



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LITTLE EAGLE CREEK NORTH DEVELOPMENT
LEFLORE COUNTY, OK
17 LOTS AVAILABLE | PRICES & ACREAGE VARY

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

LITTLE EAGLE CREEK NORTH DEVELOPMENT

PROPERTY PROFILE

LOCATION:

- Off Lowrie Loop
Smithville, OK 74957
- Octavia Community
- LeFlore County
- 10± Miles NW of Smithville
- 39± Miles N of Hochatown

COORDINATES:

- 34.5272, -94.7702

TAX INFORMATION:

- TBD

PROPERTY USE:

- Home/Cabin Sites
- Recreation
- Investment

PROPERTY INFORMATION:

- 17 Available Tracts
 - 10 Creekside Lots
 - 7 Off-Creek Lots
- Established Utilities per Lot
- Frontage on Little Eagle Creek

LOT ACREAGE & PRICING:

- Creekside Lots
 - Lot 1: 3.083± Acres: \$89,000
 - Lot 15: 2.310± Acres: \$89,000
 - Lot 16: 2.983± Acres: \$89,000
 - Lot 17: 2.133± Acres: \$89,000
 - Lot 18: 1.621± Acres: \$89,000
 - Lot 22: 2.010± Acres: \$89,000
 - Lot 23: 2.437± Acres: \$89,000
 - Lot 24: 2.631± Acres: \$89,000
 - Lot 25: 2.337± Acres: \$89,000
 - Lot 26: 1.827± Acres: \$89,000
- Off-Creek Lots
 - Lot 27: 2.942± Acres: \$59,000
 - Lot 28: 2.359± Acres: \$59,000
 - Lot 21: 2.301± Acres: \$59,000
 - Lot 20: 3.090± Acres: \$59,000
 - Lot 19: 1.795± Acres: \$59,000
 - Lot 3: 2.616± Acres: \$59,000
 - Lot 2: 2.011± Acres: \$59,000

**Prices Subject to Change*



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MARISSA NICHOLS
LAND & RESIDENTIAL SPECIALIST
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5607 Highway 71 South - Cove, AR 71937
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO LITTLE EAGLE CREEK NORTH DEVELOPMENT

THE PERFECT COMBINATION OF SECLUSION, NATURAL BEAUTY, AND CONVENIENCE AWAITS AT LITTLE EAGLE CREEK NORTH IN THE OCTAVIA COMMUNITY OF LEFLORE COUNTY, OKLAHOMA. With many lots available, ranging from 1.7± acres to 3± acres, there's a perfect one for you!

Creekside and off-creek lots are nestled in the heart of the Kiamichi Mountains; these spacious, build-ready tracts feature the ideal place to build your dream home or cabin. Located approximately 30 minutes from Hochatown, Beavers Bend State Park, and Broken Bow Lake, you will be near recreation, dining, and entertainment that Broken Bow has to offer—yet still tucked away in a peaceful, wooded setting. Utilities and high-speed fiber optic internet are already in place, making your build hassle-free.



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MORE ABOUT LITTLE EAGLE CREEK NORTH DEVELOPMENT

Outdoor enthusiasts will appreciate the property's proximity to the Three Rivers Wildlife Management Area and the Ouachita National Forest, offering thousands of acres of public land for hunting, fishing, hiking, and ATV trails that stretch for miles.

To learn more and experience #TheSmallTownWay,
contact **MaRissa Nichols** today!



