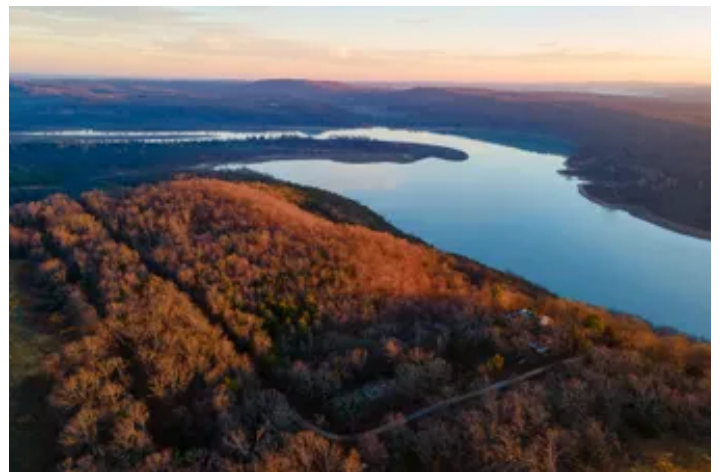


**Development Opportunity with Illinois River and
Tenkiller Lake Frontage**
0000 E 855 Rd
Park Hill, OK 74451

\$650,000
75± Acres
Cherokee County



Development Opportunity with Illinois River and Tenkiller Lake Frontage Park Hill, OK / Cherokee County

SUMMARY

Address

0000 E 855 Rd

City, State Zip

Park Hill, OK 74451

County

Cherokee County

Type

Recreational Land, Commercial, Timberland, Business Opportunity, Lot, Lakefront, Riverfront, Undeveloped Land, Farms, Hunting Land, Ranches

Latitude / Longitude

35.787429 / -94.899439

Acreage

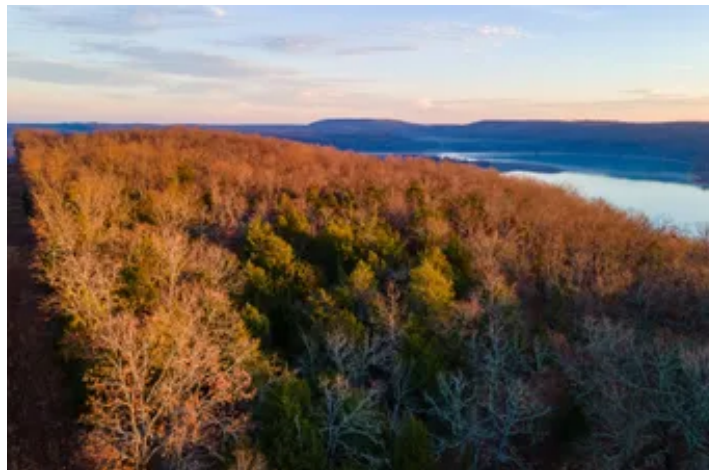
75

Price

\$650,000

Property Website

<https://1776-landcompany.com/property/development-opportunity-with-illinois-river-and-tenkiller-lake-frontage/cherokee/oklahoma/96169/>



Development Opportunity with Illinois River and Tenkiller Lake Frontage Park Hill, OK / Cherokee County

PROPERTY DESCRIPTION

Just minutes east of Tahlequah, this rare 75-acre tract offers a stunning blend of Illinois River frontage, Tenkiller Ferry Lake connection, unmatched privacy, breathtaking sunrise water views, and exceptional investment and development potential in one of Oklahoma's most desirable recreation destinations. Perfectly positioned at the end of a quiet county road and adjacent to Greenleaf Nursery, the property delivers true seclusion while still being conveniently located close to town. It joins the popular Carters Landing camping area and boat ramp and includes a potential (undeveloped) private right-of-access directly to Carters Landing Road, dramatically enhancing the usability and future opportunity of the land.

This property features elevated building sites positioned to capture sweeping views of the Illinois River, the lake, and the surrounding Ozark Mountain landscape. Interior trail systems already exist and can be improved into full road networks to support residential development, a private estate layout, or commercial use. Utilities are nearby, with power running along the west boundary and rural water available at the county road, helping minimize initial development costs.

