

25110 Prairie Bell Rd
25110 Prairie Bell Rd
Bokoshe, OK 74930

\$375,000
10± Acres
Le Flore County



MORE INFO ONLINE:

25110 Prairie Bell Rd
Bokoshe, OK / Le Flore County

SUMMARY

Address

25110 Prairie Bell Rd

City, State Zip

Bokoshe, OK 74930

County

Le Flore County

Type

Residential Property

Latitude / Longitude

35.231259 / -94.692616

Taxes (Annually)

443

Dwelling Square Feet

2100

Bedrooms / Bathrooms

4 / 2.5

Acreage

10

Price

\$375,000

Property Website

<https://www.allaboutuland.com/property/25110-prairie-bell-rd-le-flore-oklahoma/65050/>



MORE INFO ONLINE:

PROPERTY DESCRIPTION

Welcome to 25110 Prairie Bell Rd located in Spiro, OK, just 1 mile west of Sunset Corner. This is a beautiful home for any family and includes features that cater to modern living while embracing the peace of life in the country. Walking into this home you are welcomed with the open floor plan with multiple sitting areas open from the living room to kitchen and dining area. This is a great space for entertaining family and friends. The home has an east facing porch that spans the width of the house to watch the morning sunrise. This home has 4 bedrooms and 2.5 bathrooms, including a large master bedroom with an ensuite walk in-closet and bathroom equipped with a soaker tub and shower. The second bedroom is handicap accessible with a roll in shower. The third bedroom is currently used as an office and has a ½ bath attached. The fourth bedroom has a walk-in closet and the room could also be used as a second living area. With 10 acres of land with gates to access from the south and east side of the property, there is plenty of room for this to be a hobby farm for horses or cattle with a small corral with a loading chute. There is a well in the pasture for watering livestock. The property produces approximately 30 bales of hay per cutting. There is a 2nd septic tank on the property for the addition of a 2nd dwelling or RV connection. Mature shade trees and an exquisite, landscaped yard providing the beauty of nature all around you. The property is barbed wire fenced around the perimeter. The property is approximately 20 minutes from Fort Smith, AR, 20 minutes to Poteau, OK and 25 minutes to Sallisaw, OK. Call James West at [405-268-2684](tel:405-268-2684) today for your showing!

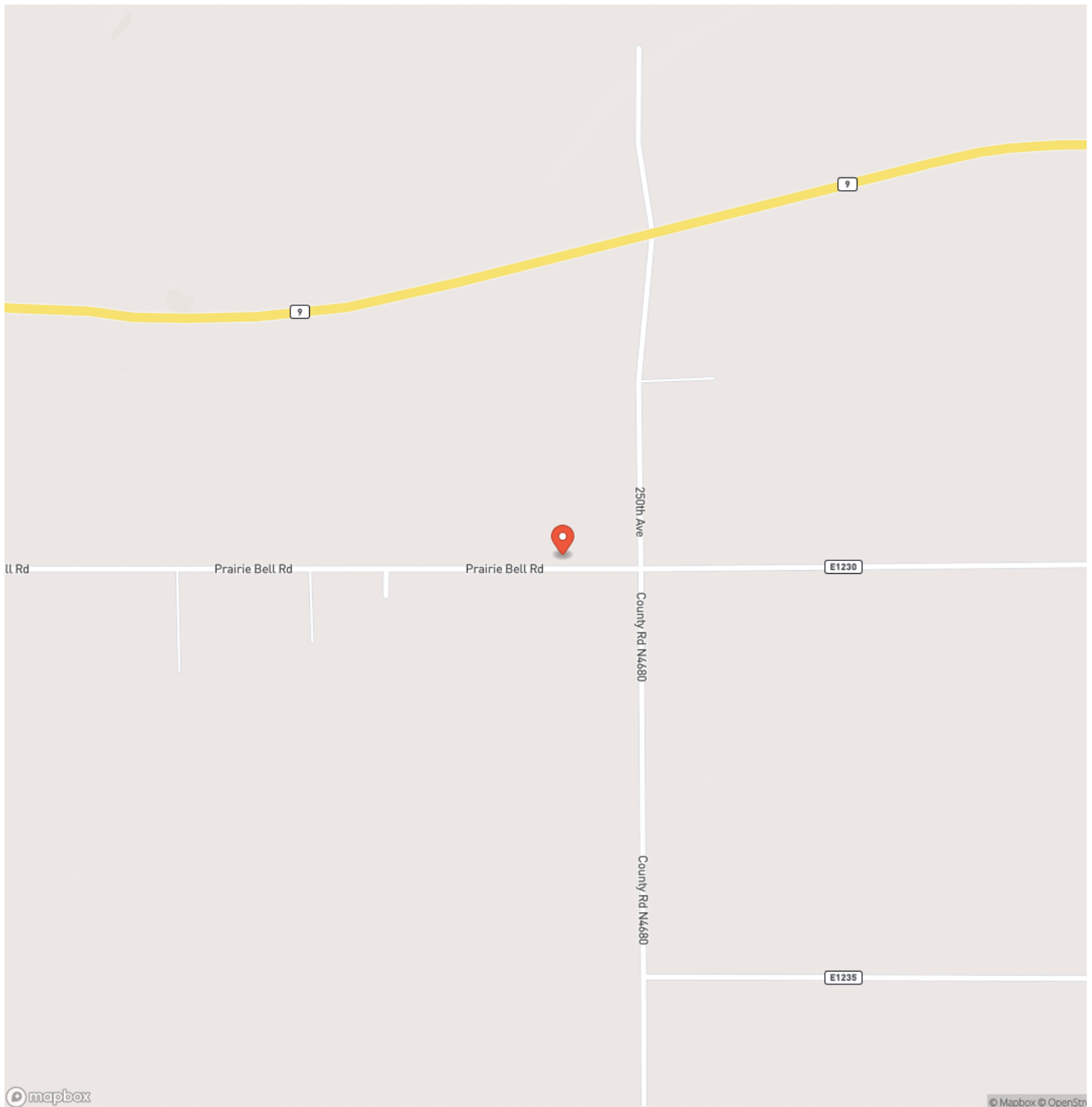
MORE INFO ONLINE:

