

MIDWEST LAND GROUP PRESENTS

55 ACRES IN

LE FLORE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHWAY FRONTAGE LAND WITH MANY POSSIBILITIES

Diverse 55 +/- acres in Smithville/Octavia, Oklahoma with many possibilities! Located at the southern end of Le Flore County bordering the Le Flore-McCurtain County line, you will find this unique property. Having access off State Highway 259 gives several options for the future of this raw land! This is a heavily wooded property with mixed hardwood, pine, and cedar trees in all sizes from small saplings to big mature trees. If you are looking for a homestead place or retirement land to build on this would be perfect! There are several building sites and areas you could clear to have mountain views. Even though this has highway frontage you can build toward the back to eliminate any traffic noise and be very secluded. The terrain coming off the highway is flat then starts a gentle slope having beautiful rolling areas. There are no restrictions so you could use this land as

an investment opportunity and develop with housing or short-term rentals. With a new upcoming commercial business joining nearby, a new owner could also put in a commercial business to help the growth of this small community. One could also use this as a recreational or hunting property! There are several seasonal stream drains running through bringing wildlife from all around. You will find deer and hog sign with many trails! You can build a small hunting cabin and still have plenty of room to put out stands and blinds. Only a 33 minute drive south to Hochatown to Broken Bow Lake, a 20 mile drive north to the Talimena Scenic Drive. Bigger surrounding towns include Poteau, Oklahoma 55 miles north, Mena, Arkansas 35 miles east, Broken Bow, Oklahoma 42 miles south. Don't miss out on this all-around unique property!



