

MIDWEST LAND GROUP PRESENTS

1.2 ACRES IN

LE FLORE COUNTY OKLAHOMA



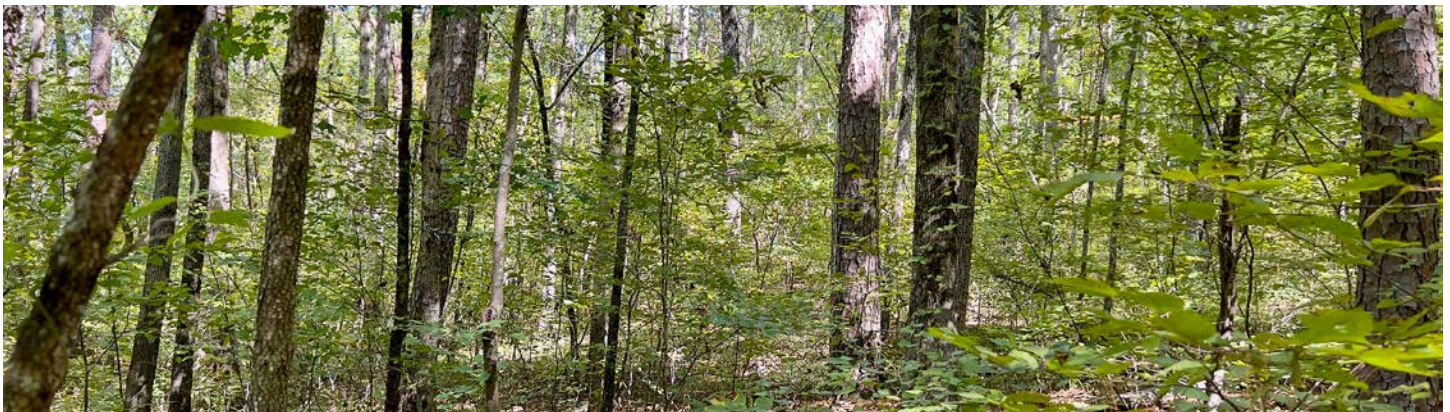
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME IN THE KIAMICHI MOUNTAINS

Nestled in the heart of Southeast Oklahoma is where you will find this beautiful home on 1.2 +/- acres. Located at the foot of Winding Stair Mountain just on the south side of the Kiamichi Mountains, surrounded by mixed timber with big hardwoods and tall pines. A 30'x50' metal home featuring 3 bedrooms and 3.5 bathrooms that has a fun unique look along with a detached 3 car garage. There are big windows on the front of the home letting in natural light and having views of the peaceful nature. Downstairs there is a spacious living room and seating area to allow all guests or family to gather. An open kitchen with floating shelves with a modern bright theme with a pantry tucked under the staircase utilizing all space. Just down the hall is a mud/laundry room with plenty of cabinet space and a shop sink for an easy pre-clean-up. Across the hall is a half bath that has plumbing to be finished out as a full bath. At the end of the hall is the master bedroom and bathroom. There is also a big walk-in closet attached to the bedroom. Inside the master bathroom is a beautiful double sink vanity, a freestanding bathtub, and a walk-in shower. Upstairs is a very large loft area that you can make a second living

area, or game room, add more sleeping areas, or just have a fun lounging hangout spot. There are 2 mirrored bedrooms with each having their own bathroom. Above each bedroom is a small loft where you could have an additional sleeping area, use for storage or it could be a hang-out place for the kids! This home has been sprayed foamed and has mini splits for cooling and heating, a tankless water heater, and rural water. The 3 car garage has a concrete slab, windows, and a small walk-in side door. It also has 2 automatic rollup doors and 1 manual rollup door. You could easily make half of the garage a game/entertainment area. You could use this as a residential, a second vacation home, or a short-term rental! This home is just east of Cucumber Creek RV Park lying along Big Eagle Creek, near Cucumber Creek, which has the clearest water coming off the mountains. The back of this property borders 220,000 acres of Ouachita National Forest allowing hunting, hikes, ATV/UTV, or horseback rides in the mountains with some of the prettiest views. Only 38 miles north of Hochatown/Broken Bow Lake and 16 miles south of the Talimena Scenic Drive to drive along the Kiamichi Mountains.



