

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

LE FLORE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OFF-GRID 80 +/- ACRE HUNTING PROPERTY

Midwest Land Group is proud to offer 80 +/- acres of prime hunting land! If you're looking for an off-grid hunting area this is it! Located in the Sans Bois Mountains in Le Flore County, this property has abundant wildlife and everything you need while looking for hunting land. The terrain driving onto the north side is flat with a beautiful creek. There are two areas with gravel rock laid so that you can set up your camper and enjoy your vacation. There is a big pond and different pockets of water attracting hogs, turkeys, and deer. Take a road up the mountain, running north and south, to the

highest point where you have beautiful mountain views overlooking thousands of acres. You can see deer activity and trails where they travel the top ridge while roaming the mountains. You can have hunting blinds anywhere on these 80 +/- acres and see wildlife while also having the option to put in feed plots to attract much more! This 80 +/- acres is completely covered in mixed timber, hardwood, cedar, and pine trees. Only 10.7 miles from Highway 82 near Red Oak, Oklahoma. Surrounding towns include Poteau, Oklahoma, and McAlester, Oklahoma.



PROPERTY FEATURES

PRICE: **\$208,000** | COUNTY: **LE FLORE** | STATE: **OKLAHOMA** | ACRES: **80**

- Hunting property
- Wooded
- Multiple hunting sites
- Creek
- Pond
- Flat and mountain terrain
- Secluded
- Camper access



