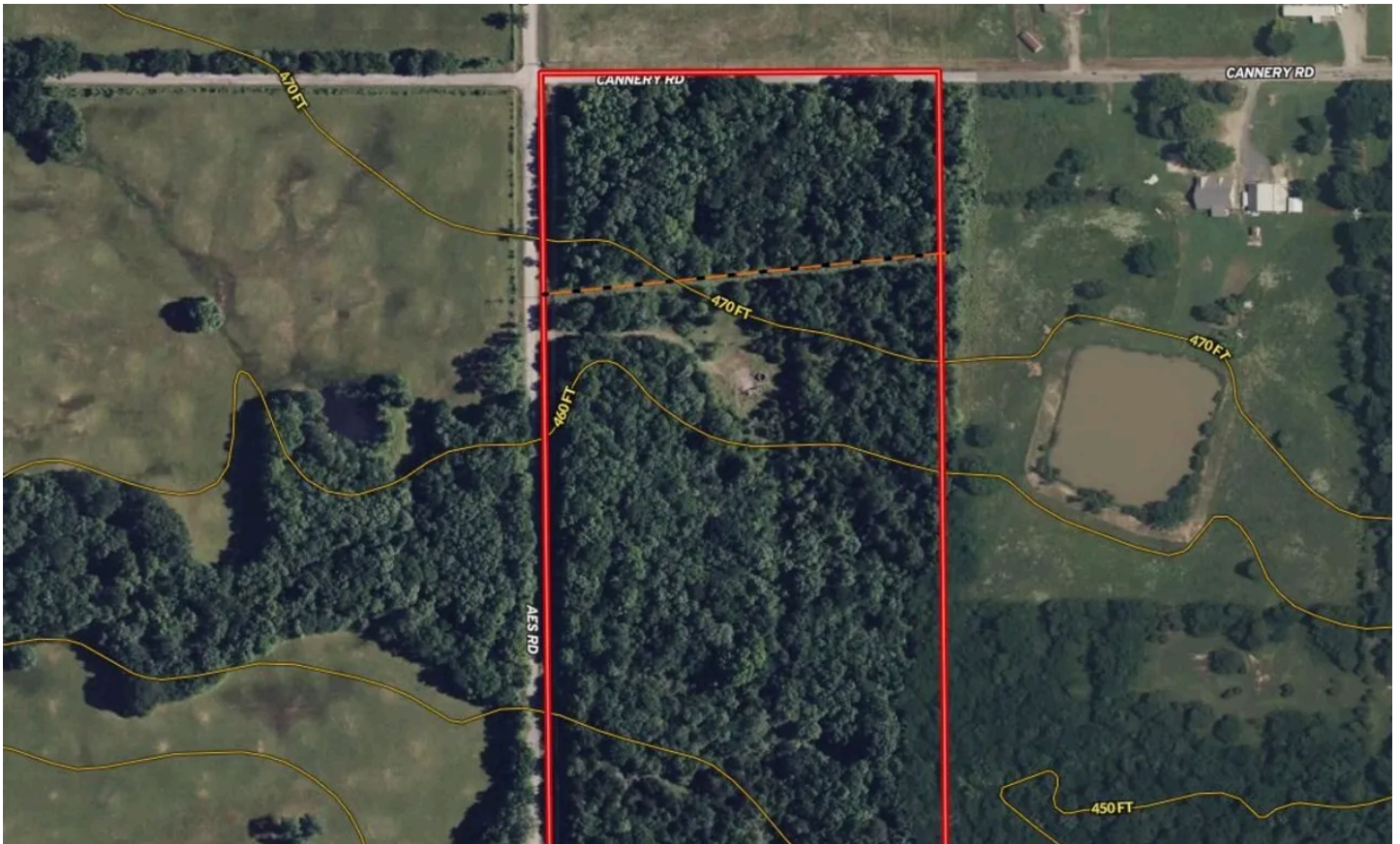


19 Acres AES Rd  
TBD AES Rd  
Spiro, OK 74959

**\$80,000**  
19± Acres  
Le Flore County





**19 Acres AES Rd**  
**Spiro, OK / Le Flore County**

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**SUMMARY**

**Address**

TBD AES Rd

**City, State Zip**

Spiro, OK 74959

**County**

Le Flore County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

35.230516 / -94.654759

**Acreage**

19

**Price**

\$80,000

**Property Website**

<https://www.allaboutuland.com/property/19-acres-aes-rd-le-flore-oklahoma/83548/>



**19 Acres AES Rd  
Spiro, OK / Le Flore County**

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**PROPERTY DESCRIPTION**

A 19m/l acre tract located just 1 mile south of US Hwy 271 at the southeast corner of AES/Cannery Road in Spiro. This wooded property features a wet-weather creek, creating a natural habitat for wildlife and offering a peaceful, secluded setting.

