



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

**66± ACRES  
LEFLORE COUNTY, OK  
\$1,099,000**

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

# THE LEFLORE 66

## 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:

- 2024: \$3,011.15

### PROPERTY USE:

- Home/Cabin Sites
- Recreation
- Investment

### PROPERTY INFORMATION:

- 66± Acres
- 28 Total Lots
  - 15 Creekside
  - 13 Off-Creek
- Established Utilities to Each Lot
- Frontage on Little Eagle Creek



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**MARISSA NICHOLS**  
LAND & RESIDENTIAL SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

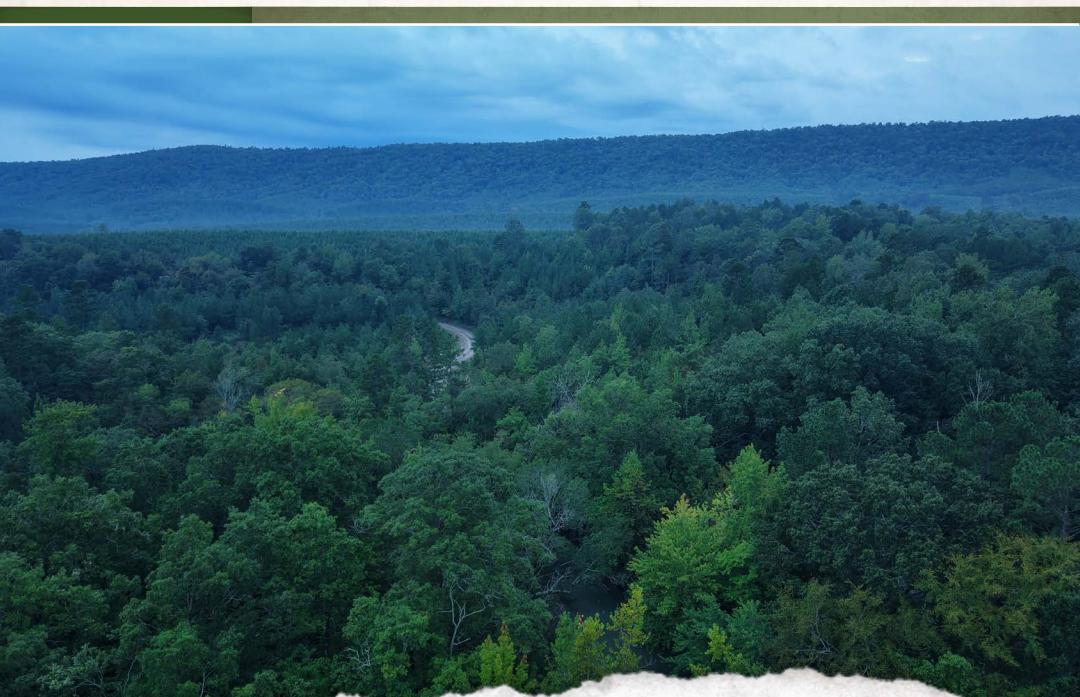
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LEFLORE 66

**TAKE ADVANTAGE OF A UNIQUE INVESTMENT OPPORTUNITY IN LEFLORE COUNTY, OKLAHOMA!** Little Eagle Creek North Development consists of 66± acres with 28 platted lots: 15 creekside lots and 13 off creek. Each lot is equipped with underground utilities; water, electric, and high-speed fiber optic internet are already in place, making this land a truly build-ready development.

Discover the perfect blend of seclusion, natural beauty, and convenience in the Octavia community approximately 10 miles northwest of Smithville. With lots ranging from approximately 1.7 to 3 acres, the groundwork is complete for building short-term rental cabins or creating whatever vision you have in mind. Simple and straightforward covenants are in place to preserve the beauty and peacefulness of this development.



