6 ACRES IN

LE FLORE COUNTY
OKLAHOMA

6 +/- ACRES FOR RESIDENTIAL OR INVESTMENT USE

6 +/- acres located in Southeast Oklahoma among the Kiamichi Mountains. This raw land is perfect for someone looking for smaller acreage to build their dream home, second home, vacation rental, or even put in an RV hookup for when they want to come visit for the weekend! This 6 +/- acres is mostly covered in pine trees with a few hardwoods. There is a seasonal drain allowing a water source for wildlife. The terrain is mostly flat with few sloping areas. It borders Highway 144 with easy access that also has water and electricity that run along it. This property is waiting for you to start your future plans! Only 40 minutes from Hochatown and Broken Bow Lake, minutes from thousands of acres of National Forest, 230 miles to Oklahoma City, Oklahoma, and 215 miles to Dallas, Texas.
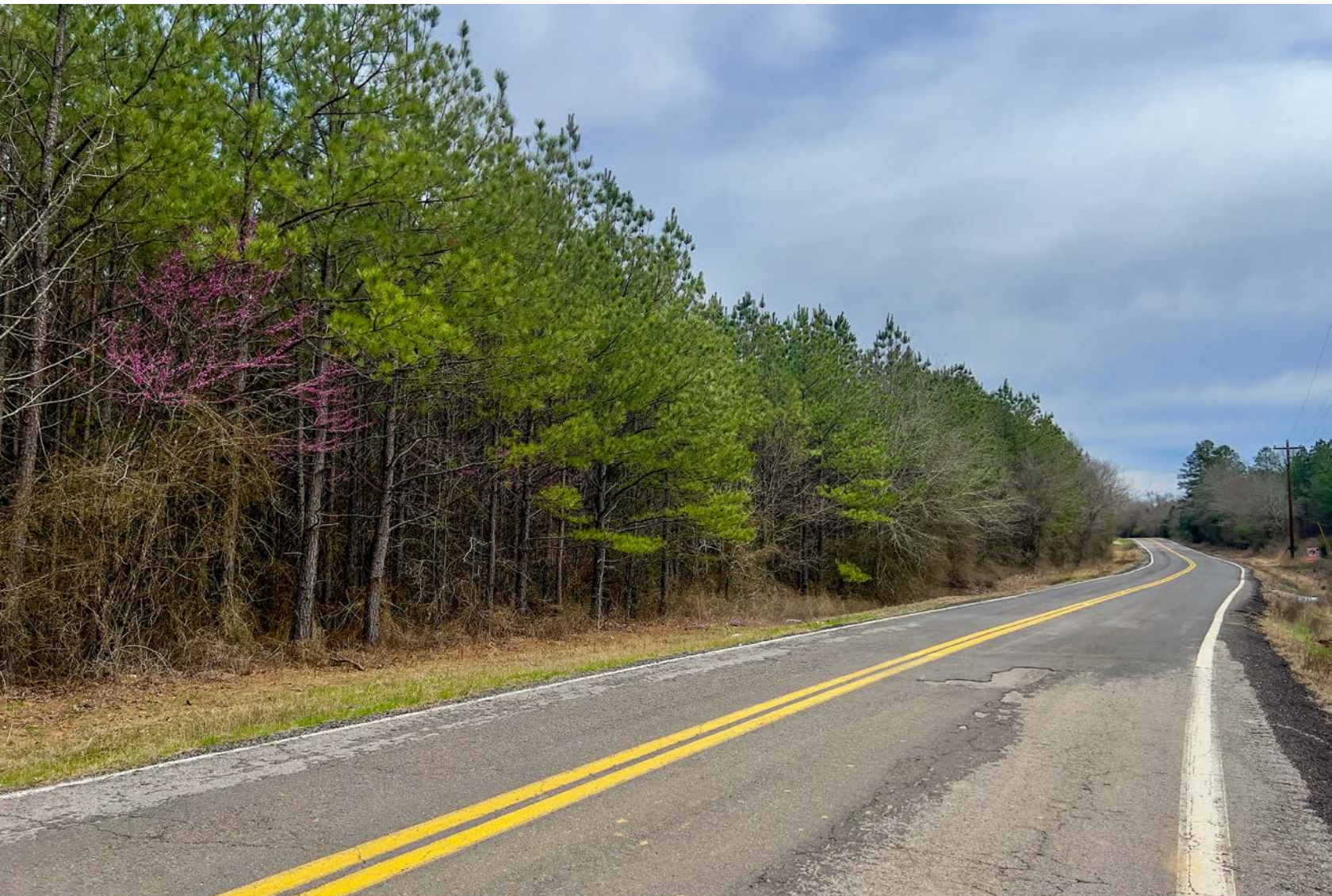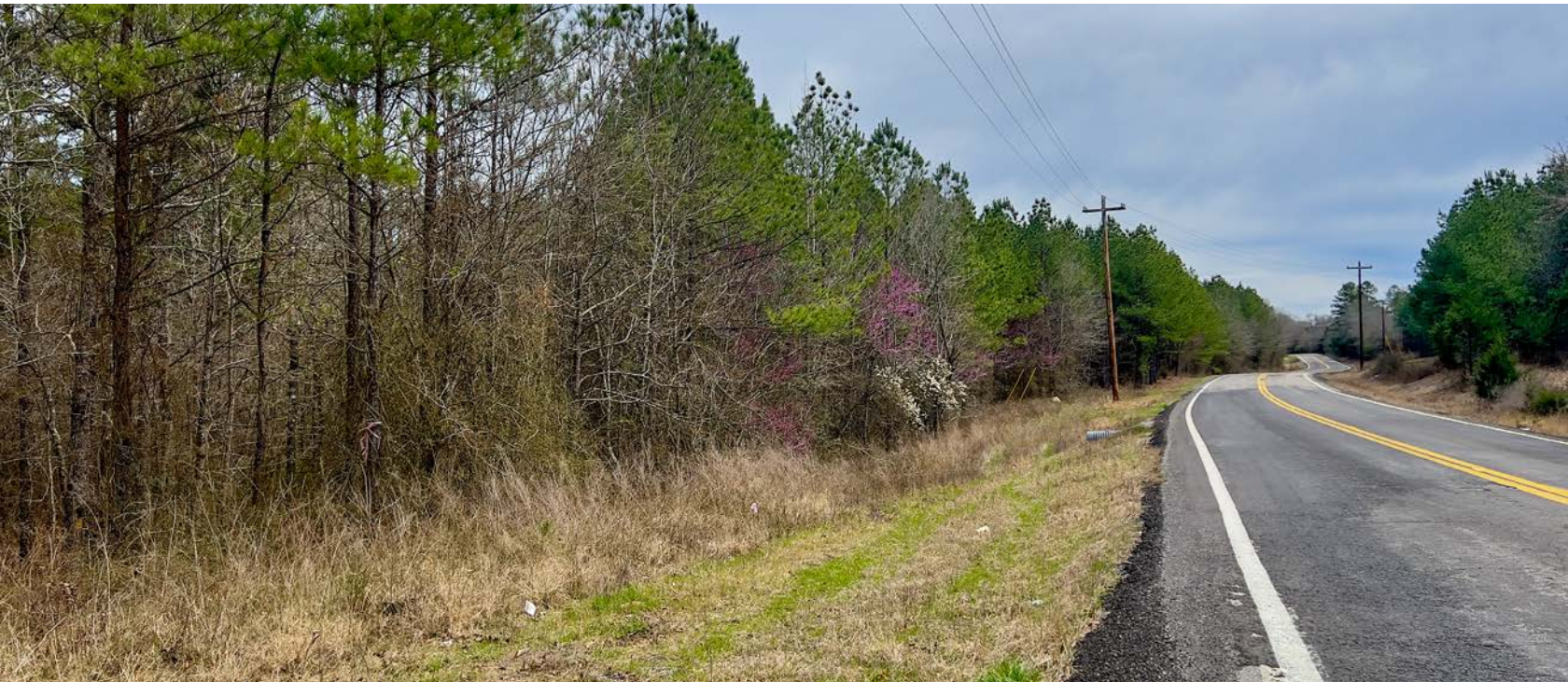
PROPERTY FEATURES

