



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

**5.48± ACRE LOT**  
**LEFLORE COUNTY, OK**  
**\$175,000**

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

# THE LEFLORE 5.48

## PROPERTY PROFILE

### LOCATION:

- State Hwy 259  
Smithville, OK 74957
- Octavia Community
- LeFlore County
- 3.9± Miles N of Smithville
- 33.4± Miles N of Hochatown
- 34.3± Miles W of Mena, AR
- 42.1± Miles N of Broken Bow
- 43.2± Miles S of the Talimena  
Scenic Byway
- 213± Miles N of Dallas, TX
- 221± Miles SE of Oklahoma City

### COORDINATES:

- 34.519, -94.6801

### PROPERTY INFORMATION:

- 5.48± Acre Lot
- Fully Fenced
- 600'± of Frontage on Hwy 259
- Utilities Available:
  - Electricity
  - Water Well & Rural Water
  - Fiber Optic

### PROPERTY USE:

- Development
- Commercial
- Potential Residential

### TAX INFORMATION:

2024: \$114

- Parcel ID:  
0000-33-01N-25E-0-010-00



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**MARISSA NICHOLS**  
LAND & RESIDENTIAL SPECIALIST

C: 580-306-5671

O: 479-588-1034

[marissa@smalltownproperties.com](mailto:marissa@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE LEFLORE 5.48

**WELCOME TO A 5.48± ACRE LOT LOCATED IN LEFLORE COUNTY, OKLAHOMA, JUST 30 MINUTES NORTH OF HOCHATOWN AND BEAVERS BEND STATE PARK.** This property is also near the Talimena Scenic Byway, offering miles and miles of scenic views. As tourism continues to grow in the region, so does the demand for local businesses and services.

This fully fenced lot offers a fantastic opportunity to establish or expand your business in the growing Octavia community! With over 600 feet of Highway 259 frontage, your business will benefit from excellent visibility and easy access—perfect for attracting steady traffic.



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# MORE ABOUT THE LEFLORE 13.31

Utilities include electricity, fiber optics, and an on-site water well, with rural water available nearby—making development simple and cost-effective.

Whether you're envisioning a retail space, service center, lodging, or outdoor recreation business, this property offers the perfect blend of location, accessibility, and natural surroundings to support your success.

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



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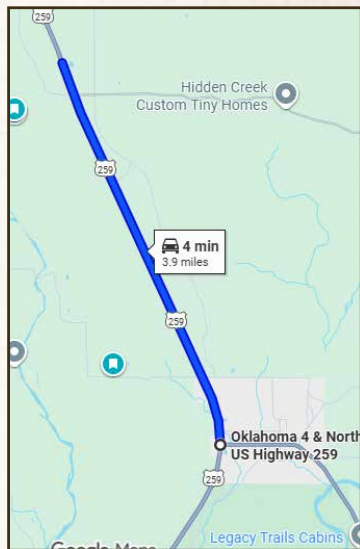


**5.48± ACRE LOT**

**LEFLORE COUNTY, OKLAHOMA**



**land id.**  
**LINK**



Directions From the Intersection of Hwy 4 and Hwy 259 in Smithville, OK: Travel 3.9 miles north to the property on the right.

**LINK TO GOOGLE  
MAP DIRECTIONS**



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