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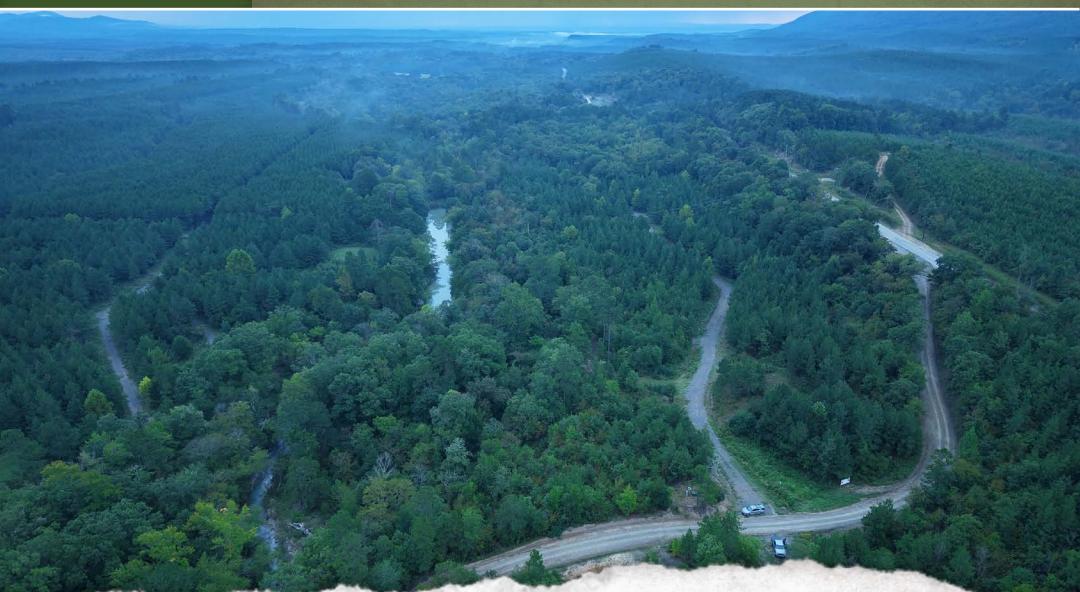
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# MORE ABOUT THE LEFLORE 66

Nestled in the heart of the Kiamichi Mountains and located just off HWY 144, Little Eagle Creek North is approximately 30 minutes from Hochatown, Beavers Bend State Park, and Broken Bow Lake. Enjoy close proximity to premier recreation, dining, and entertainment, while still being tucked away in a serene, wooded setting. The property is also roughly 3.5 hours from both Dallas, TX, and Oklahoma City, OK, offering convenient access for visitors and second-home owners.

Outdoor enthusiasts will love being near the Three Rivers Wildlife Management Area and the Ouachita National Forest, which offer thousands of acres of public land for hunting, fishing, hiking, and ATV trails that stretch for miles. With all foundational infrastructure complete—from underground utilities to platted lots—this development is truly turnkey and ready for your vision.

**Contact MaRissa Nichols today to learn more  
and experience #TheSmallTownWay!**



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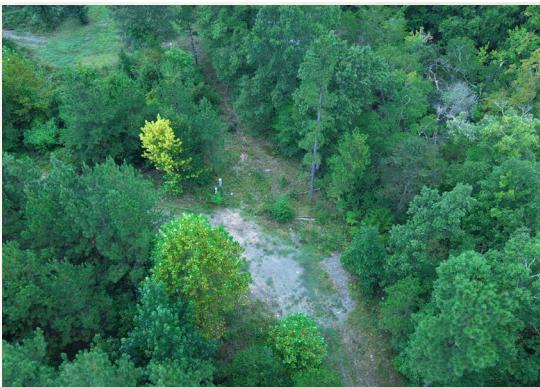
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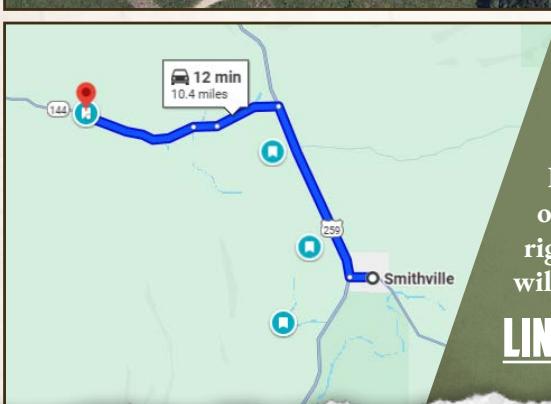
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Directions From Smithville, OK:  
Travel 4.7 miles north on US 259.  
Turn left on OK144 W and continue  
1.7 miles. Merge onto County Road  
E1720 and proceed 0.6 miles. Continue  
on OK144 W and travel 2.8 miles. Turn  
right on Lowrie Loop and the destination  
will be on the right.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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