PRICE: **$48,000** | COUNTY: **LE FLORE** | STATE: **OKLAHOMA** | ACRES: **6**

- Highway frontage
- Pine trees
- Seasonal drain
- Flat terrain
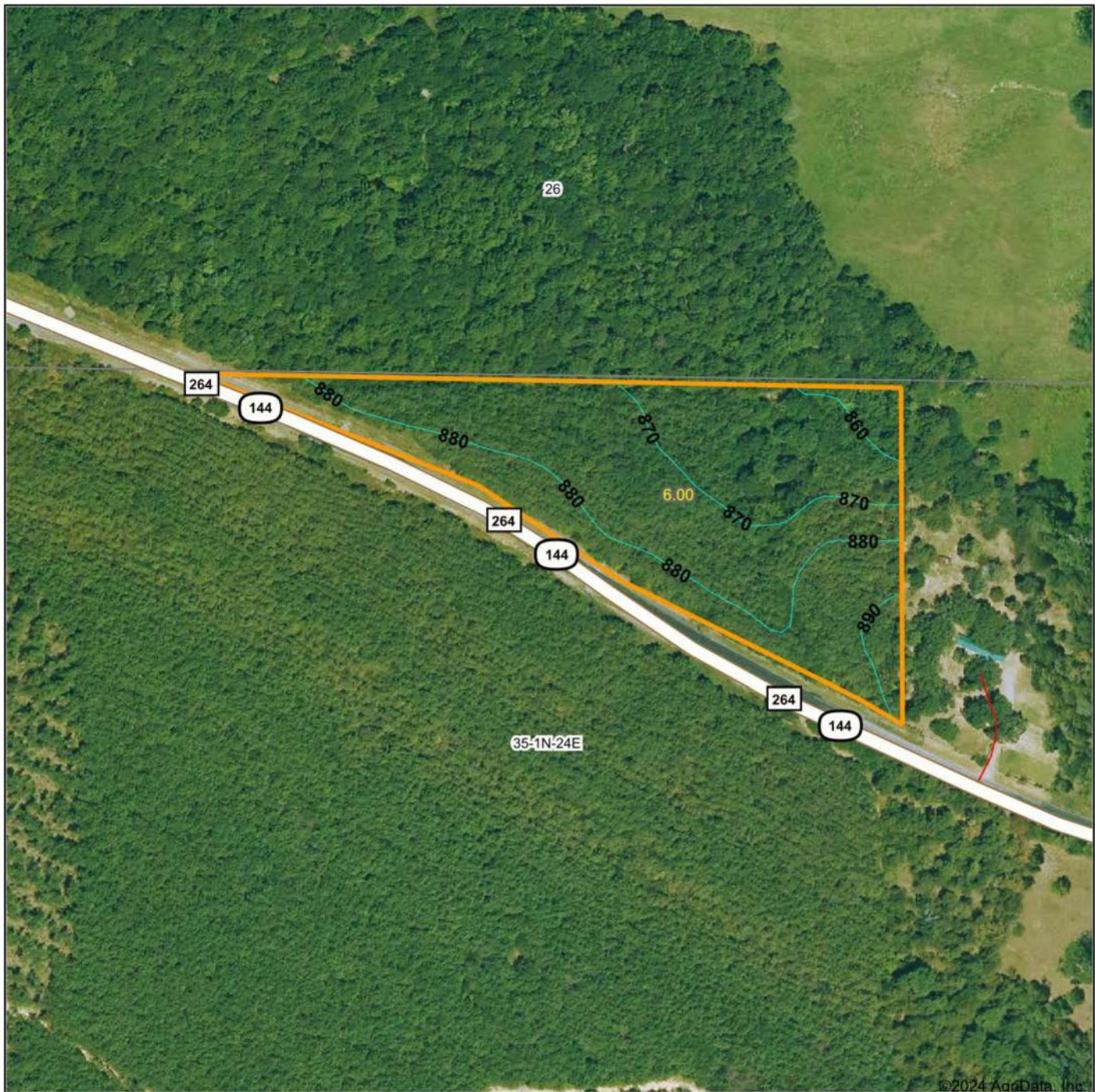
- Electric access
- Water access
- Secluded

