



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

74.67± ACRES
LEFLORE COUNTY, OK
\$499,000

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE LEFLORE 74.67

PROPERTY PROFILE

LOCATION:

- 28924 Highway 144
Smithville, OK 74957
- LeFlore County
- 9.8± Miles E of Honobia
- 40.9± Miles W of Mena, AR
- 48.7± Miles N of Broken Bow
- 185± Miles NW of
Shreveport, LA
- 210± Miles NE of Dallas, TX

COORDINATES:

- 34.5281 -94.7795

TAX INFORMATION:

- 0000-27-01N-24E-0-007-00
- 2025 Taxes: \$407

PROPERTY INFORMATION:

- 74.67± Acres
- Fully-Fenced & Cross-Fenced
- 3 Bedroom/1 Bathroom Home
 - Sold As-Is
- Mixed Pasture & Hardwoods
- Potts Creek Frontage
- Storage Building
- Large Pond
- 2 Shops

PROPERTY USE:

- Hunting
- Agricultural
- Investment
- Residential
- Recreational
- Potential Hay Operation
- Potential Livestock Operation



LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
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MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 74.67

WELCOME TO THE LEFLORE 74.67, A BEAUTIFUL PROPERTY IN SMITHVILLE, OKLAHOMA, OFFERING THE PERFECT BLEND OF OPEN PASTURE, MATURE HARDWOODS, AND NATURAL BEAUTY. With frontage along Potts Creek, the 74.67± acre LeFlore County property provides a year-round water source for fishing, exploring, and enjoying the outdoors.

For the outdoor enthusiast, the property offers opportunities for hunting, with a combination of hardwoods, open pasture, and creek frontage that creates a diverse natural setting for wildlife. Whether you're looking to expand your livestock operation or simply seeking a place to enjoy the country lifestyle, the LeFlore 74.67 has plenty to offer.



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MORE ABOUT THE LEFLORE 74.67

The property would make an excellent location for raising cattle, with ample pastureland and room to grow your herd. If hay production is what you have in mind, the land offers that opportunity as well. Adding to the property's functionality are two shop buildings and a hay barn, providing abundant storage and workspace. A three-bedroom, one-bathroom home, which is being sold as-is, is also included.

With its combination of pasture, hardwoods, creek frontage, scenic views, hunting opportunities, and existing improvements, the LeFlore 74.67 is a property worth exploring.

Call Luke Alston or MaRissa Nichols today to schedule a private showing and experience #TheSmallTownWay!



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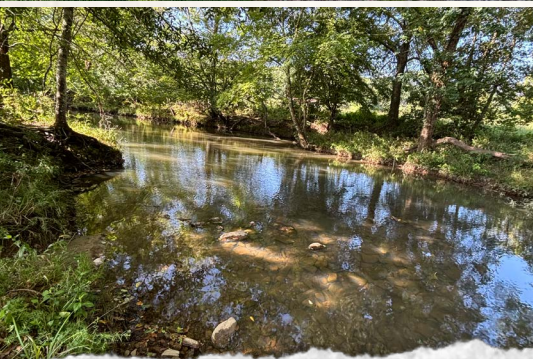
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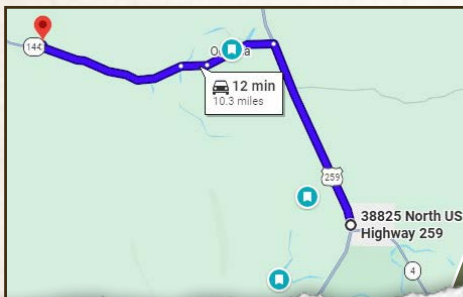
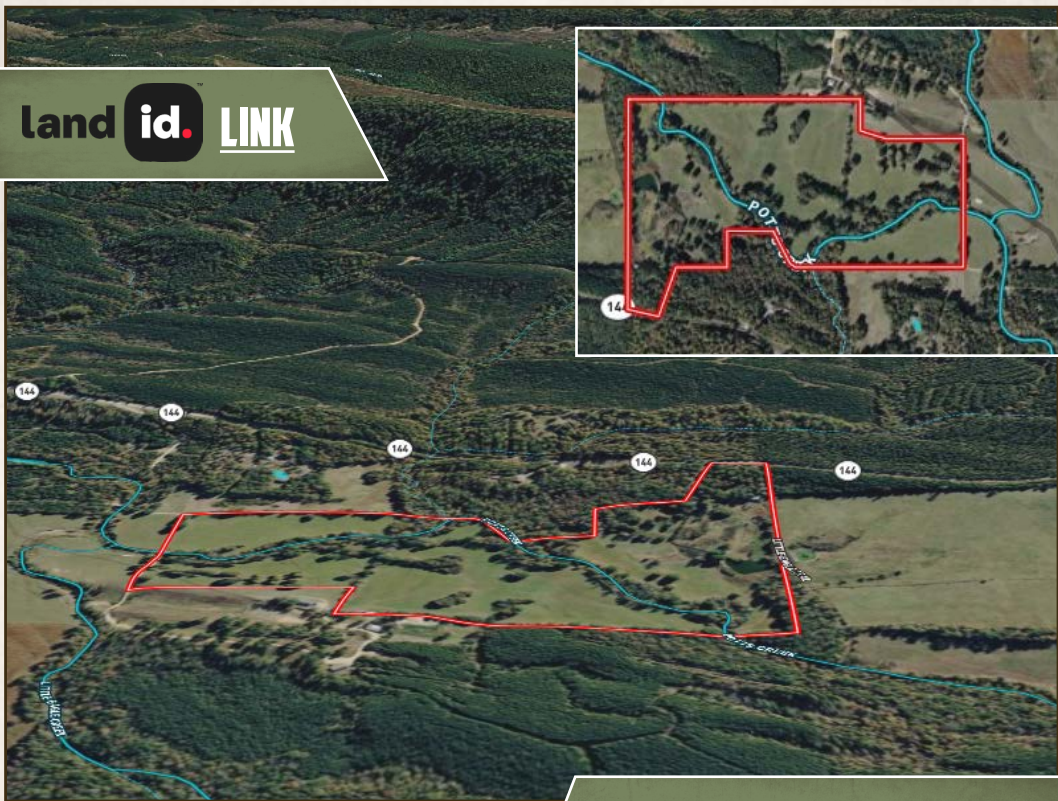
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land id. LINK



Directions from the intersection of Highway 4 and 259 in Smithville, OK: Travel north on Highway 259 for 4.5 miles. Turn left onto OK-144 and continue west for 5.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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