

Illinois river 27+/-
TBD
Proctor, OK 74457

\$202,500
27.100± Acres
Adair County



Illinois river 27+/-
Proctor, OK / Adair County

SUMMARY

Address

TBD

City, State Zip

Proctor, OK 74457

County

Adair County

Type

Recreational Land

Latitude / Longitude

36.096358 / -94.824268

Acreage

27.100

Price

\$202,500

Property Website

<https://www.saltplainsproperties.com/property/illinois-river-27-adair-oklahoma/91402/>



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PROPERTY DESCRIPTION

27.1 +/- Acres with Over 800 Yards of Illinois River Frontage – Cherokee County, OK

Discover a rare opportunity to own 27± acres of prime riverfront land in the heart of Cherokee County, Oklahoma! Boasting over 800 yards of stunning frontage on the scenic Illinois River, this unrestricted property offers endless possibilities for recreation, development, or wanting a place to create life-long memories.

Whether you're envisioning a private riverside getaway, a place to hunt and/or fish, or have been wanting an investment property, this property offers all those possibilities plus countless more. With utilities available at the county road, development is streamlined and accessible. Enjoy the peace of mind that comes with no zoning restrictions—bring your ideas and make them reality.

Property Highlights:

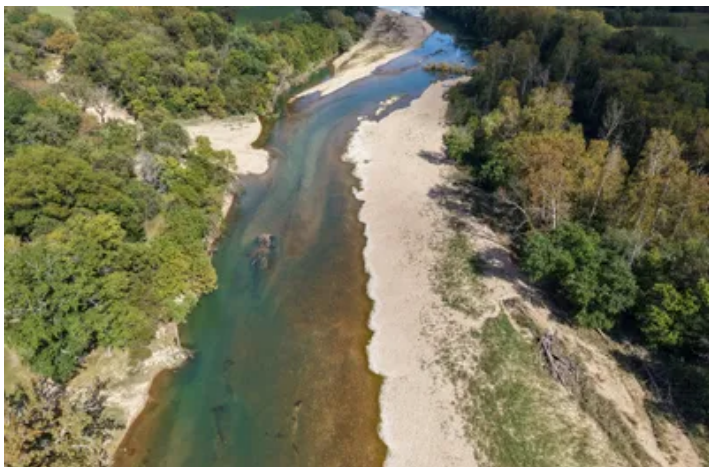
- 27.1 ± acres of wooded, river bottom land with a gorgeous gravel river bank
- 800+ yards of direct Illinois River frontage
- Utilities (electric & rural water) available at county road
- No restrictions
- Abundant wildlife and natural beauty
- Easy access to nearby Tahlequah, OK and other local attractions

Whether you're looking to invest, build, or simply escape to nature, this riverfront gem offers the space, access, and freedom to create something truly special.

Don't miss this rare chance to own riverfront acreage in one of Oklahoma's most scenic and sought-after areas!



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES



MORE INFO ONLINE:

www.saltplainsproperties.com

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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