MULTIPLE HUNTING SITES



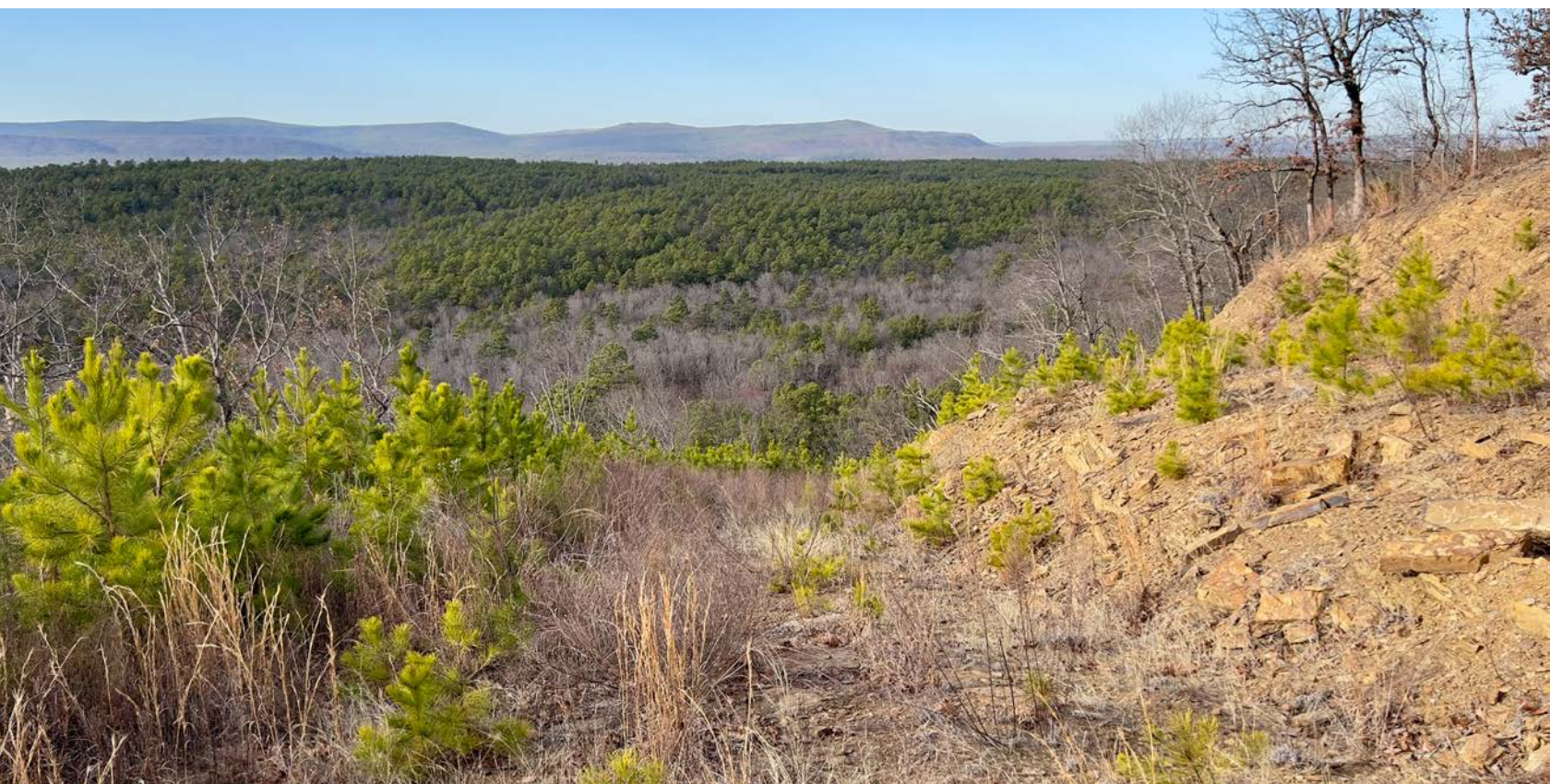
POND



CREEK



FLAT AND MOUNTAIN TERRAIN



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 763.6
Max: 1,120.0
Range: 356.4
Average: 916.7
Standard Deviation: 116.57 ft

0ft 457ft 915ft

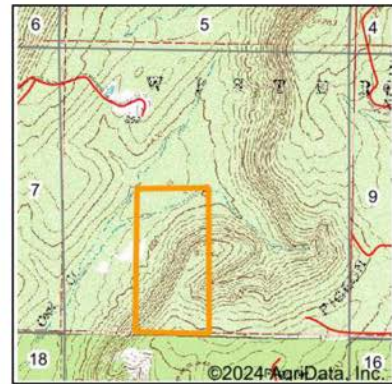
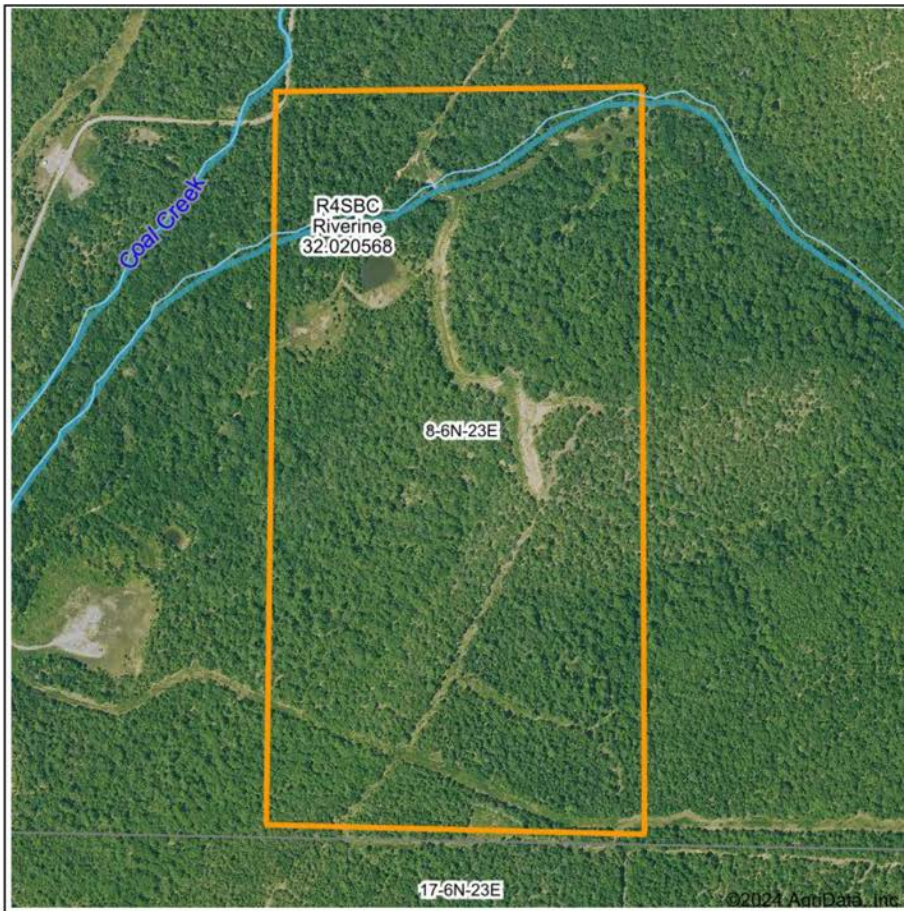