25110 Prairie Bell Rd
Bokoshe, OK / Le Flore County



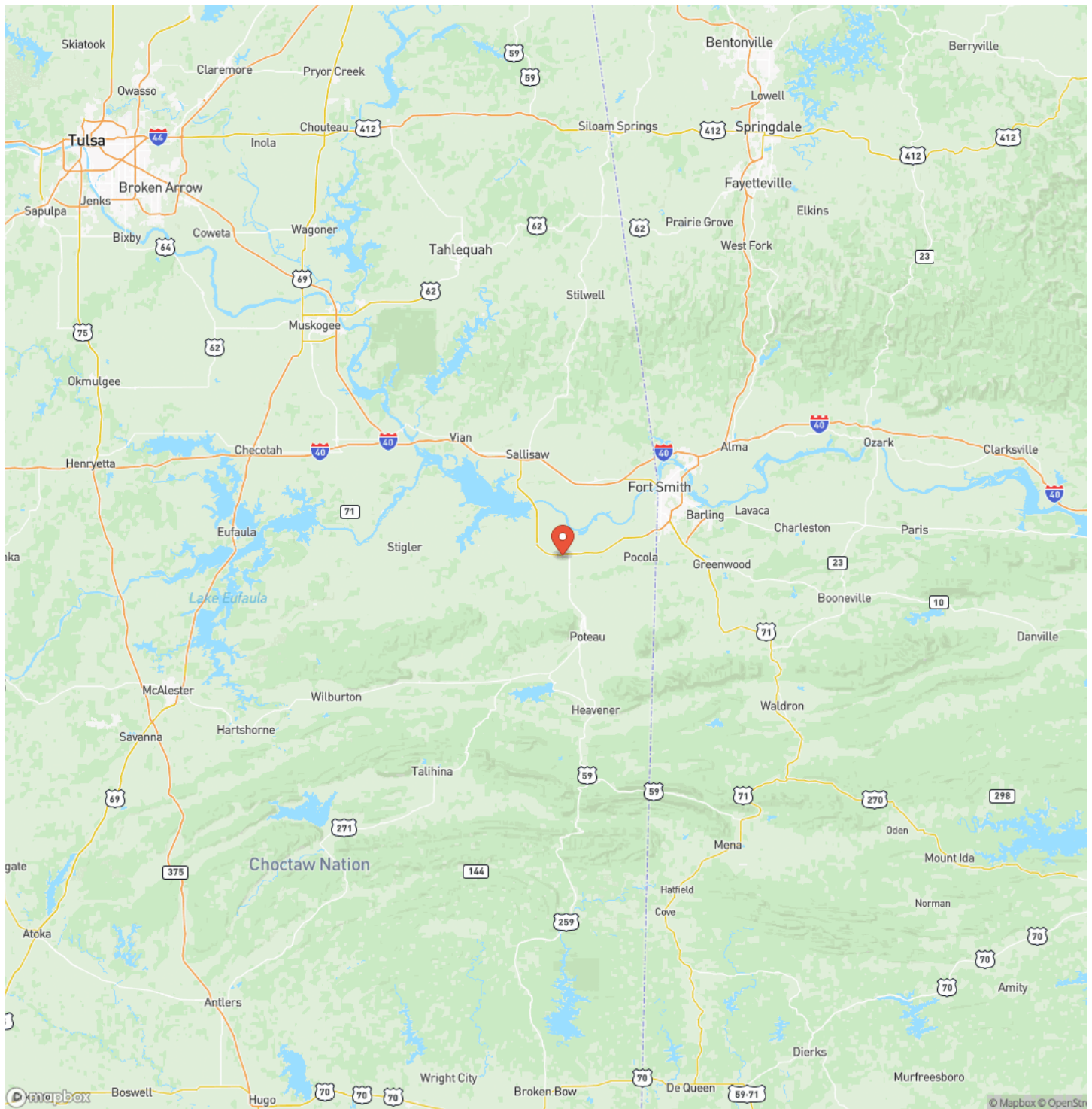
MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

