

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

LE FLORE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

34 +/- ACRE HUNTING OR RESIDENTIAL PROPERTY

34 +/- acres in the beautiful southeast Oklahoma Mountains. This diverse property can fit any need! Bordering Highway 144 in Octavia you have easy access. Water and electricity run alongside the highway allowing it to be run anywhere on the 34 +/- acres. The entire property is planted in beautiful pines and the terrain is elevated with level places throughout. If you are looking to build your forever home and be nestled back in privacy, this would be perfect! Or if you are wanting a

get away property to be able to hunt, there are deer and turkey sign all over! There are plenty of building sites to build a hunting cabin yet hunt the remaining acreage. This could also be a great area to build a few vacation cabins to use as short or long-term rentals. This land is only 40 minutes from the growing town of Hochatown and the beautiful Broken Bow Lake, minutes from several thousand acres of national forest, 230 miles to Oklahoma City, Oklahoma, and 215 miles to Dallas, Texas.



PROPERTY FEATURES

PRICE: **\$156,400** | COUNTY: **LE FLORE** | STATE: **OKLAHOMA** | ACRES: **34**

- Highway frontage
- Pine trees
- Water access
- Electric access
- Hunting property
- Residential property
- Investment property
- No restrictions
- Secluded



34 +/- ACRES



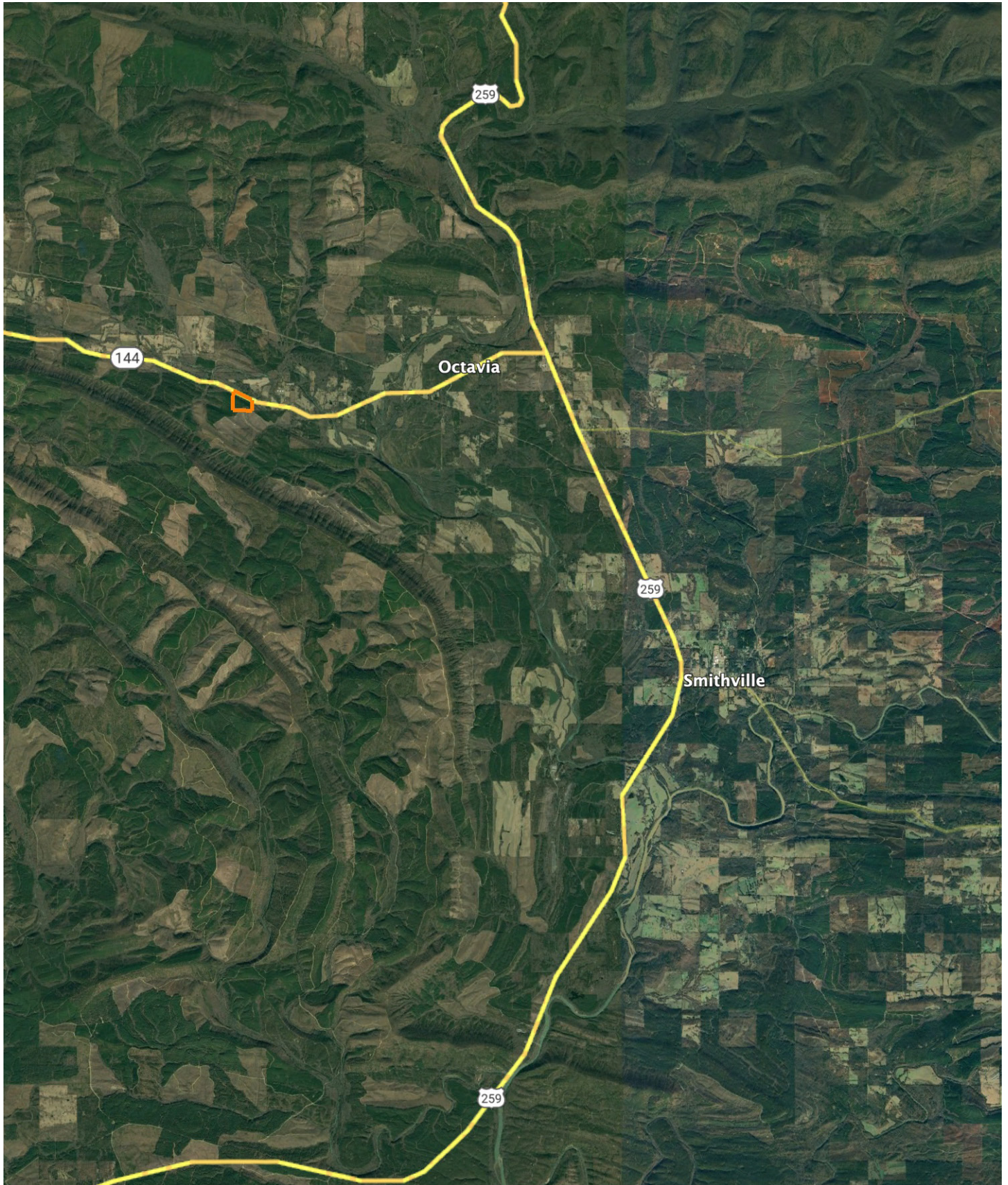
HUNTING



PINE TREES



OVERVIEW MAP



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 884.5

Max: 1,008.7

Range: 124.2

Average: 965.4

Standard Deviation: 39.11 ft

0ft 278ft 557ft

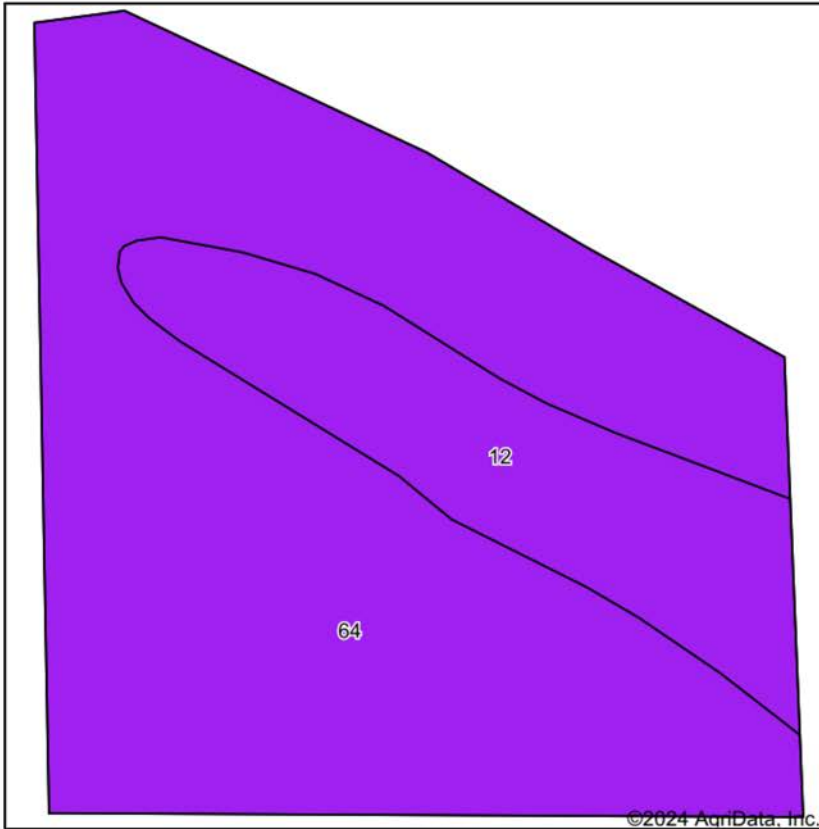


3/13/2024

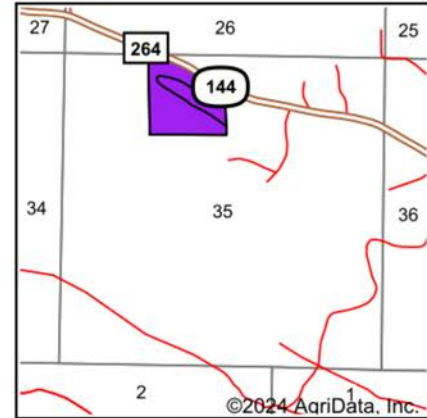
35-1N-24E
Le Flore County
Oklahoma

Boundary Center: 34° 31' 12, -94° 45' 20.46

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Le Flore**
 Location: **35-1N-24E**
 Township: **South Le Flore**
 Acres: **34**
 Date: **3/13/2024**



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	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
64	Sherless-Bengal complex, 3 to 15 percent slopes	26.63	78.3%		2.6ft. (Paralithic bedrock)	Vle	3365	42	34	36	28
12	Carnasaw-Pirum complex, 15 to 35 percent slopes	7.37	21.7%		4.3ft. (Paralithic bedrock)	Vlle	350	13	9	10	4
Weighted Average							6.22	*n 35.7	*n 28.6	*n 30.4	*n 22.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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