

Illinois River 30+/-
0000 E 0635 RD, Proctor, OK 74464
Proctor, OK 74464

\$325,000
30± Acres
Cherokee County



**Illinois River 30+/-
Proctor, OK / Cherokee County**

SUMMARY

Address

0000 E 0635 RD, Proctor, OK 74464

City, State Zip

Proctor, OK 74464

County

Cherokee County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

36.097425 / -94.82142

Acreage

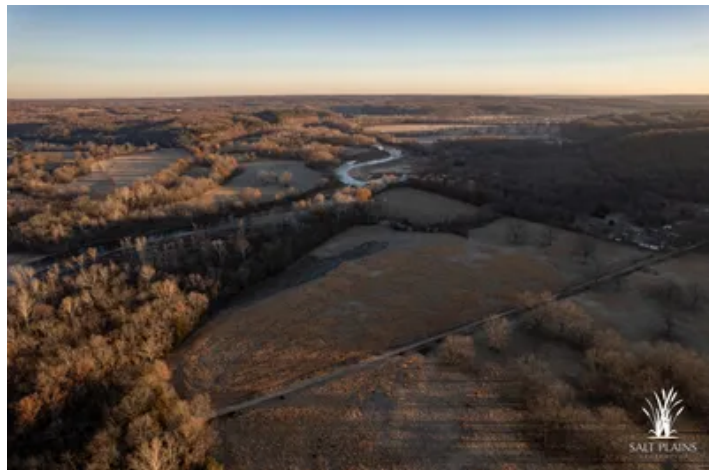
30

Price

\$325,000

Property Website

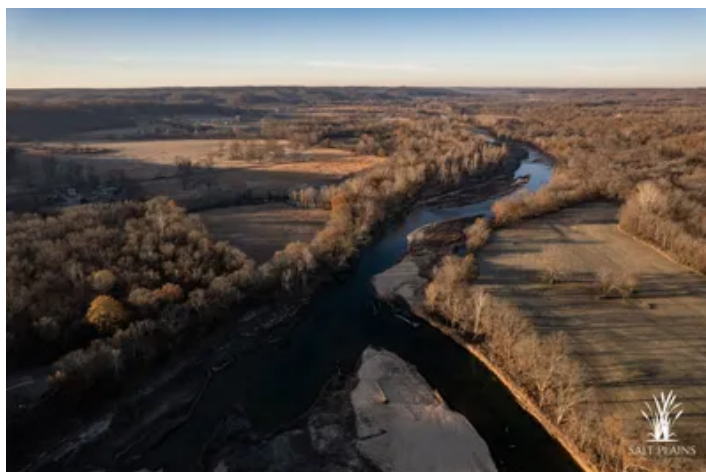
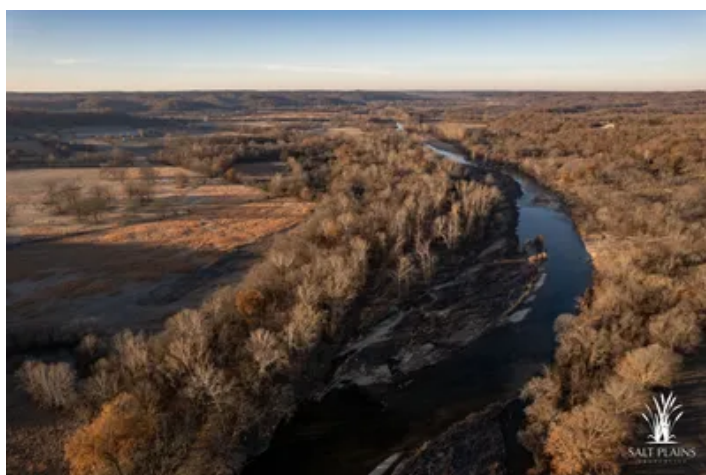
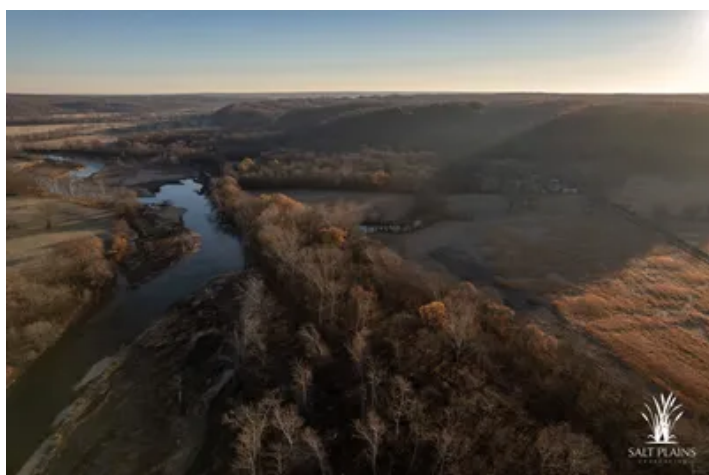
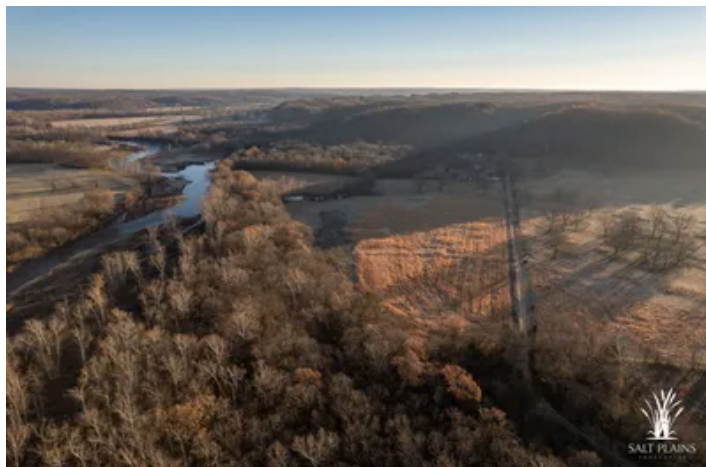
<https://www.saltplainsproperties.com/property/illinois-river-30-cherokee-oklahoma/69292/>



PROPERTY DESCRIPTION

If you are looking for your own little slice of heaven, look no further. This 30+/- acre tract offers direct access to the Illinois river, as well as open pasture for cattle, a spring fed pond, and a small chunk of timber for the deer hunter. Sitting just 15 miles north of Tahlequah OK, the possibilities are endless with this gorgeous tract! ****ADDITIONAL ACREAGE AVAILABLE****

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**Illinois River 30+/-
Proctor, OK / Cherokee County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Seth Fritts

Mobile

(918) 575-4298

Email

Seth@saltplainsproperties.com

Address

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

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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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