1/31/2024

8-6N-23E
Le Flore County
Oklahoma

Boundary Center: 35° 0' 13.94, -94° 54' 12.97

WETLANDS MAP



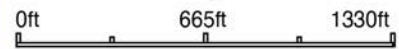
State: **Oklahoma**
 Location: **8-6N-23E**
 County: **Le Flore**
 Township: **Wister**
 Date: **1/31/2024**



Maps Provided By:



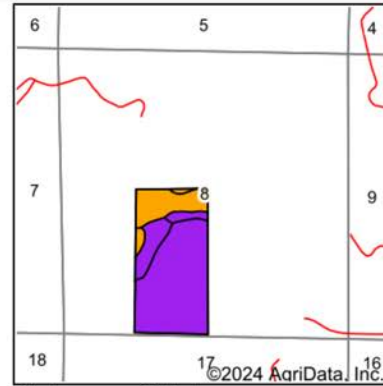
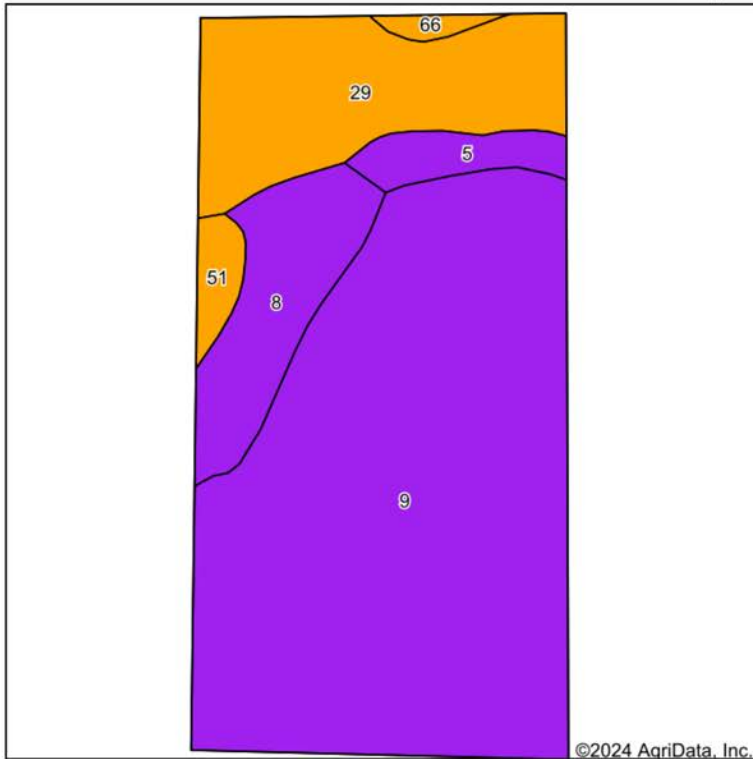
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Classification Code	Type	Acres
R4SBC	Riverine	0.64
Total Acres		0.64

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SOIL MAP



State: **Oklahoma**
 County: **Le Flore**
 Location: **8-6N-23E**
 Township: **Wister**
 Acres: **80**
 Date: **1/31/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: OK079, Soil Area Version: 20