6 +/- ACRES

TOPOGRAPHY MAP

Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 858.6
Max: 891.8
Range: 33.2
Average: 874.5
Standard Deviation: 7.64 ft

0ft   238ft   476ft

35-1N-24E
Le Flore County
Oklahoma
3/13/2024

Boundary Center: 34° 31' 16, -94° 45' 19.11

SOIL MAP

State: **Oklahoma**
County: **Le Flore**
Location: **35-1N-24E**
Township: **South Le Flore**
Acres: **6**
Date: **3/13/2024**

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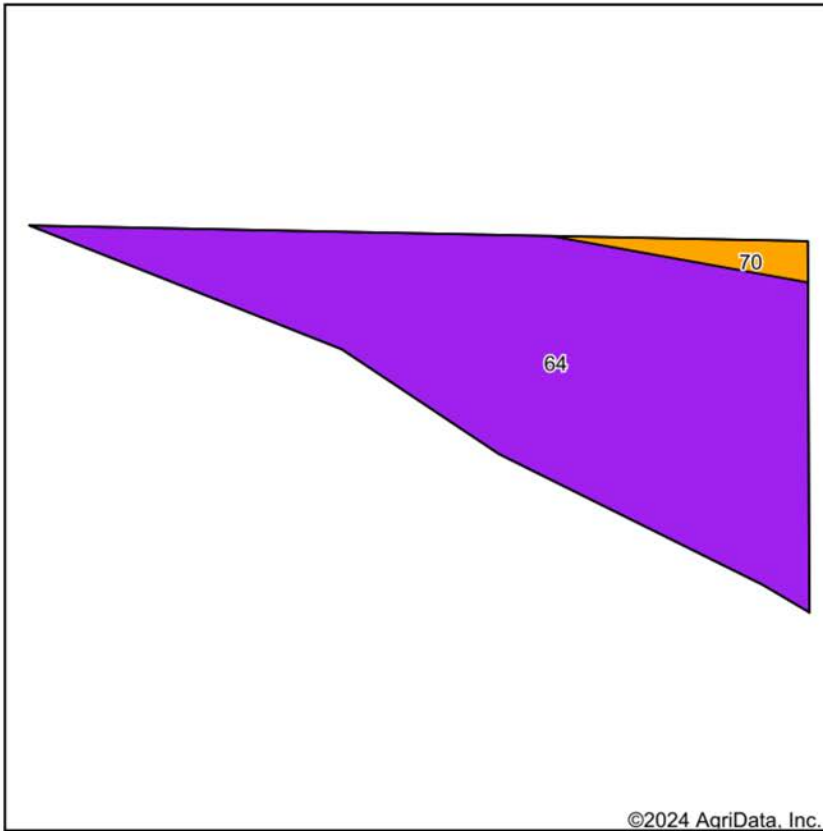
Soils data provided by USDA and NRCS.

