

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

LE FLORE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

70 +/- ACRE RANCH WITH GREAT VIEWS

Take a look at this beautiful fully fenced 70 +/- acre ranch!! Located southeast of McCurtain is where you can find this diverse property! On top of a hill with beautiful mountain views sits a cozy home with an attached shop making a total of 2,600 square feet! There is a roll-up bay door and plenty of workspace in the shop area attached to the front of the home. Walking into the home you have two spacious bedrooms and a full bathroom with beautiful double sinks, an open kitchen with a pantry that has a rustic country look, and a large living room for a nice relaxing evening. This home has a gas/propane fireplace for those cold winter nights. There is also a bonus room with a half bath that could be used for a workout room, an extra bedroom, a man cave or she shed, an office, or a game room. If you like working in the yard there is a large backyard with a fireplace overlooking the entire property with endless views. Well water with a filtration system supplies the home with water. There are two cross

fences to help divide livestock and a total of four ponds with each pasture having its own. The middle section of this property has a covered livestock shed and working corral making it easy to pin and work cattle. The back half of the property has been used as a hay meadow making up to 100+ round bales. On the southwest end of the property is a ridge that big mature bucks travel to keep out of open pastures with several spots to put in a hunting stand! Another highlight this property offers is a natural spring in the northwest corner! Just down the road to the west of this ranch is 7,500 acres of wildlife management land! Close are two lakes, Kerr Lake just 30 minutes away, and Wister Lake an hour away, where you can enjoy some great fishing! 45 minutes to Fort Smith, Arkansas, and an hour to McAlester, Oklahoma. If your looking for a start-up ranch, need to expand, or just want a getaway property with beautiful views and good hunting land, this would be great for that!



PROPERTY FEATURES

PRICE: **\$350,000** | COUNTY: **LE FLORE** | STATE: **OKLAHOMA** | ACRES: **70**

- Fully fenced
- Livestock shed
- 4 ponds
- Hay meadow
- Natural spring
- Hunting area
- Water filtration with the well
- Working corral
- Shop
- Bonus room