PROPERTY FEATURES

PRICE: **\$499,000** | COUNTY: **LE FLORE** | STATE: **OKLAHOMA** | ACRES: **1.2**

- Wooded
- Rural water
- Seclusion
- Investment opportunities
- Residential or vacation use
- No restrictions
- Borders national forest
- Hikes, ATV/UTV riding
- 38 miles from Broken Bow Lake
- 16 miles from the Talimena Scenic Drive



30'X50' METAL HOME



3 BED, 3.5 BATH



TIMBER



SHOP



AERIAL MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,049.7

Max: 1,113.0

Range: 63.3

Average: 1,080.7

Standard Deviation: 19.13 ft

0ft 148ft 296ft

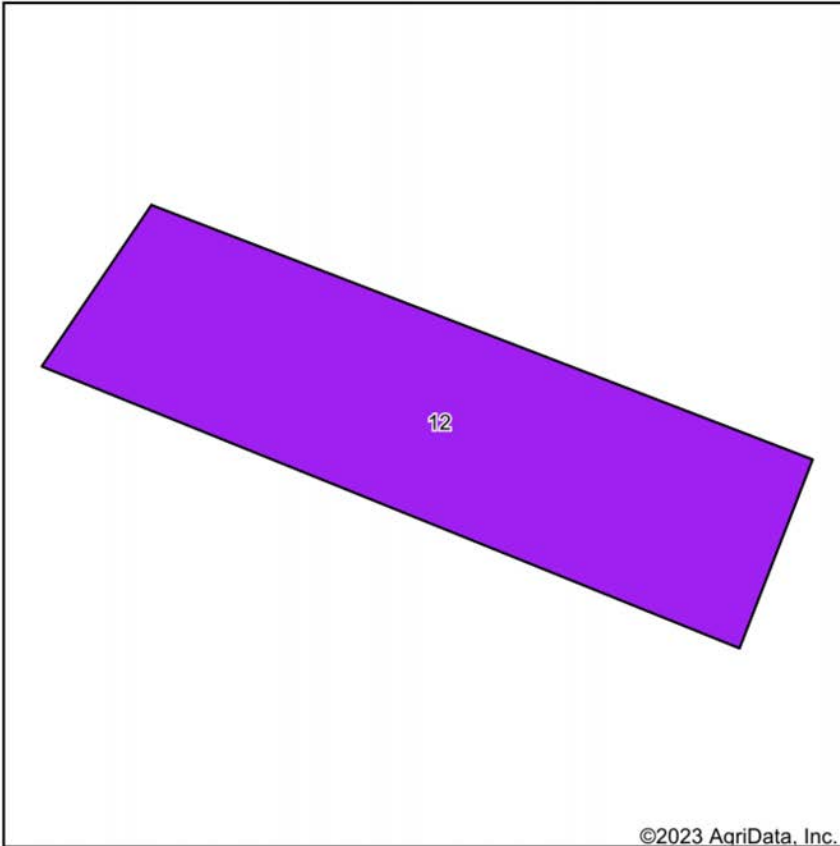


10/19/2023

8-1N-25E
Le Flore County
Oklahoma

Boundary Center: 34° 34' 5.1, -94° 42' 6.53

SOIL MAP



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Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Le Flore**
 Location: **8-1N-25E**
 Township: **South Le Flore**
 Acres: **1.2**
 Date: **10/19/2023**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK079, Soil Area Version: 19