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	5.77	96.2%		2.6ft. (Paralithic bedrock)	VIe	3365	42	34	36	28
70	Speer-Neff association, 1 to 3 percent slopes, occasionally flooded	0.23	3.8%		> 6.5ft.	IIIe	0	74	62	57	64
				Weighted Average			5.88	3236	*n 43.2	*n 35.1	*n 36.8	*n 29.4

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP
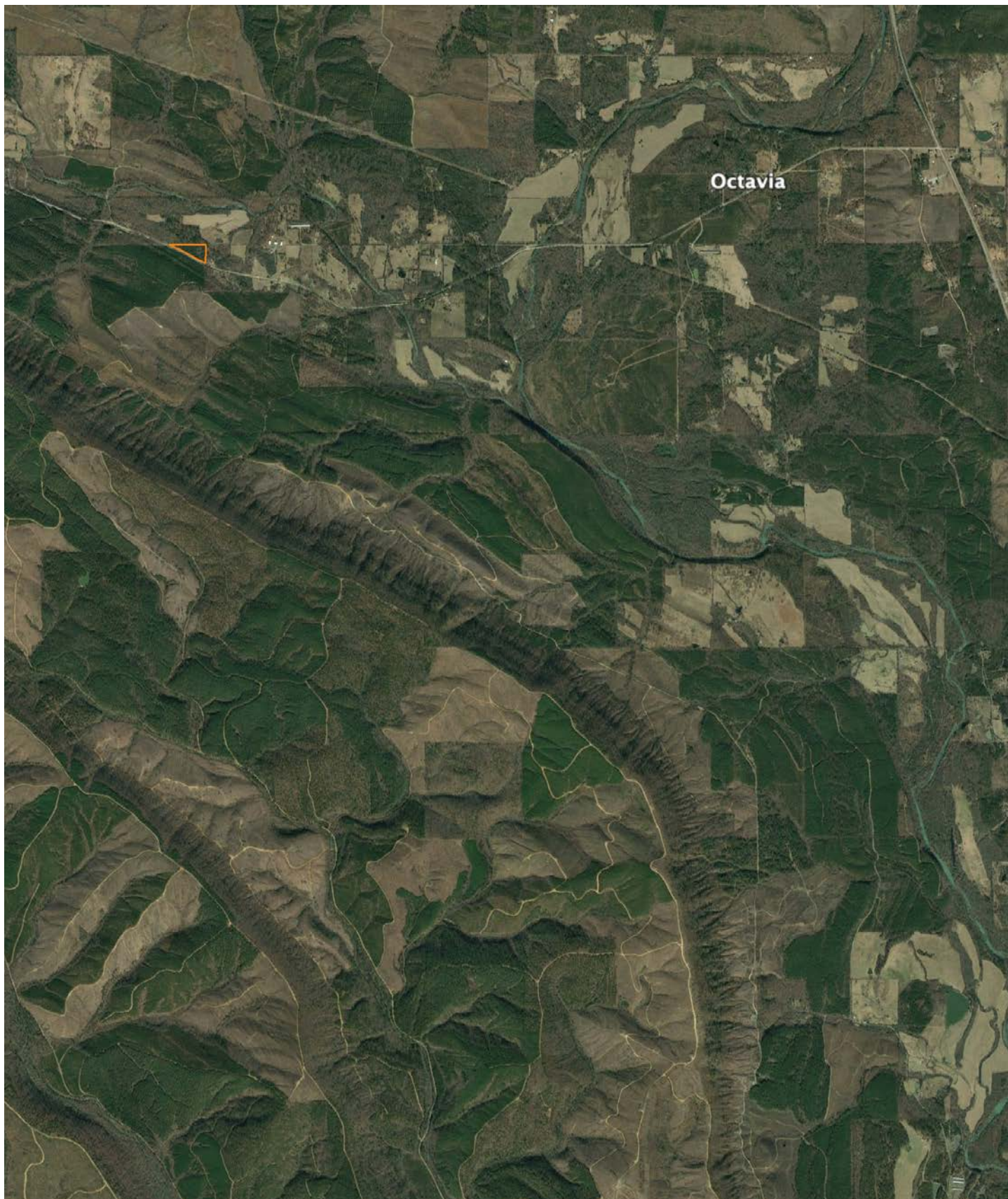
AGENT CONTACT

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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