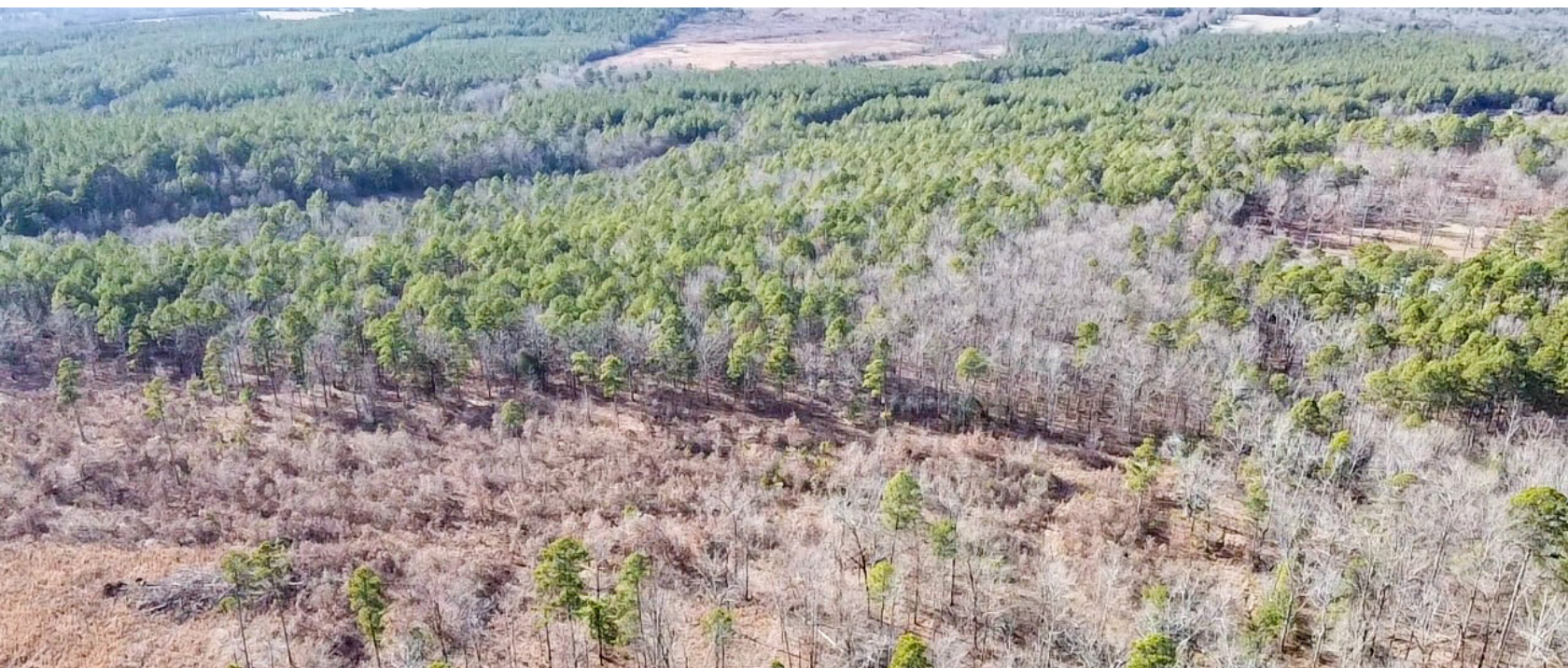
PROPERTY FEATURES

PRICE: **\$550,000** | COUNTY: **LE FLORE** | STATE: **OKLAHOMA** | ACRES: **55**

- Highway frontage
- Wooded
- Sloping terrain
- Views
- No restrictions
- Secluded
- Residential
- Investment
- Recreational/hunting
- Commercial