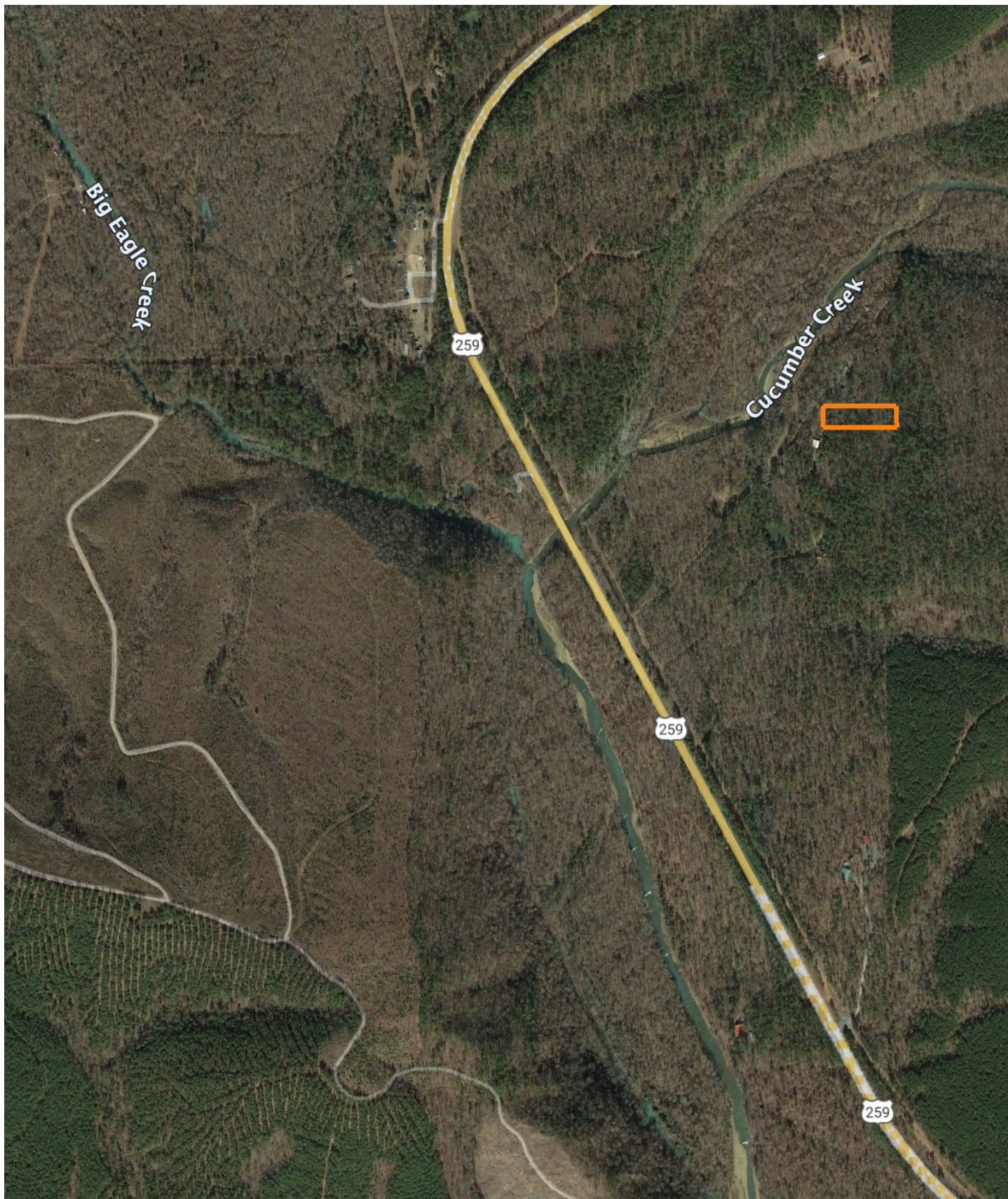
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
12	Carnasaw-Pirum complex, 15 to 35 percent slopes	1.20	100.0%		4.3ft. (Paralithic bedrock)	Vllc	350	13	9	10	4	13	
Weighted Average							7.00	350	*n 13	*n 9	*n 10	*n 4	*n 13

*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
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