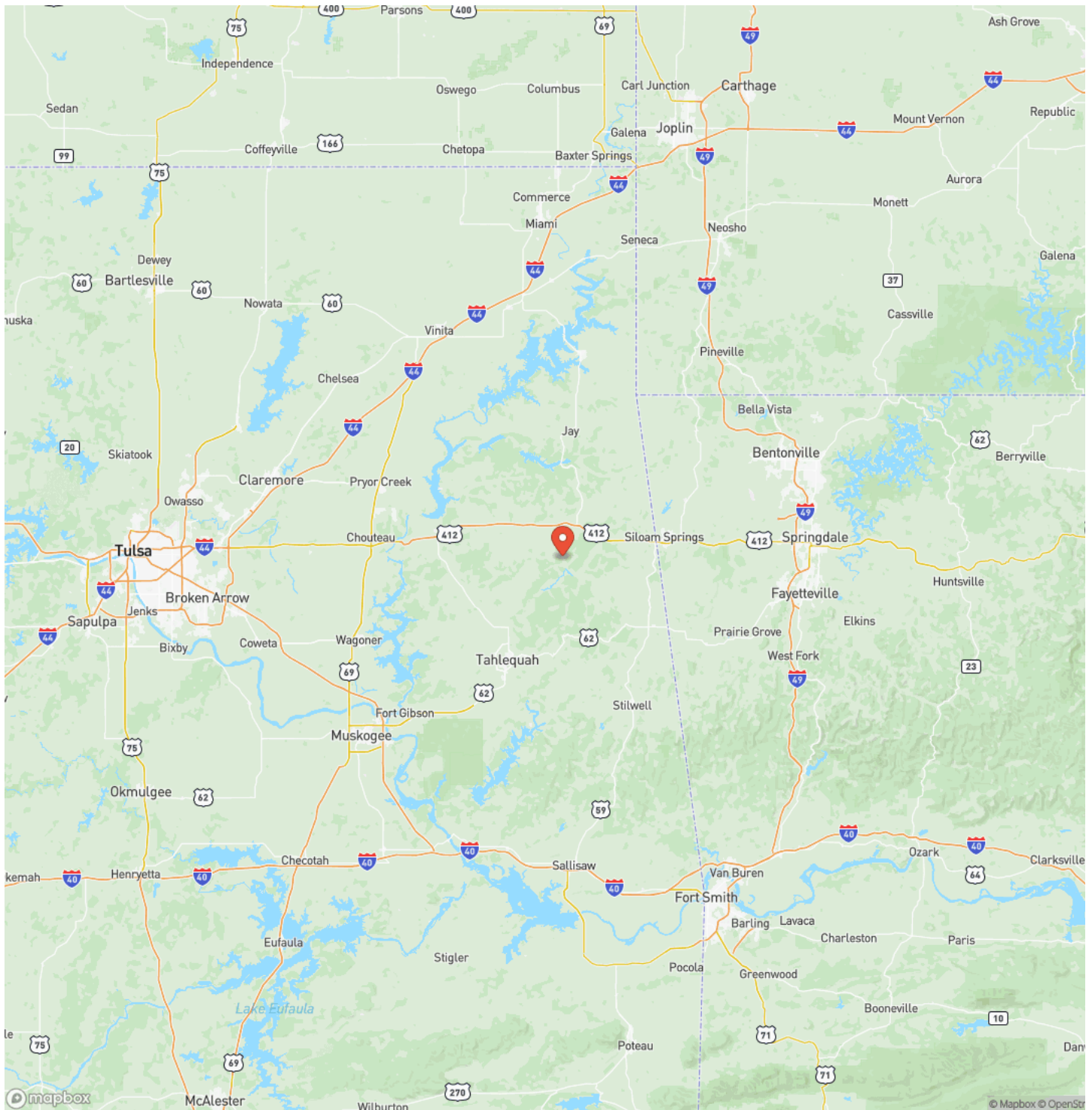
5 acres near Illinois River
Welling, OK / Cherokee County



Locator Map



Locator Map



Satellite Map



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.



Salt Plains Properties
16 E Ayers St
Edmond, OK 73034
(405) 406-7798
<https://www.saltplainsproperties.com/>

