



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

**13.31± ACRES WITH A CABIN**  
**LEFLORE COUNTY, OK**  
**\$450,000**



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



# THE LEFLORE 13.31

## PROPERTY PROFILE

### LOCATION:

- 68858 State Hwy 259  
Smithville, OK 74957
- Leflore County
- 24± Miles S of the Talimena  
National Scenic Byway
- 34± Miles N of Hochatown
- 40.1± Miles N of  
Beavers Bend State Park
- 81± Miles SW of Fort  
Smith Regional Airport
- 213± Miles NE of Dallas, TX

### COORDINATES:

- 34.52286, -94.68041

### PROPERTY USE:

- Residential
- Investment
- Small Farm
- Homestead

### PROPERTY INFORMATION:

- 13.31± Fenced Acres
- 10± Acres of Mixed  
Hardwoods/Pines
- 1,296± SqFt Cabin
  - 2 Bedrooms/2 Baths
  - Updated Flooring
  - Covered Front and Back Porches
- Covered Carport Area
- Additional Covered Parking
- Fenced Pastureland
- Loafing Shed
- Private Water Well
- Rural Water Access
- Storage Buildings
- Frontage on Hwy 259

### TAX INFORMATION:

2024: \$1,190

- Parcel: 0000-28-01N-25E-0-035-00



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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LEFLORE 13.31

**YOUR PEACEFUL COUNTRY RETREAT AWAITS IN LEFLORE COUNTY, OKLAHOMA!** Nestled on 13.31± scenic acres with road frontage on Hwy 259 in Smithville, the property features a cabin and pastureland, along with mixed hardwoods and pines. Bring your horses, livestock, and love for the outdoors! Whether you're looking for a private getaway, a hobby farm, or a potential income property, this place has it all!

The entire property is fully fenced, with nearly 10 acres of dense woods, including large, mixed hardwood trees, creating a shaded, secluded retreat surrounded by nature. Additionally, there are two separate pastures, ideal for horses, goats, or other farm animals.



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# MORE ABOUT THE LEFLORE 13.31

Inside the 1,296± square foot cabin, built in 2005, you will find two bedrooms, two full baths, and new flooring throughout, creating a fresh and updated feel. An open living area is both functional and inviting, while the kitchen features ample storage and generous counter space, perfect for everyday cooking or entertaining. The primary bedroom includes a private en suite bathroom for added comfort and convenience. Outside are two storage buildings for tools and equipment, along with an extra covered parking area, ideal for vehicles, trailers, or RVs.

Located in the Octavia community, you're roughly 35 minutes north of Hochatown and Beavers Bend State Park, which offers endless outdoor recreation, and only 30 minutes south of the Talimena Scenic Byway, where you can enjoy breathtaking drives through the Ouachita Mountains. With plenty of space to build additional cabins, this property offers a prime investment opportunity or vacation rental potential.

Whether you're looking to settle down, start a new venture, or simply escape to the country, this gem is a must-see!

**Contact MaRissa Nichols today to schedule a personal tour and experience #TheSmallTownWay!**



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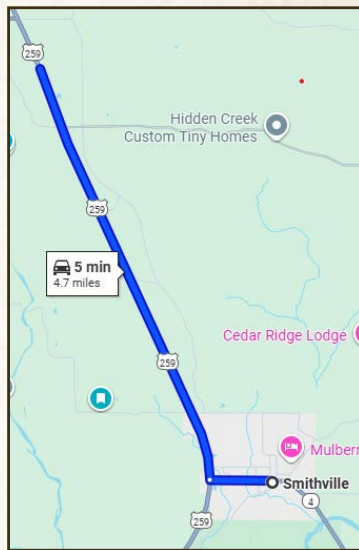
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**land id.**  
**LINK**



## INFRARED MAP



Directions From Smithville,  
OK: Travel 4.2 miles north  
on Hwy 259 to the property  
on the right with a metal gated  
entrance.

**LINK TO GOOGLE  
MAP DIRECTIONS**



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