55 +/- ACRES



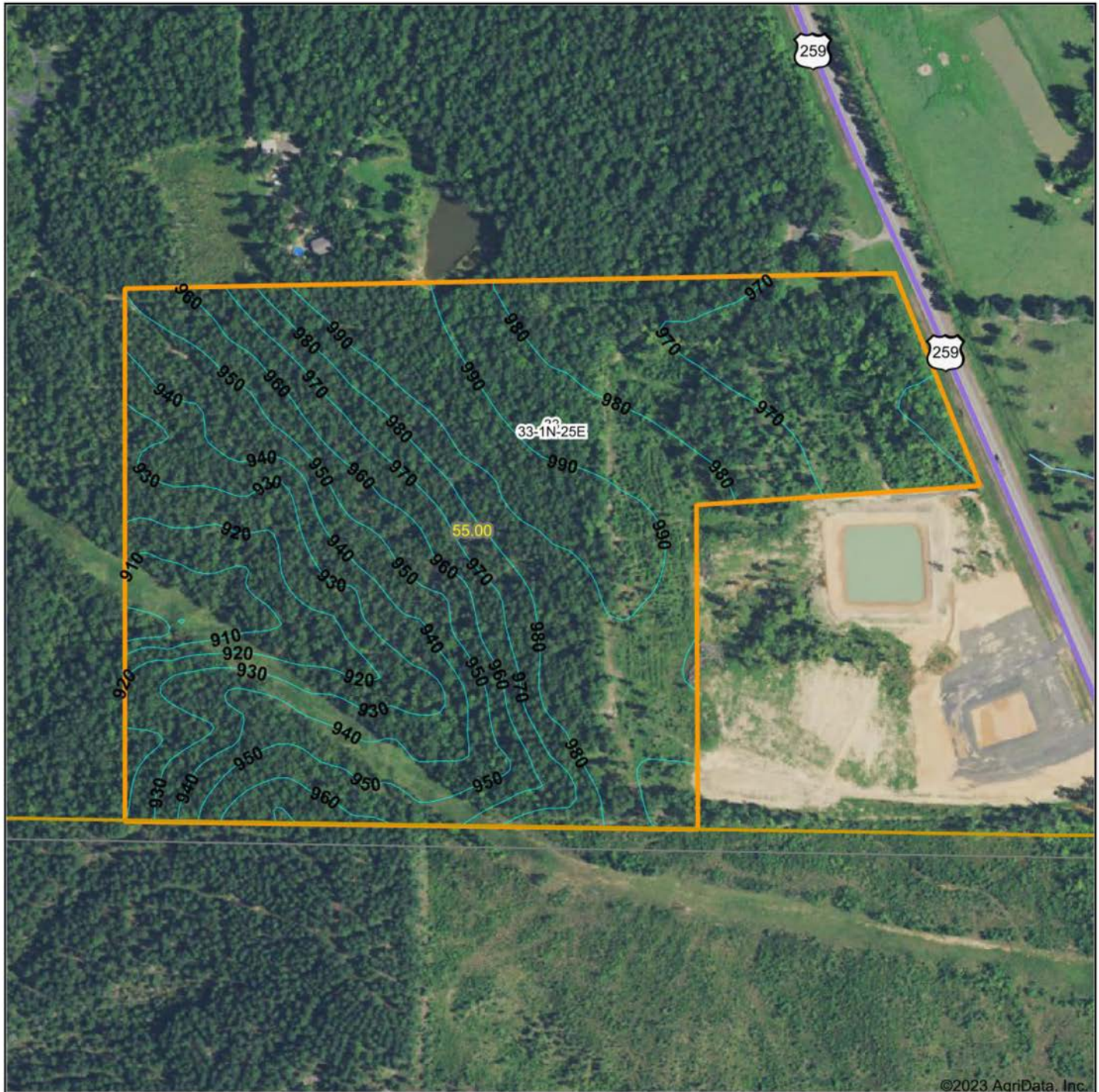
HIGHWAY FRONTAGE



WOODED WITH STREAMS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 896.5

Max: 997.7

Range: 101.2

Average: 960.9

Standard Deviation: 24.57 ft

0ft 399ft 799ft

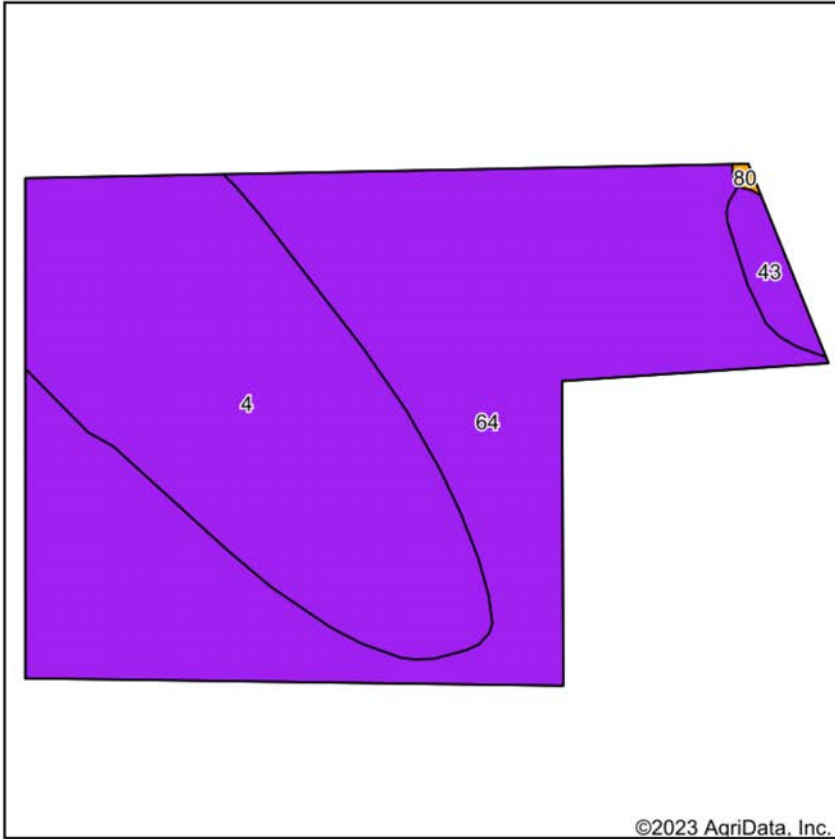


12/19/2023

33-1N-25E
Le Flore County
Oklahoma

Boundary Center: 34° 30' 33.21, -94° 40' 46.25

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Le Flore**
 Location: **33-1N-25E**
 Township: **South Le Flore**
 Acres: **55**
 Date: **12/19/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK079, Soil Area Version: 20