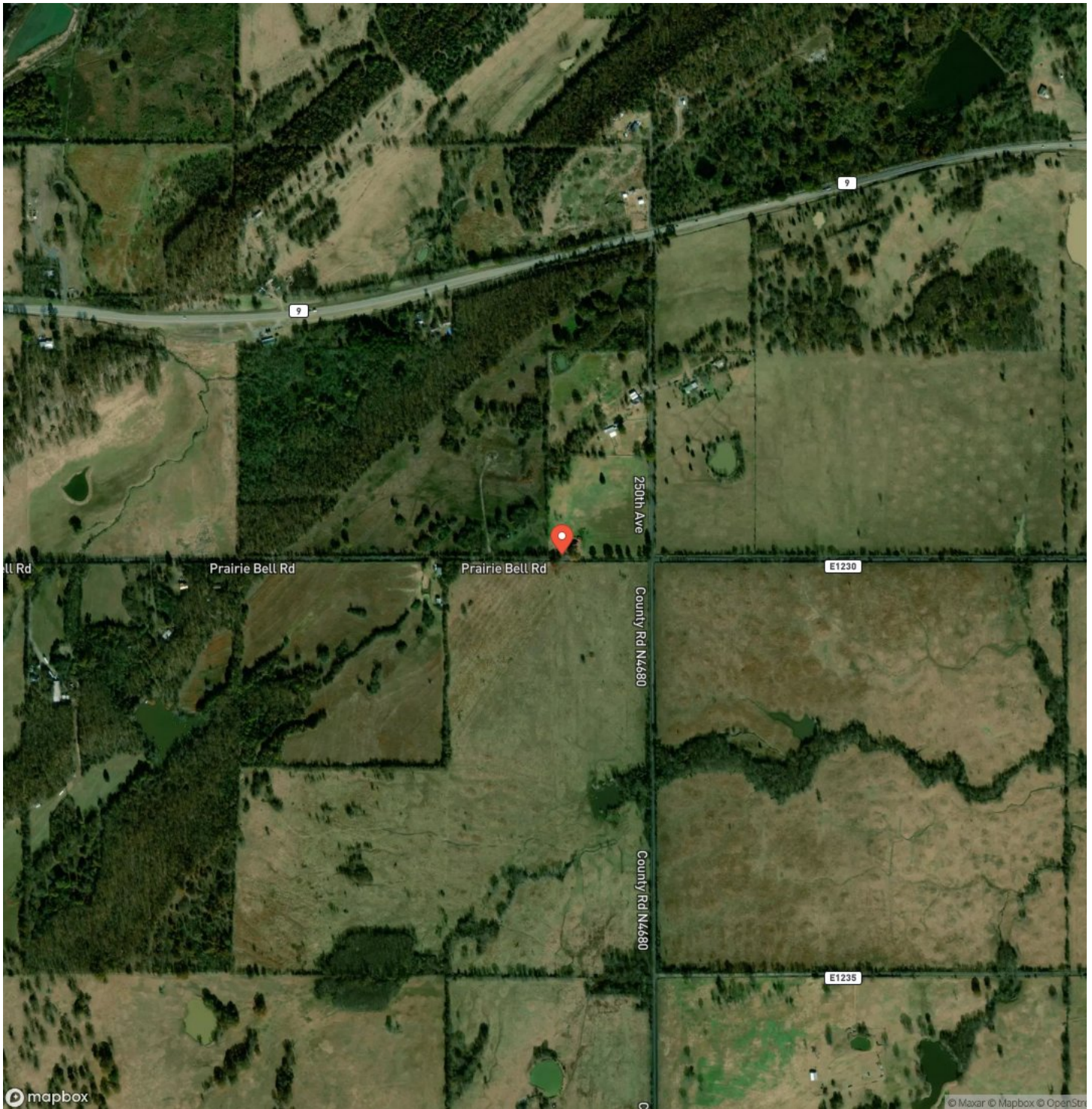
Locator Map



MORE INFO ONLINE:

25110 Prairie Bell Rd
Bokoshe, OK / Le Flore County

Satellite Map



MORE INFO ONLINE:

25110 Prairie Bell Rd
Bokoshe, OK / Le Flore County

LISTING REPRESENTATIVE

For more information contact:



Representative

James West

Mobile

(405) 268-2684

Office

(918) 962-2578

Email

james.west@allaboutuland.com

Address

City / State / Zip

Spiro, OK 74959

NOTES

[illegible]

8

MORE INFO ONLINE:

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

[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.

All About U Real Estate Inc
23431 Queener Loop
Spiro, OK 74959
(918) 658-4476
<https://www.allaboutuland.com/>
