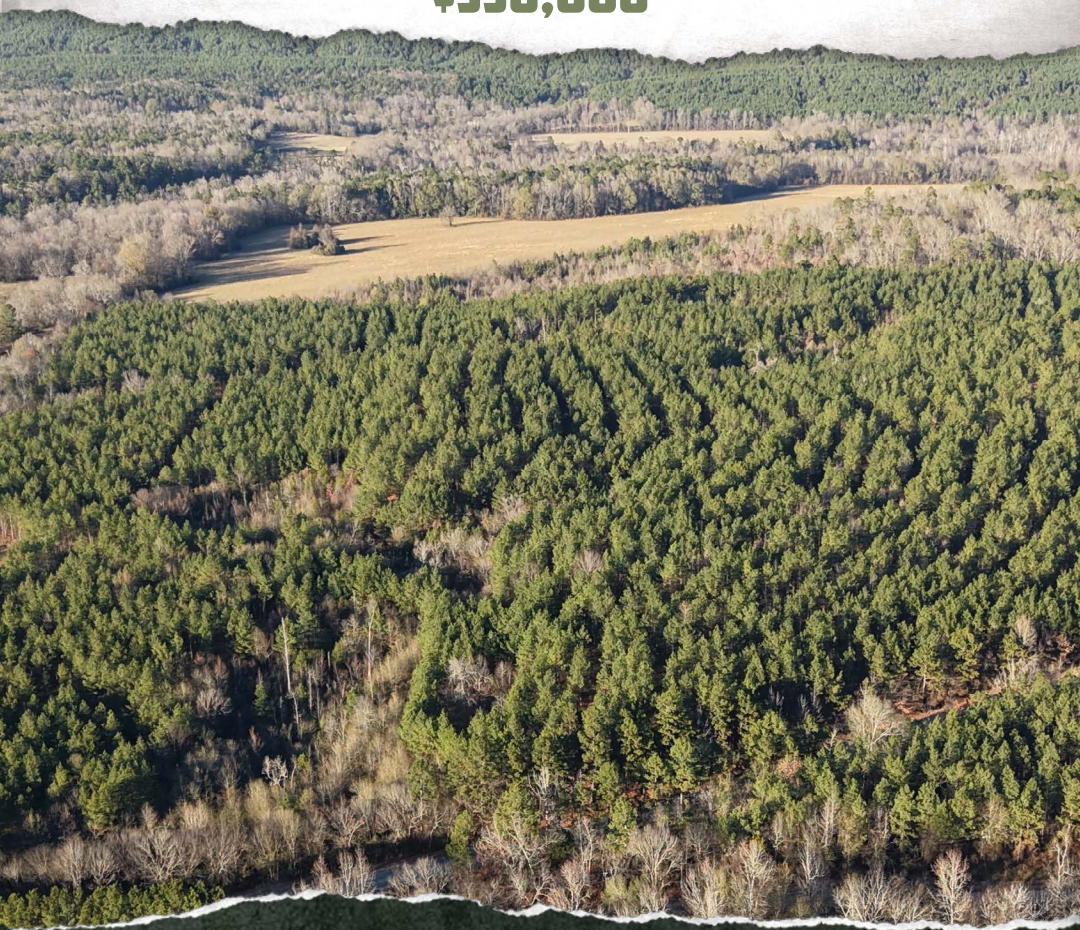




# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**60± ACRES**  
**LEFLORE COUNTY, OK**  
**\$330,000**



[WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM) | (479) 588-1034

# THE LEFLORE 60

## PROPERTY PROFILE

### LOCATION:

- OK-144 Octavia, OK 74957
- LeFlore County
- 7± Miles NW of Smithville
- 14± Miles E of Honobia  
(Home of Bigfoot)
- 22± Miles NW of Cove, AR
- 42± Miles N of Beavers Bend  
State Park
- 53± Miles S of Poteau
- 179± Miles SE of Tulsa
- 220± Miles NE of Dallas, TX
- 229± Miles SE of Oklahoma City

### COORDINATES:

- 34.5254, -94.71195

### PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Sites

### PROPERTY INFORMATION:

- 60± Acres
- 100% Timberland
- Wet Weather Creek
- Frontage on OK-144
- Electricity and Water Available

### TAX INFORMATION:

- Parcel:  
0000-30-01N-25E-0-011-00
- TBD



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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LEFLORE 60

**WELCOME TO THE LEFLORE 60, LOCATED IN SOUTHEAST OKLAHOMA NEAR THE TOWN OF OCTAVIA,** This 60± acre surveyed tract is 100% timber covered, the majority of which is recently thinned planted pine, which will hugely benefit the next owner, as the dollars will grow at a rapid pace. The perimeter of the Leflore County tract is cleared.