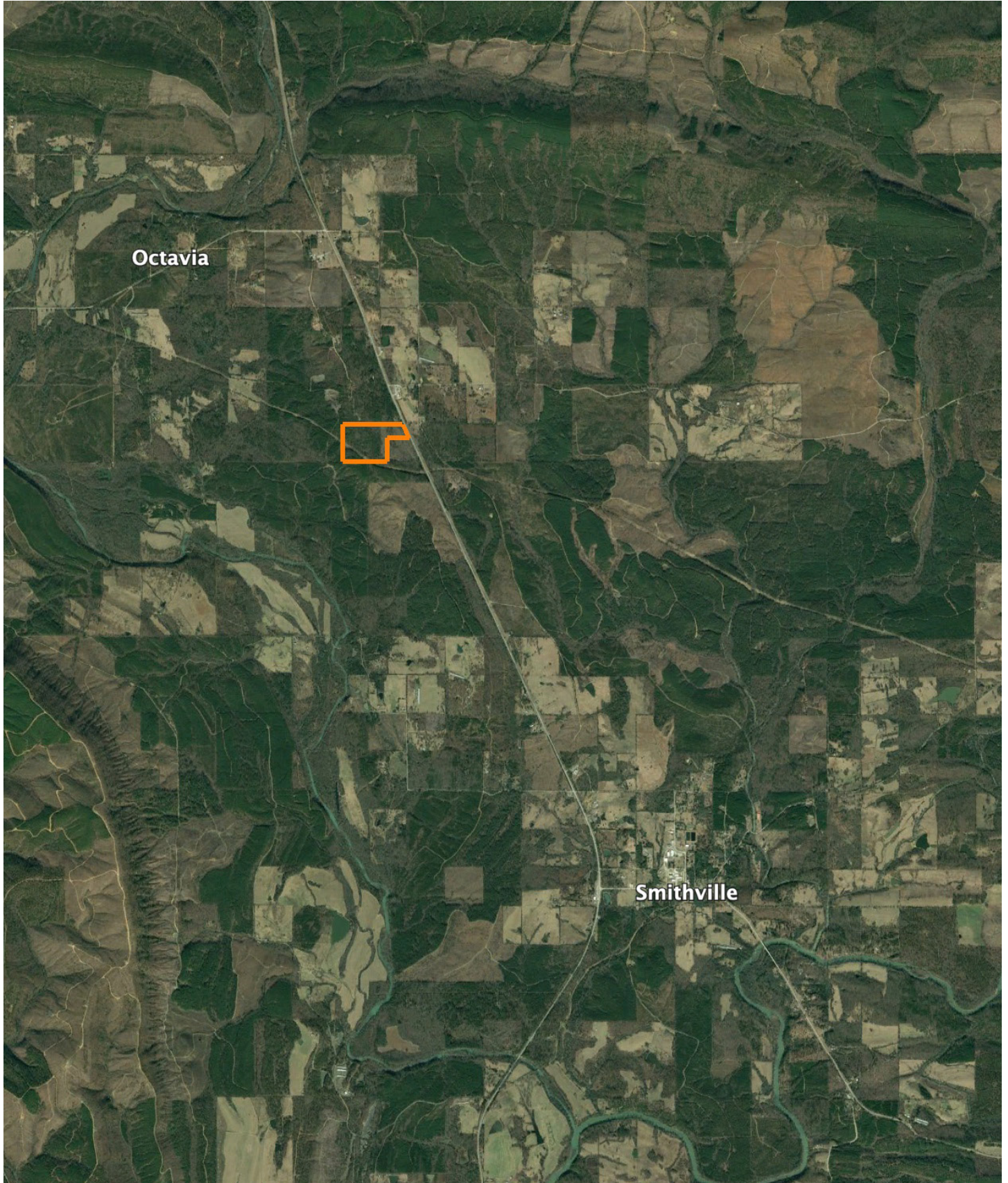
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
64	Sherless-Bengal complex, 3 to 15 percent slopes	31.62	57.5%		2.6ft. (Paralithic bedrock)	Vle	42	34	36	28	
4	Bengal-Octavia-Tuskahoma complex, 4 to 20 percent slopes	22.11	40.2%		2.8ft. (Paralithic bedrock)	Vle	49	39	36	31	
43	Neff and Rexor soils, 0 to 1 percent slopes, frequently flooded	1.19	2.2%		> 6.5ft.	Vw	68	64	57	66	
80	Wetsaw fine sandy loam, 1 to 3 percent slopes	0.08	0.1%		> 6.5ft.	Illw	76	55	51	56	
Weighted Average							5.97	*n 45.4	*n 36.7	*n 36.5	*n 30.1

*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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