For recreation and lifestyle buyers, the property adjoins approximately 230 acres of U.S. Army Corps of Engineers land offering archery-only hunting, abundant wildlife, and additional access to protected land. For investors, developers, or visionary landowners, this tract provides outstanding potential to create a luxury private estate, multiple home sites, RV or cabin park, riverfront retreat, or short-term rental community (subject to approvals). Whether your goal is personal enjoyment, legacy ownership, or income generation, the land offers an incredibly rare blend of natural beauty, location, accessibility, and flexibility.

Adding to its story and uniqueness, the property includes the remaining structure of the historic home once lived in by legendary country music artist Merle Travis, providing a meaningful and authentic tie to Oklahoma's rich music heritage. Properties like this—combining river frontage, lake connection, privacy, sunrise water views, adjacency to recreational amenities, and historical significance—are nearly impossible to find.

Shown by appointment only.

FEATURE LIST

Location & Access

- Located minutes east of Tahlequah, Oklahoma
 - End-of-road privacy with no drive-through traffic
 - Borders Carters Landing boat ramp & camping area
 - Potential private (undeveloped) right-of-access to Carters Landing Road
 - Adjacent to Greenleaf Nursery
 - Easy access to recreation, services, and town convenience
-

Land & Natural Features

- 75 ± Acres
- Illinois River frontage
- Connection to Tenkiller Ferry Lake
- Breathtaking **sunrise water views**

- Elevated building sites with panoramic Ozark Mountain scenery
 - Mature timber and natural terrain variation
 - Multiple existing interior trails
 - Strong recreational appeal and scenic beauty
-

Development & Investment Potential

- Ideal for luxury private estate
 - Potential for multi-home development
 - RV park / cabin park / camping retreat possibilities
 - Short-term rental / VRBO / Airbnb development opportunity
 - Interior trail system can be expanded into internal road network
 - Utilities nearby:
 - Power along the west boundary
 - Rural water available at the road
 - Strong long-term appreciation and demand area
 - Subject to county approval where applicable
-

Recreation & Lifestyle

- Borders approx. 230 acres of U.S. Army Corps of Engineers land
 - Archery-only hunting available on Corps land
 - Deer, turkey, and abundant wildlife in the area
 - Direct access to boating, fishing, swimming & outdoor recreation
 - Peaceful, secluded atmosphere while remaining close to town amenities
-

Historical Significance

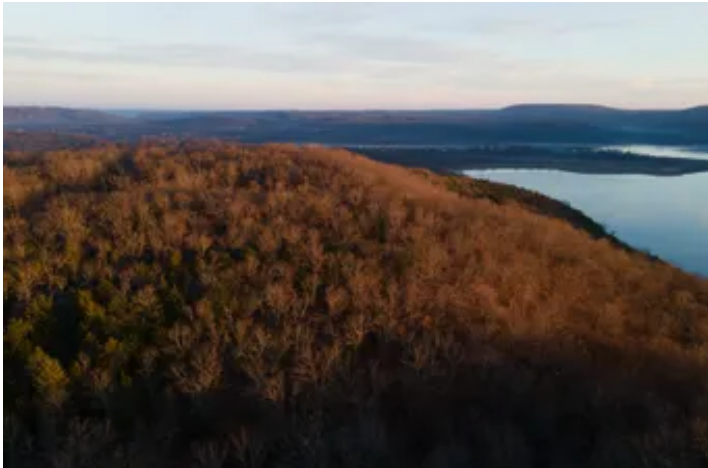
- Includes the remaining shell of the historic home once lived in by legendary country music artist **Merle Travis**
 - Unique heritage component adds character and storytelling value
-

Summary

A true one-of-a-kind opportunity combining river frontage, lake connection, privacy, development flexibility, recreational enjoyment, investment potential, and Oklahoma music history — all in a highly sought-after destination near Tahlequah and Lake Tenkiller.

Shown by appointment only.