The land has access to electricity and rural water for the investor or homeowner looking to build. This area is known for cabin rentals, and the property is primed for that venture. Mountain views and a wet weather creek provide a serene atmosphere. For the hunter looking for a place to hang a stand or set up a blind, the land is covered up in deer.

**Take advantage of a great opportunity!  
Contact Luke Alston or MaRissa Nichols today to schedule  
a private tour and experience #TheSmallTownWay!**



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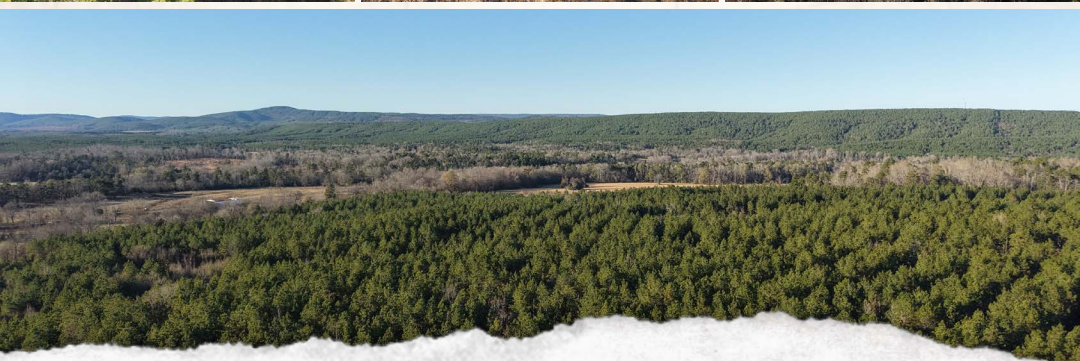
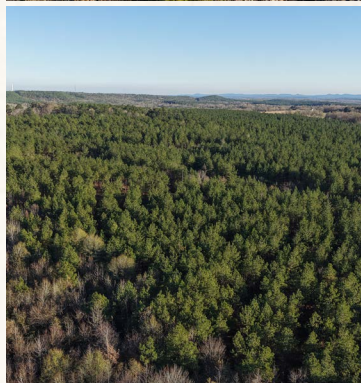
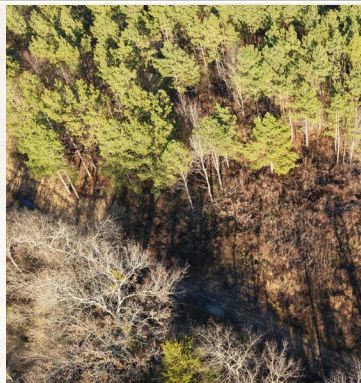
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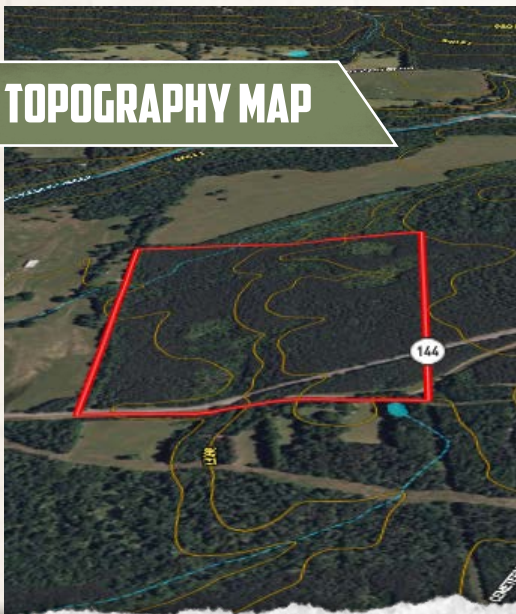
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## TOPOGRAPHY MAP



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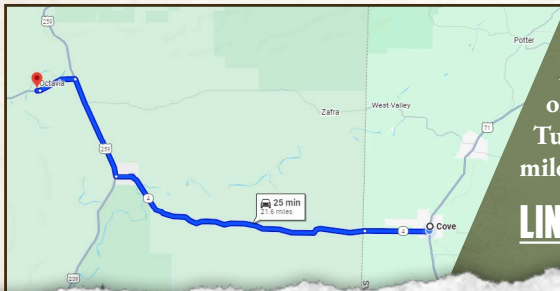
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60± ACRES

LEFLORE COUNTY, OKLAHOMA

land id. LINK



Directions from Cove, AR: Travel on AR-4 W/OK-4 W for 15 miles. Turn right onto US-259 N and continue for 4.7 miles. Turn left onto OK-144 W and proceed for 1.7 miles. The destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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