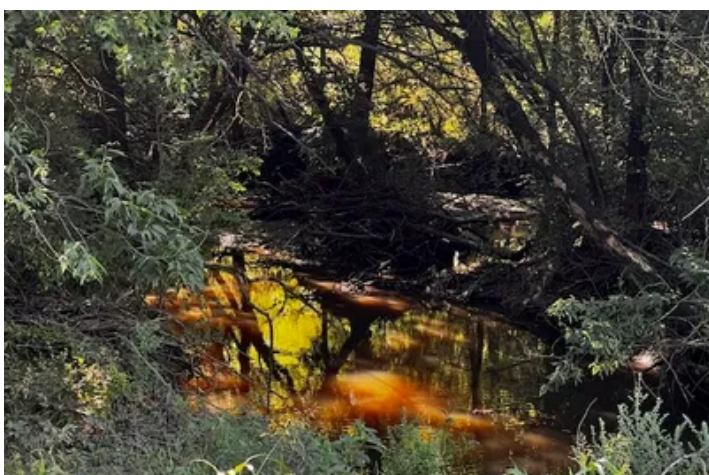
The land offers excellent potential—clear a homesite and build your dream home, enjoy the land for recreation, or add to your investment portfolio. Located approximately 20 minutes from both Fort Smith, AR and Poteau, OK, with easy highway access and rural charm.

A gas well is located on the property. Mineral rights do not convey with the sale.