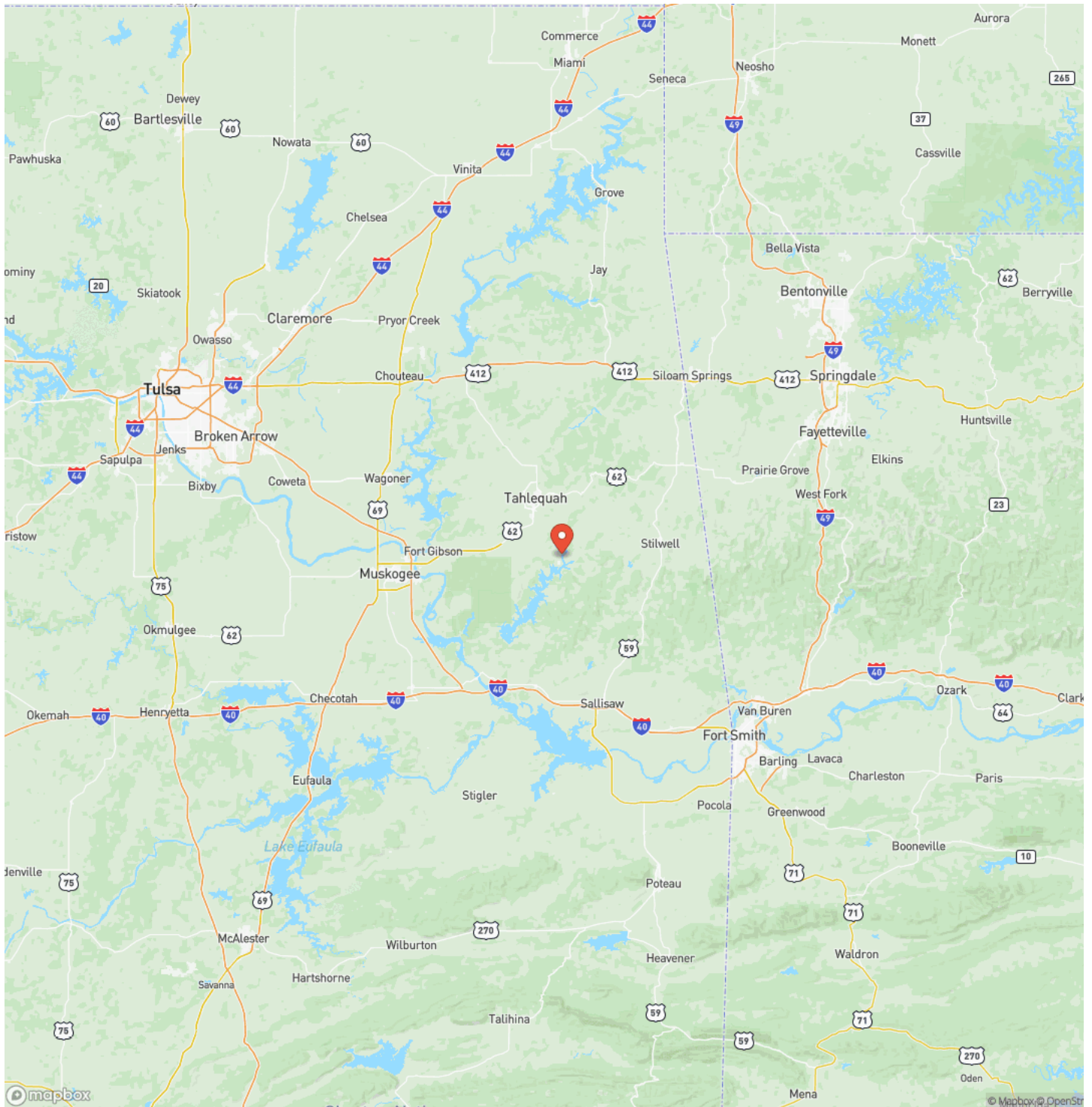
**Development Opportunity with Illinois River and Tenkiller Lake Frontage
Park Hill, OK / Cherokee County**



Locator Map



Locator Map



Satellite Map



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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