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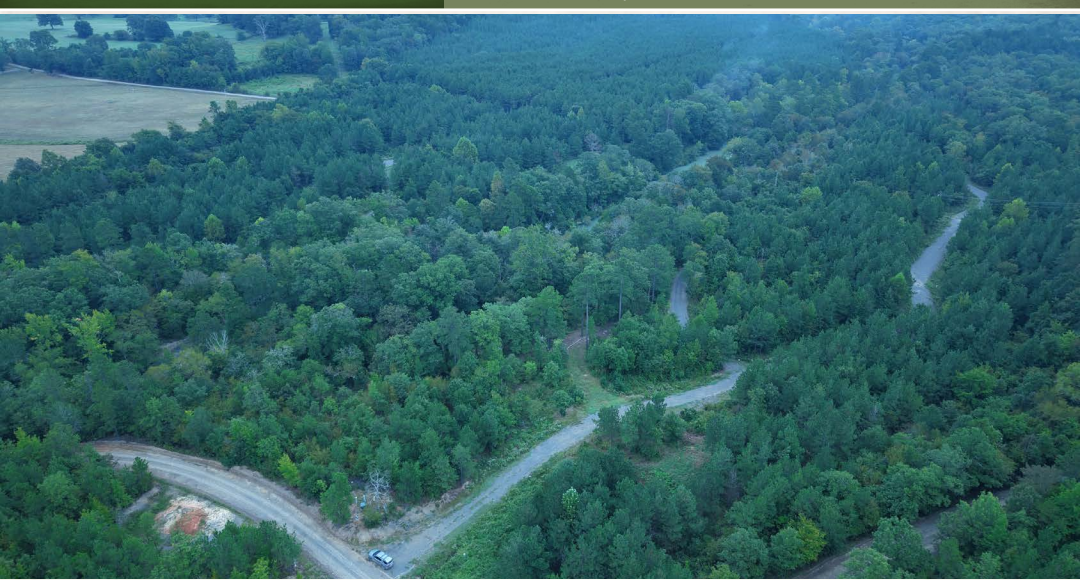
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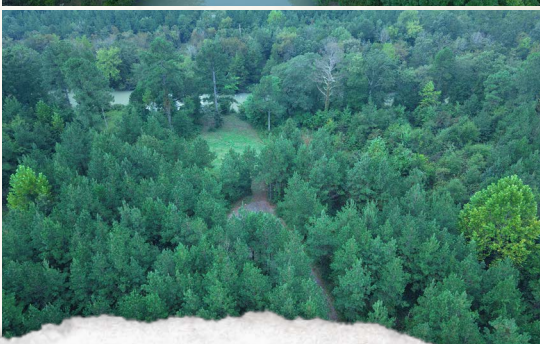
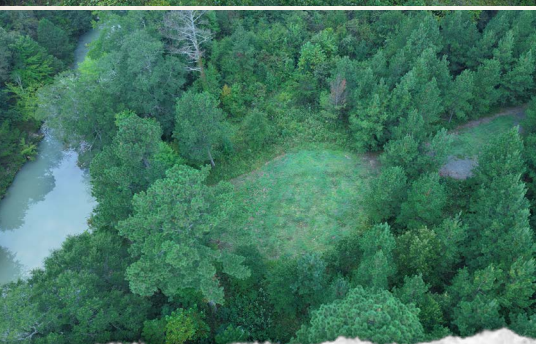
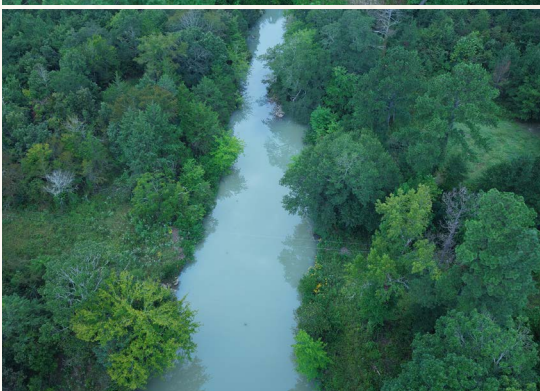
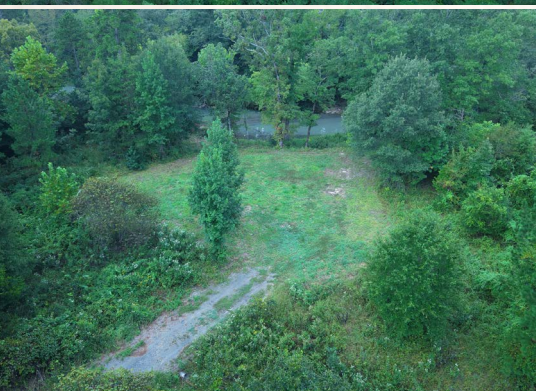
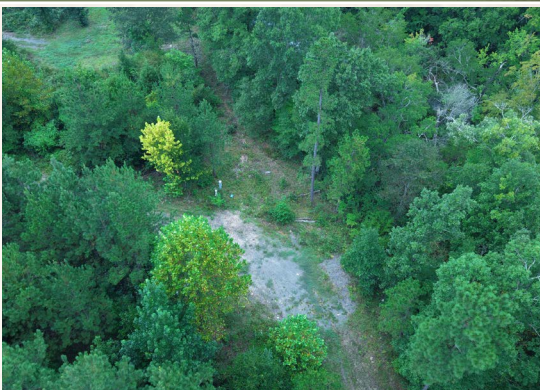
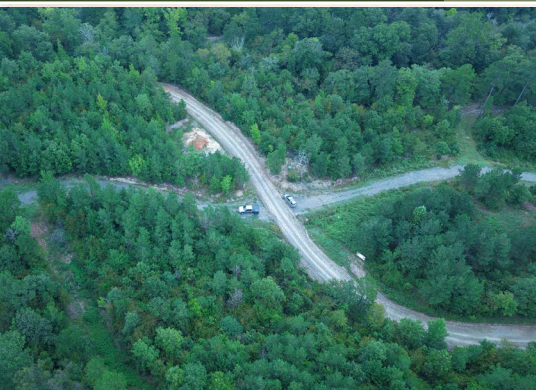
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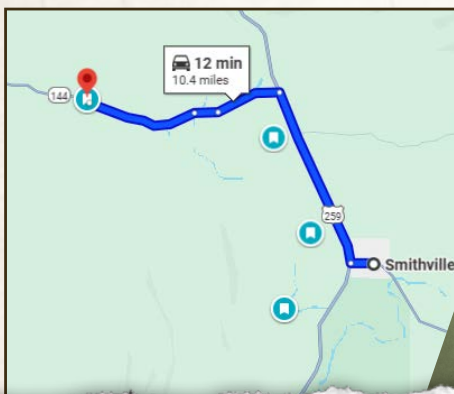
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land id. LINK



Directions from Smithville, Ok:
Travel 4.7 miles north on US-259.
Turn left on OK-144 W and continue
1.7 miles. Merge onto County Rd
E1720 and proceed 0.6 miles. Continue
onto OK-144 W for 2.8 miles. Turn right
onto Lowrie Loop and the destination
will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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