

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

LEFLORE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LEFLORE COUNTY MOUNTAIN LAND WITH ENDLESS POSSIBILITIES

Beautiful 40 acre pine plantation tucked away in the peaceful Kiamichi Mountains in southeast Oklahoma. Located just minutes from Smithville and 40 minutes from the breathtaking Broken Bow Lake, this property has everything you've been looking for! It's completely covered in Loblolly pines ranging from 15-20 years old. A blacktop highway splits the top north portion of this property and there you have electric and rural

water access. This property has some elevation that has several beautiful building sites with some areas having mountain views for your forever home. This would also be a great hunting/recreational property with plenty of deer, turkey, and hogs in the area. Or if you're just looking for an investment property for your future plans! Call today for your showing, you don't want to miss out on this little slice of heaven!



PROPERTY FEATURES

PRICE: **\$200,000** | COUNTY: **LEFLORE** | STATE: **OKLAHOMA** | ACRES: **40**

- Acre amount
- Distance from closest town
- Building sites
- Road frontage type
- Utilities
- Animal population
- Views
- Terrain
- Timber description
- Land details



40 +/- ACRES



HUNTING



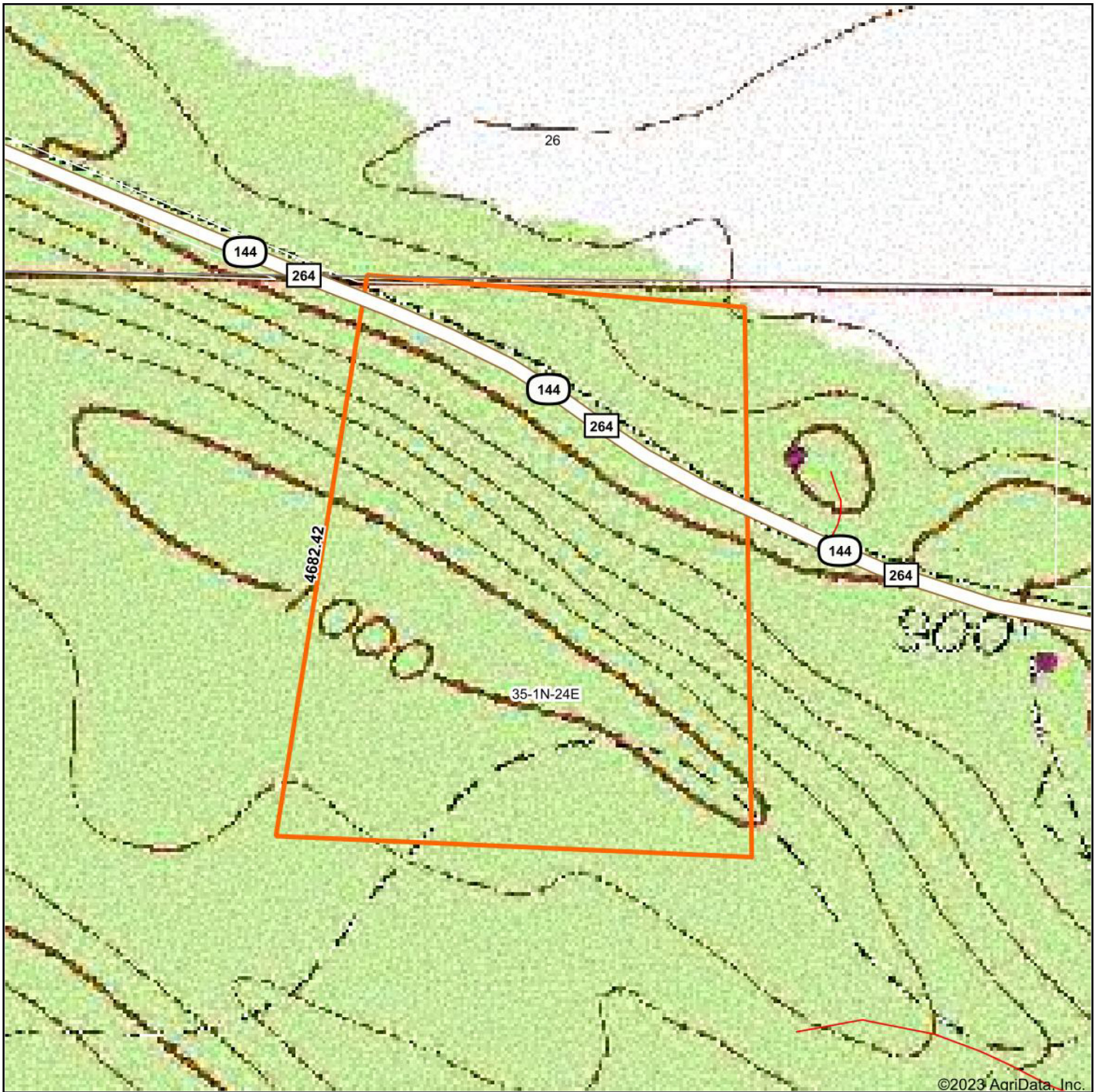
LOBLOLLY PINES



AERIAL MAP

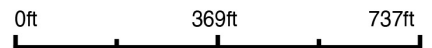


TOPOGRAPHY MAP



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map center: 34° 31' 12.32, -94° 45' 19.16



Maps Provided By:



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35-1N-24E
Le Flore County
Oklahoma



3/27/2023

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

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.



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