COZY HOME WITH AN ATTACHED SHOP



SHOP



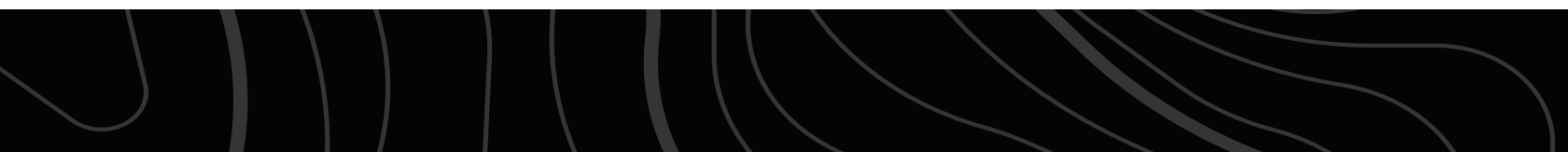
BONUS ROOM



HAY MEADOW & WORKING CORRAL



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 540.8

Max: 698.5

Range: 157.7

Average: 573.1

Standard Deviation: 31.4 ft

0ft 455ft 910ft

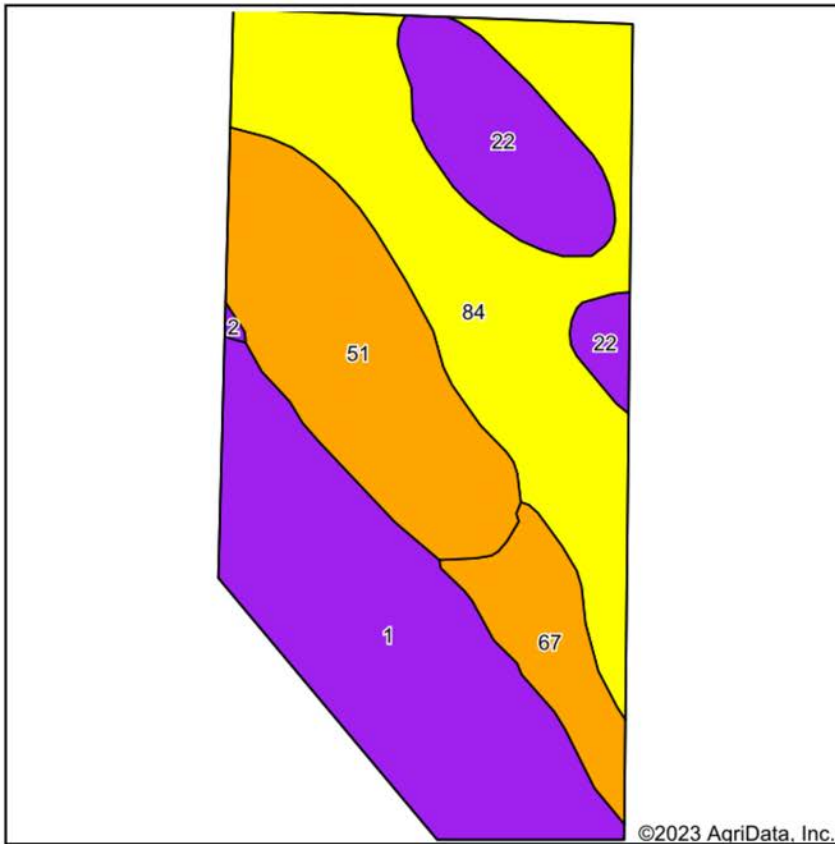


8/3/2023

31-8N-23E
Le Flore County
Oklahoma

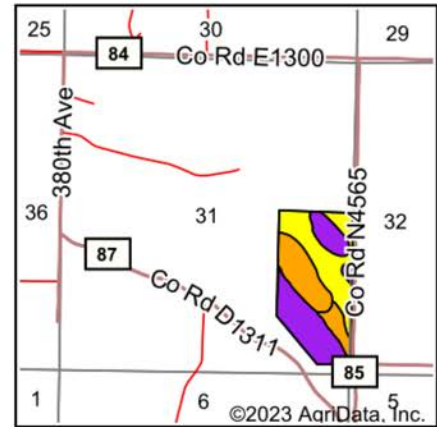
Boundary Center: 35° 7' 11.58, -94° 54' 47.31

SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Oklahoma**
 County: **Le Flore**
 Location: **31-8N-23E**
 Township: **Panama-Bokoshe**
 Acres: **71.47**
 Date: **8/3/2023**



Maps Provided By:



Area Symbol: OK079, Soil Area Version: 19

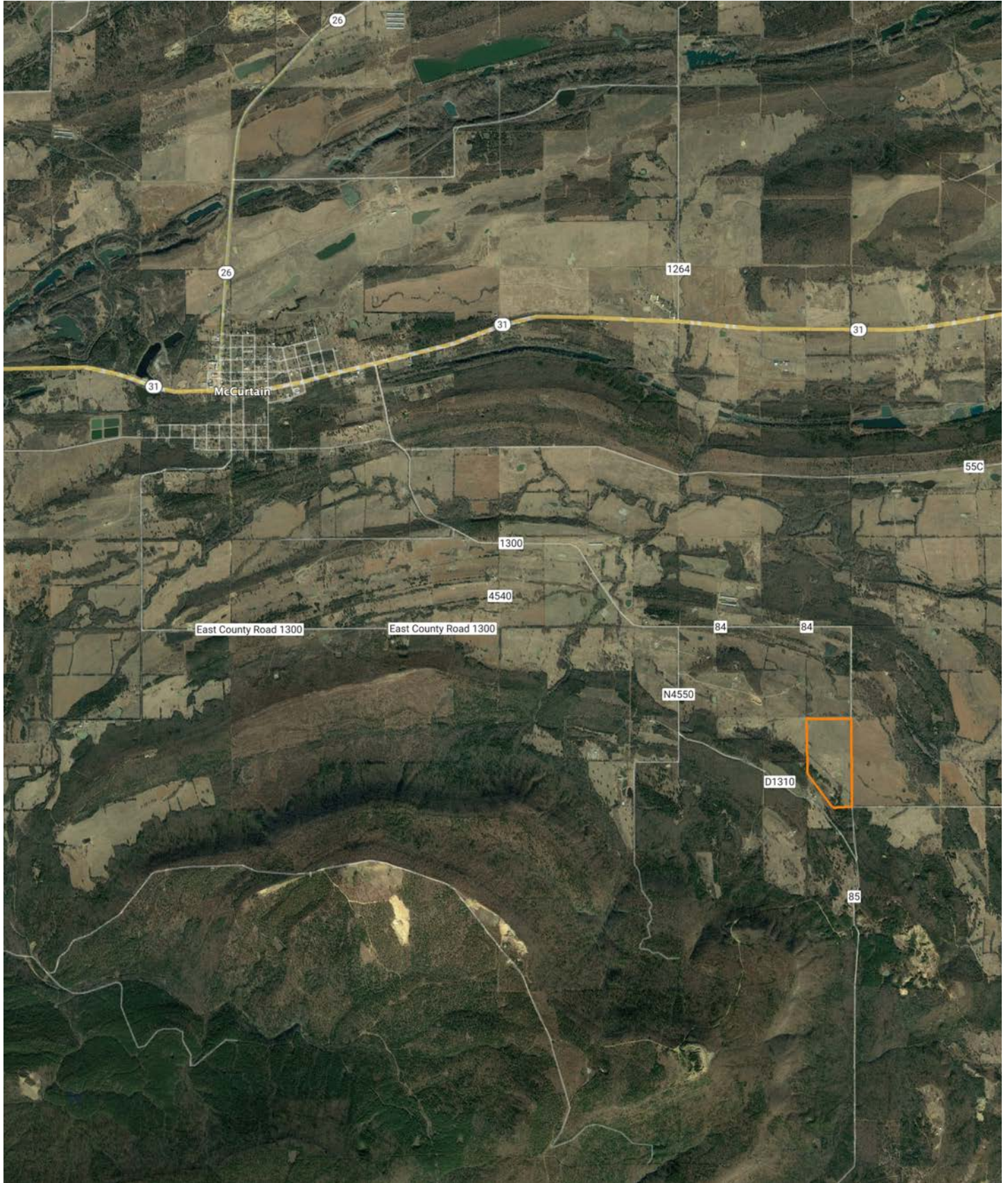
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
84	Wister silt loam, 1 to 3 percent slopes	23.37	32.7%		3.5ft. (Paralithic bedrock)	IVs	3455			23	45	29	45	29
1	Bengal stony fine sandy loam, 15 to 35 percent slopes	19.98	28.0%		2.4ft. (Paralithic bedrock)	VIIe	3209			11	9	9	9	4
51	Pirum-Clebit complex, 3 to 5 percent slopes	14.89	20.8%		2.4ft. (Lithic bedrock)	IIIe	3325	25		13	41	25	29	22
22	Cowton loam, 5 to 15 percent slopes	8.09	11.3%		2.8ft. (Paralithic bedrock)	VIe	3750			55	38	48	48	38
67	Shermore fine sandy loam, 3 to 5 percent slopes, eroded	5.03	7.0%		> 6.5ft.	IIIe	0	2		15	63	52	48	45
2	Bengal-Clebit association, 3 to 15 percent	0.11	0.2%		3ft. (Paralithic bedrock)	VIe	3365			47	36	38	38	28
Weighted Average						4.79	3149.2	5.3	11.3	*n 37.1	*n 25.2	*n 32.1	*n 22.7	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Kodi Watkins is a born and raised Oklahoman, who has a deep understanding of the land and community in Southeastern Oklahoma. With her extensive experience in real estate, including residential, commercial, and raw land, Kodi has developed a passion for helping landowners find the best opportunities for their property.

Kodi's approach to land sales is centered on organization, honesty, and an open mind to new possibilities. She has a proven track record of helping her clients achieve their goals, whether it's finding the perfect buyer or identifying the right property for purchase. Her dedication to her clients is matched only by her love of the land itself.

When she's not working with clients, Kodi can be found working on outdoor projects, tending to pastures, or helping build things. She's an active member of her community and church, and enjoys hunting, fishing, and barrel racing. Her love of the land and her passion for helping others make her the perfect agent for anyone looking to buy or sell property in Southeastern Oklahoma.

If you're looking for a dedicated, knowledgeable, and honest land agent, Kodi Watkins is the one to call. She will work tirelessly to help you achieve your goals and find the best opportunities for your land.



KODI WATKINS, LAND AGENT
580.634.5677
KWatkins@MidwestLandGroup.com



MidwestLandGroup.com

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