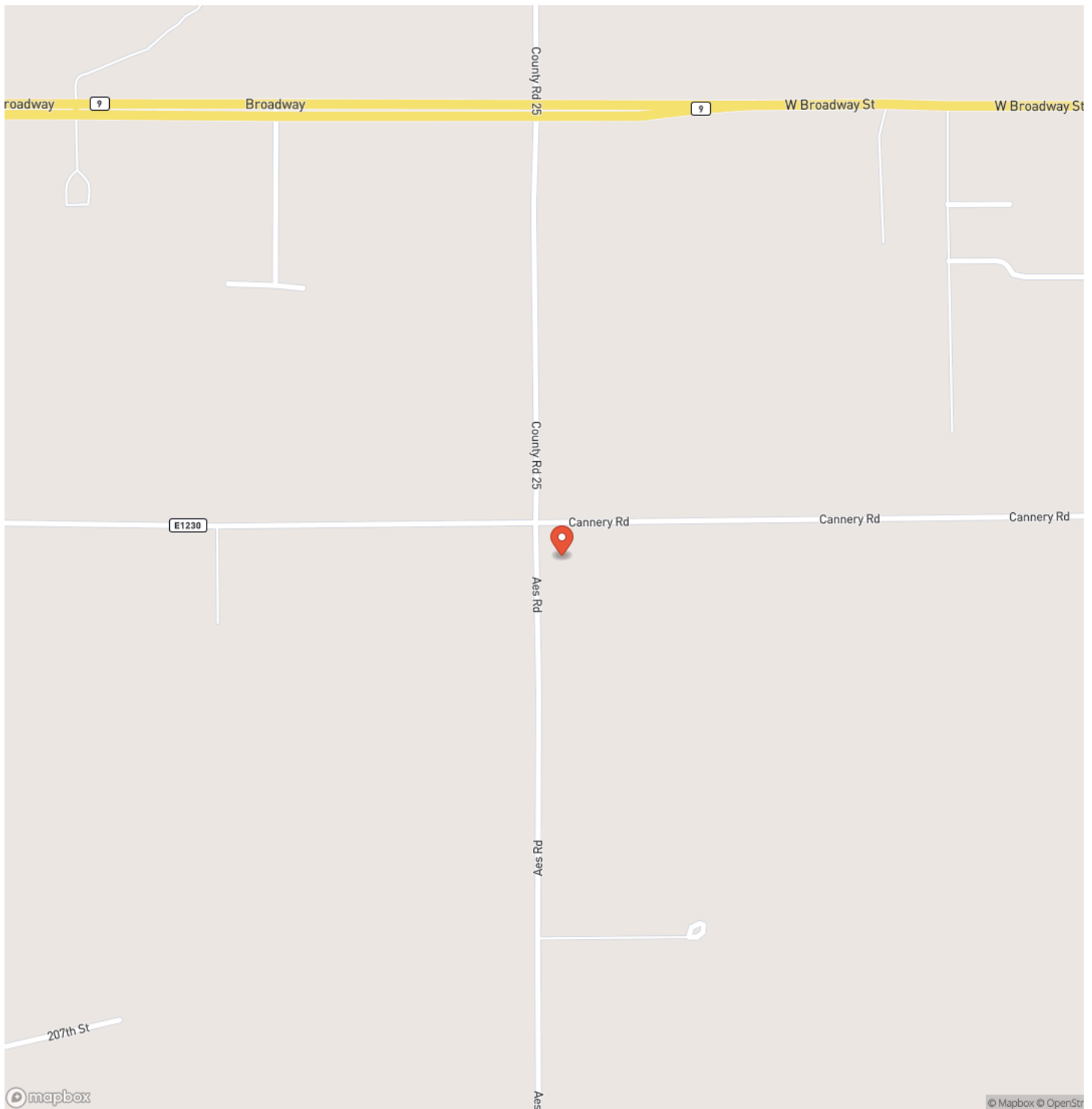


19 Acres AES Rd  
Spiro, OK / Le Flore County

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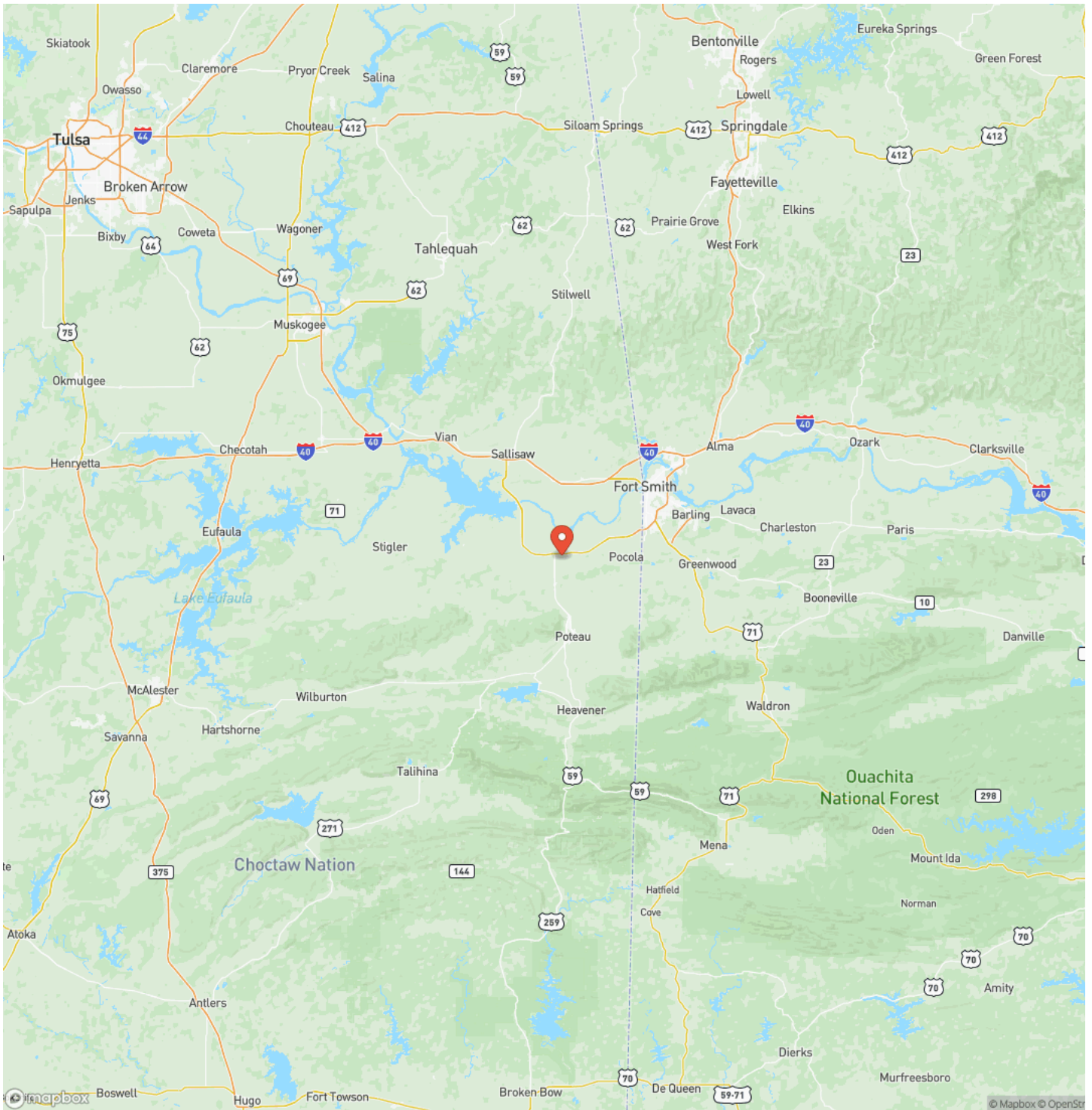


