

MIDWEST LAND GROUP PRESENTS

38 ACRES

# LEFLORE COUNTY, OK

14555 LOVINGS ROAD, HEAVENER, OKLAHOMA, 74937



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# INVITING HOME ON 38 +/- ACRES

This stunning property is nestled just 15 miles south of Poteau in Heavener, Oklahoma. This property features a beautiful 1,823-square-foot home built with three bedrooms and two bathrooms paired with the land that offers a great combination of timber and pasture. For additional living or guest accommodations, the property includes an 896-square-foot, 2-bedroom, 1-bathroom manufactured home. On your way up the driveway, you will see a beautiful pond that is within walking distance from the home. When you reach the end of the driveway you will see the structural layout of this property is fit to meet your needs. Exiting the home from the back door you will find a 6-stall horse barn with a tack room, providing ample space for your horses, livestock, and equipment. Next to the barn is

a fenced pasture for livestock. On the southwest side of the barn there is a functional chicken coop and run that sits next to an active garden. The farm is 38 +/- acres which provides ample space for livestock, horses, or outdoor recreational activities. The perimeter of the property is fenced with barbed wire.

This farm offers the perfect blend of functionality and charm. Whether you are seeking a peaceful getaway or a full-time homestead this property is a great opportunity that can fit a range of lifestyles.

Give Vance Mullendore a call today at (918) 505-4865 to schedule your tour!



## PROPERTY FEATURES

PRICE: **\$483,710** | COUNTY: **LEFLORE** | STATE: **OKLAHOMA** | ACRES: **38**

- 15 miles to Poteau
- 37 miles to Fort Smith Arkansas
- 3 bedroom 2 bathroom home
- 2 bedroom 1 bathroom trailer
- 6 stall barn
- Tack room
- Well water
- Electric
- Septic
- Timber
- Pasture
- Wildlife
- Pond