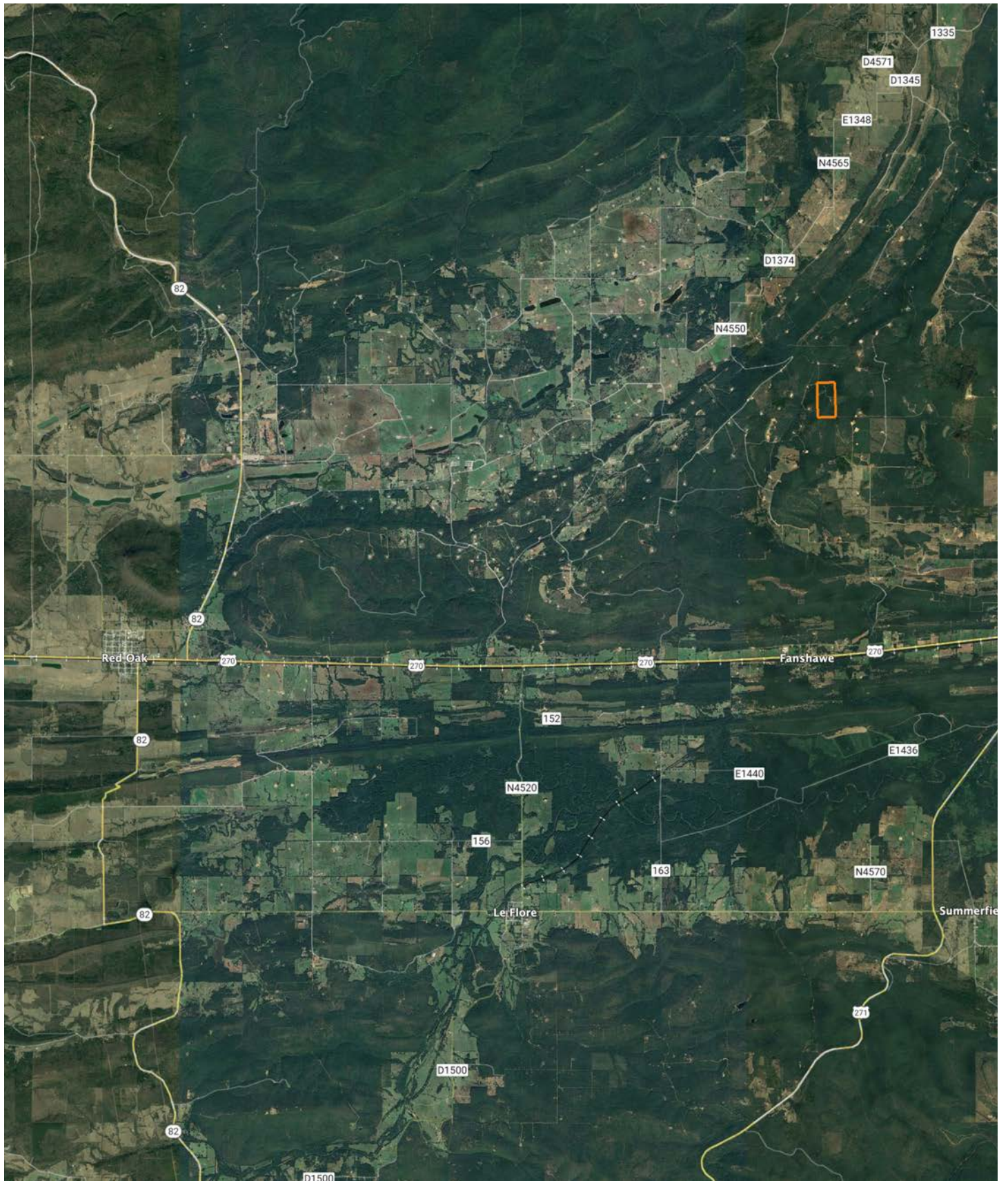
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
9	Carnasaw-Octavia complex, 15 to 35 percent slopes, very rocky	52.66	65.8%		3.7ft. (Paralithic bedrock)	Vlle		0	10	9	6	3
29	Kenn-Ceda complex, 0 to 2 percent slopes, occasionally flooded	14.43	18.0%		> 6.5ft.	Illw		0	51	48	42	42
8	Carnasaw-Clebit complex, 5 to 15 percent slopes	8.07	10.1%		3.5ft. (Paralithic bedrock)	Vle	3365	49	35	39	29	
5	Bengal-Pirum-Clebit complex, 5 to 15 percent slopes	2.66	3.3%		2.7ft. (Paralithic bedrock)	Vle	3239	41	33	35	27	
51	Pirum-Clebit complex, 3 to 5 percent slopes	1.54	1.9%		2.4ft. (Lithic bedrock)	Ille	3325	42	36	35	28	
66	Shermore fine sandy loam, 3 to 5 percent slopes	0.64	0.8%		2.5ft. (Fragipan)	Ille		0	60	60	38	33
Weighted Average							6.04	511.1	*n 23.4	*n 20.4	*n 17.6	*n 14.2

*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.



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