## Locator Map





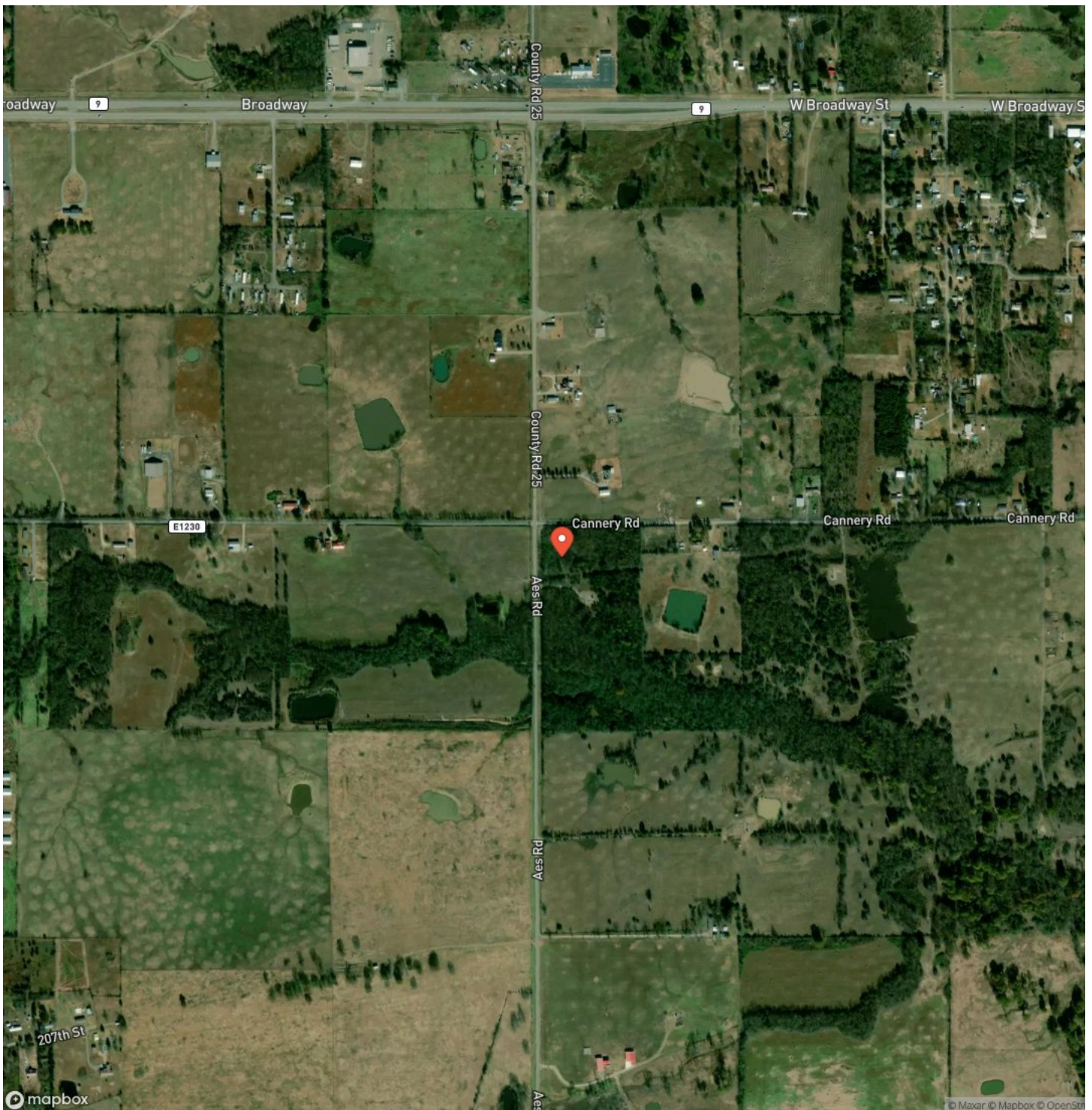
## Locator Map



**MORE INFO ONLINE:**

<https://www.allaboutuland.com/>

## Satellite Map



**MORE INFO ONLINE:**

<https://www.allaboutuland.com/>



**19 Acres AES Rd**  
**Spiro, OK / Le Flore County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Melissa Craig

## Mobile

(918) 658-4476

## Office

(918) 962-2578

## Email

melissa.craig@allaboutuland.com

**Address**

## City / State / Zip

## NOTES

[illegible]



[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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