## 3 BED, 2 BATH HOME

---





# INTERIOR PHOTOS





# POND

---



# CHICKEN COOP AND GARDEN AREA

---





## 6 STALL BARN

---



## PASTURE

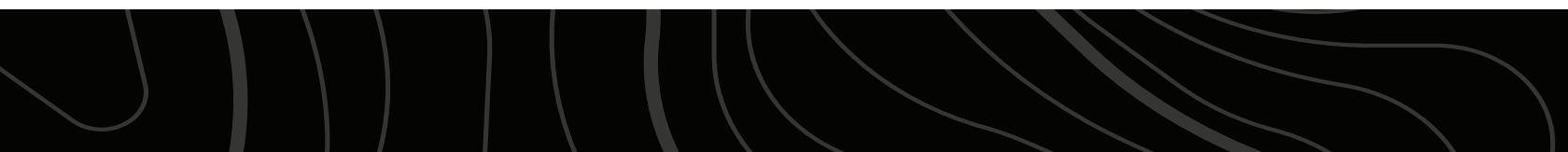
---





# TIMBER

---





# TRAILER AND OTHER OUTBUILDINGS

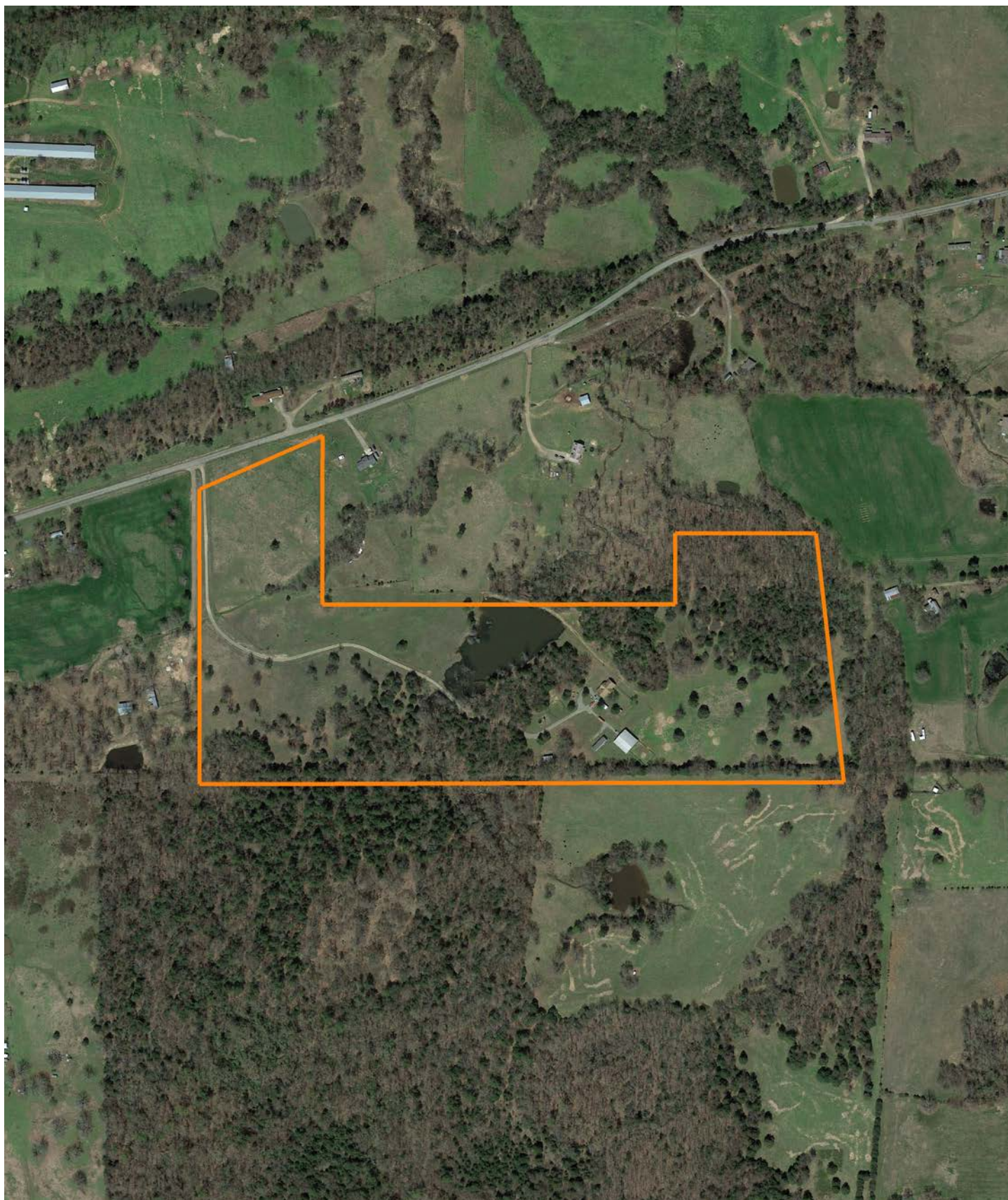
---





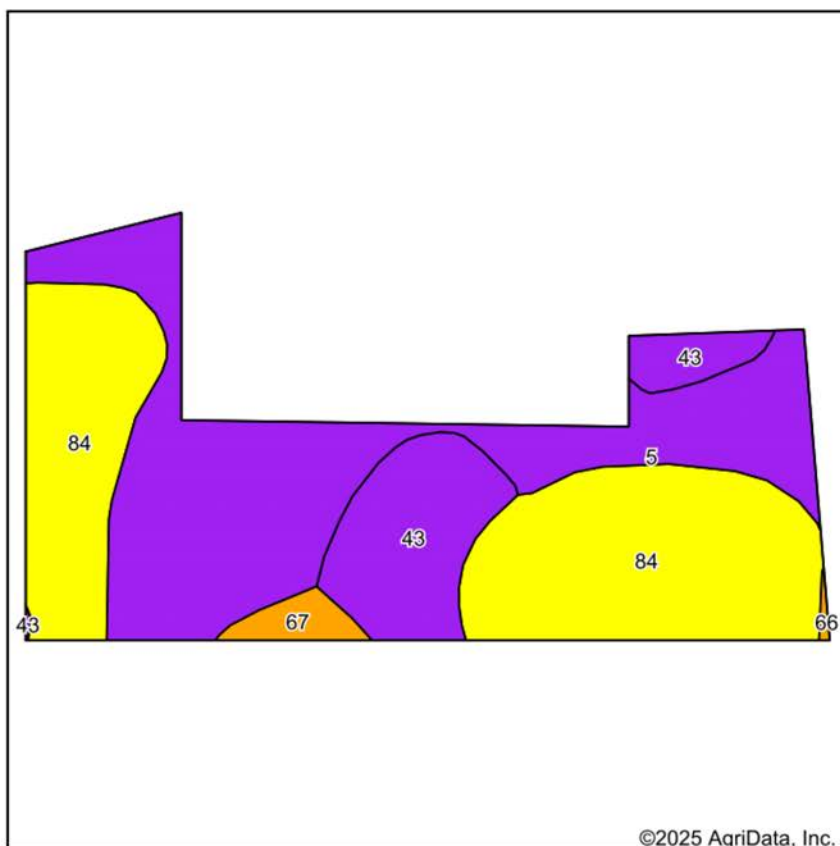
# AERIAL MAP

---

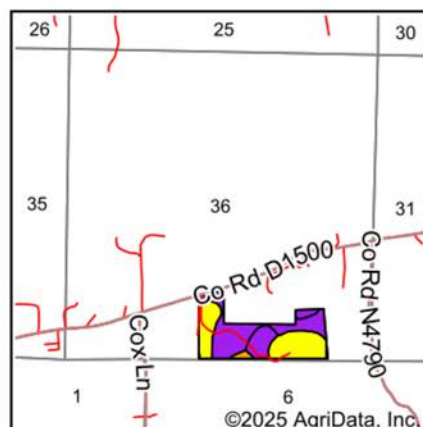




# SOILS MAP



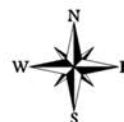
Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Le Flore**  
 Location: **36-5N-26E**  
 Township: **Heavener**  
 Acres: **38.44**  
 Date: **3/31/2025**



Maps Provided By:



Area Symbol: OK079, Soil Area Version: 21

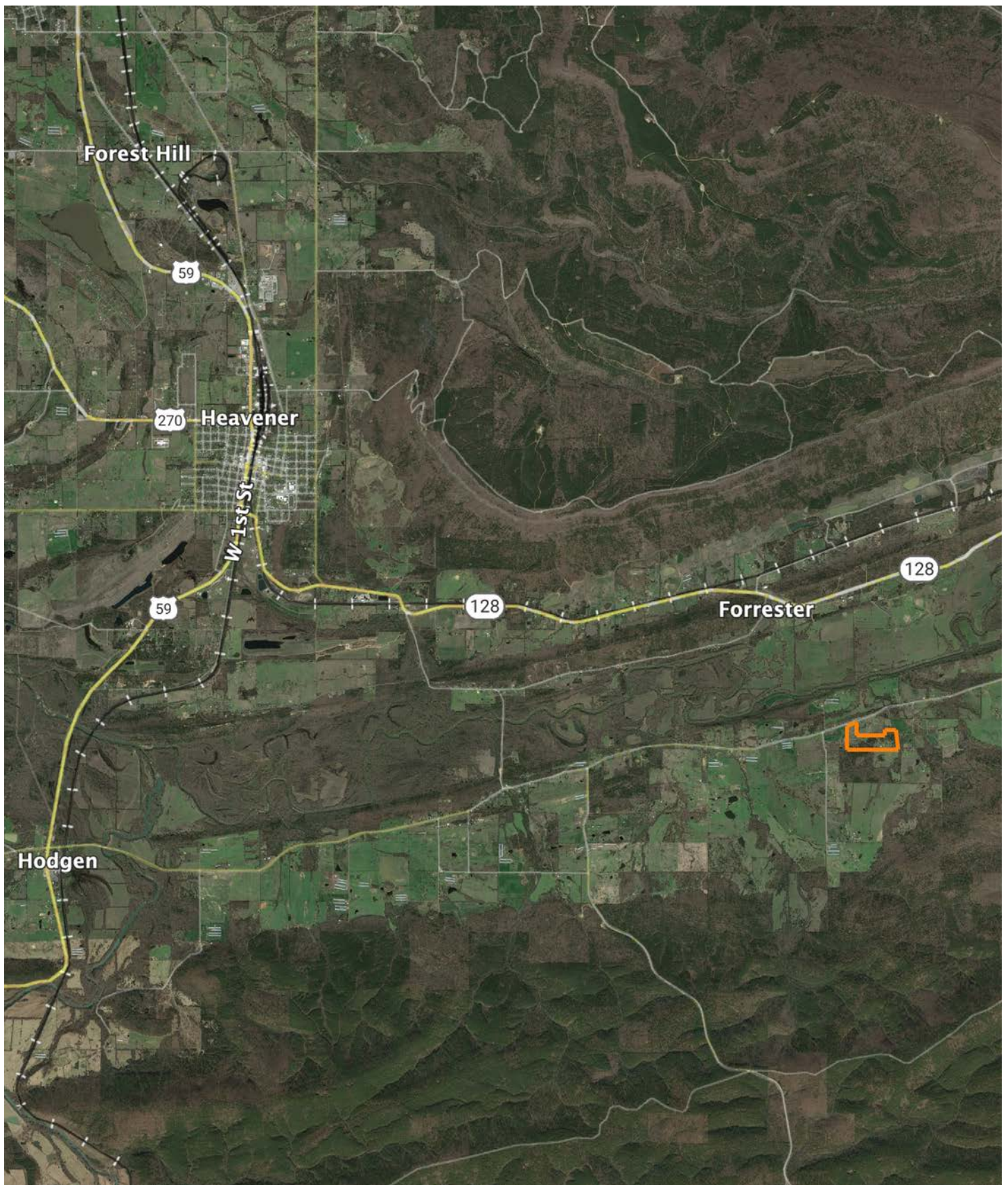
| Code             | Soil Description   | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer           | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|------------------|--|-------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 84               | Wister silt loam, 1 to 3 percent slopes                            | 16.29 | 42.4%            |                      | 3.5ft. (Paralithic bedrock) | IVs              | 3455                           | 46               | 32            | 46                    | 34                | 31              |
| 5                | Bengal-Pirum-Clebit complex, 5 to 15 percent slopes                | 15.41 | 40.1%            |                      | 2.7ft. (Paralithic bedrock) | Vle              | 3239                           | 41               | 33            | 35                    | 27                | 38              |
| 43               | Neff and Rexor soils, 0 to 1 percent slopes, frequently flooded    | 5.82  | 15.1%            |                      | > 6.5ft.                    | Vw               | 650                            | 68               | 64            | 57                    | 66                | 24              |
| 67               | Shermore fine sandy loam, 3 to 5 percent slopes, moderately eroded | 0.84  | 2.2%             |                      | 1.7ft. (Fragipan)           | Ille             | 0                              | 36               | 36            | 26                    | 18                | 32              |
| 66               | Shermore fine sandy loam, 3 to 5 percent slopes                    | 0.08  | 0.2%             |                      | 2.5ft. (Fragipan)           | Ille             | 0                              | 60               | 60            | 38                    | 33                | 52              |
| Weighted Average |  |       |                  |                      |                             | 4.93             | 2861                           | *n 47.1          | *n 37.4       | *n 42.8               | *n 35.7           | *n 32.8         |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Born and raised in Tulsa, Vance has a longstanding connection to the land, with his family's ranching heritage in Oklahoma stretching back to the early 1900s. Growing up on various ranches, Vance gained firsthand knowledge of land management, cattle operations, and ranching practices, cultivating a deep appreciation for the land and the unique value it holds for individuals and families. His upbringing also fostered a deep passion for hunting, particularly whitetail deer and waterfowl. These experiences have further enhanced his understanding of the land, allowing him to recognize its value not only for agricultural purposes but also for recreational use.

Vance graduated from Oklahoma State University with a Bachelor of Science in Agriculture Business and Natural Resources Agribusiness, complemented by a minor in Real Estate Appraisal. This solid academic foundation, paired with his practical experience, equips Vance with the expertise to guide clients through the complexities of buying or selling land. His understanding of land values, agricultural practices, and the intricate details of ranching ensures that his clients receive well-informed, strategic advice tailored to their specific needs.

Vance's passion for the outdoors is intertwined with his strong Christian faith, which guides his approach to life and work. Whether he's hunting, fishing, or spending time outdoors with his family, Vance sees the land as a reflection of God's creation. His dedication to his faith and his belief in the importance of stewardship drives him to help others achieve their dreams of land ownership.

For Vance, land is more than just an investment; it's a legacy, a connection to heritage, and a space where families can grow and thrive. His unwavering commitment to his clients, deep understanding of ranching practices, and faith-driven approach make him a trusted and reliable partner for anyone looking to buy or sell property in Northeast Oklahoma and Kansas.



**VANCE MULLENDORE**

LAND AGENT

**918.505.4865**

[VMullendore@MidwestLandGroup.com](mailto:VMullendore@MidwestLandGroup.com)



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.