

**0.11± ACRE LOT
LEFLORE COUNTY, OK**

\$3,995



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE LEFLORE 0.11

PROPERTY PROFILE

LOCATION:

- Octavia Road
Smithville, OK 74957
- LeFlore County
- $22.3 \pm$ Miles SE of
Talimena Scenic Byway
- $35.2 \pm$ Miles N of Hochatown
- $36.1 \pm$ Miles W of Mena, AR
- $43.9 \pm$ Miles N of Broken Bow
- $217 \pm$ Miles NE of Dallas, TX
- $222 \pm$ Miles SE of Oklahoma City

COORDINATES:

- 34.5268, -94.70265

PROPERTY USE:

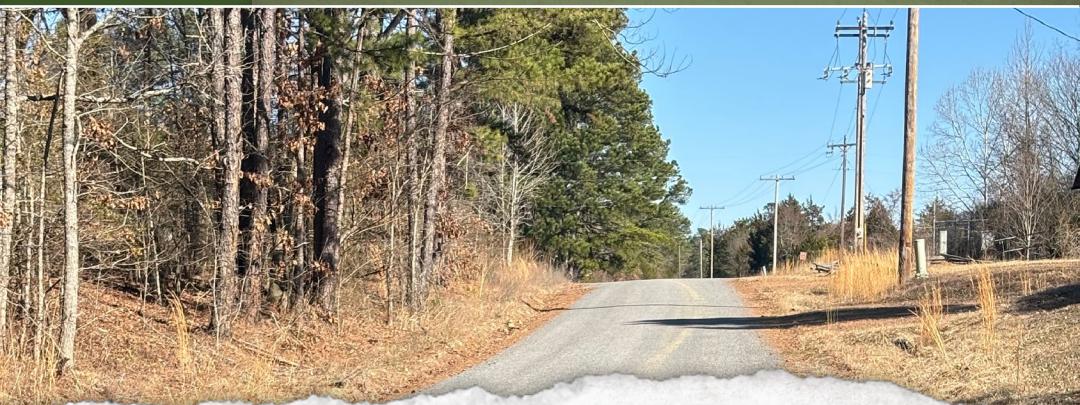
- RV/Camp Site
- Recreational

PROPERTY INFORMATION:

- $0.11 \pm$ Acre Lot
- Utilities Available

TAX INFORMATION:

- Parcel ID:
0490-00-002-000-0-005-00
- \$18 (2025)



MARISSA NICHOLS
LAND & RESIDENTIAL SPECIALIST

C: 580-306-5671

O: 479-588-1034

marissa@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 0.11

DISCOVER THE PERFECT SPOT FOR YOUR RV OR CAMPSITE IN THE PEACEFUL COMMUNITY OF OCTAVIA, OKLAHOMA, NEAR SMITHVILLE. This $0.11\pm$ acre LeFlore County lot offers water and electricity nearby and is conveniently located on a paved county road just off Highway 144 for easy access.

Surrounded by the natural beauty the area is known for, outdoor recreation and adventure await right outside your door. Enjoy nearby ATV trails, scenic views, and endless opportunities to explore, hunt, fish, or just relax. Perfect for a weekend getaway or permanent campsite.

The LeFlore 0.11 is approximately 30–45 minutes from several popular destinations, including the Talimena Scenic Byway, Hochatown, Broken Bow Lake, and Beavers Bend State Park, and Mena, Arkansas.

With no restrictions and plenty of peace and quiet, this is the perfect place to relax and unwind.

**Disclaimer: An additional lot is available.*

Contact MaRissa Nichols today to schedule a private showing or for more information.



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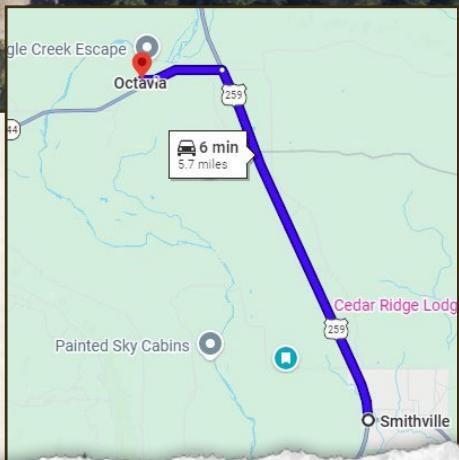
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land id.™ **LINK**



Directions From Smithville, OK: Travel on US-259 N for 4.7 miles. Turn left onto OK-144 W and continue for 0.9 miles. Turn right onto Octavia Road, and after 0.2 miles, the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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