

# 40 acres in Le Flore County

Roads Less Traveled Properties | 918-647-6335 | [tonyalaney599@gmail.com](mailto:tonyalaney599@gmail.com)

## Property Address

13245 State Hwy 83  
Poteau, Oklahoma 74953

## Property Highlights

- Price: \$275,000.00
- Acres: 40.00
- County: Le Flore
- State: Oklahoma
- Closest City: Poteau
- Property Type: Farms, Ranches, Residential Property



## Property Description

PEACEFUL COUNTRY  
LIVING AT IT'S BEST!

ELEGANT COUNTRY ESTATE  
SITTING ON 40 + - ACRES IN  
THE SUGAR LOAF VALLEY.

CUSTOM BUILT HOME THAT  
IS ABSOLUTELY BEAUTIFUL.  
THE VIEWS ARE  
SPECTACULAR.... THE  
POTEAU MOUNTAINS ARE  
ON ONE SIDE, AND THE  
SUGAR LOAF MOUNTAINS  
ARE ON THE OTHER SIDE.  
THE ACREAGE IS A  
COMBINATION OF  
PASTURES, AND SOME NICE  
TREE COVER FOR WILDLIFE.  
THERE IS A NICE STOCKED



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More details at [landsofoklahoma.com/listing/5269591](https://landsofoklahoma.com/listing/5269591)

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POND, AND CROSS FENCED FOR ROTATIONAL GRAZING. HAY PRODUCTION, AND LIVESTOCK GRAZING AS WELL AS A REALLY NICE HUNTING ADVANTAGE WITH QUALITY GRASSES AND FORAGE.

THERE IS A NICE SHOP BUILDING THAT MEASURES 24 X 36 AND IS WIRED FOR ELECTRIC. RURAL WATER SUPPLIES THE HOME AND PENS, AND THERE IS AN RV COMPLETE HOOKUP AS WELL. A NICE FENCED IN AREA FOR YOUR PETS WITH A SHELTER TO KEEP THEM DRY WHEN THE WEATHER IS DAMP.

THE HOME WAS CUSTOM BUILT IN 2005. THE OWNERS HAVE ADDED BEAUTIFUL DETAIL TO EVERY SQUARE FOOT OF THIS ELEGANT HOME. FORMAL DINING, GRANITE COUNTER TOPS, CUSTOM BUILT CABINETS, BEAUTIFUL PORCELAIN FLOORS, WITH CARPET IN THE BEDROOMS. A BEAUTIFUL INVITING SETTING IN EVERY SINGLE ROOM. THERE IS A BEAUTIFUL CORNER GAS FIREPLACE IN THE LIVING ROOM AND THE THE WINDOWS ARE BIG AND THE VIEWS FROM ANY WINDOW IN THE HOME IS SPECTACULAR! THE LANDSCAPING AROUND THE HOME IS BEAUTIFULLY

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PLANNED OUT FOR THE  
UTMOST OF OUTDOOR  
ENTERTAINING AND  
PEACEFUL RELAXATION. A  
DETACHED COVERED BIG  
CARPORT WITH A WALKING  
PATH TO THE HOME FOR  
ADDED BEAUTY.

THE ACREAGE IS A 80 / 20  
SPLIT OF CLEAN CLEAR  
PASTURES, AND NICE TREE  
COVER. THERE ARE SOME  
FENCING IN PLACE, AND  
WITH GOOD MANAGEMENT,  
25 AU'S CAN EASILY GRAZE  
ON THE PASTURES. SUGAR  
LOAF CREEK IS NEARBY,  
AND THE TOWN OF MONROE  
IS JUST WEST OF THE  
PROPERTY. THE  
COMMUNITY IS PEACEFUL  
AND QUIET.

A REALLY NICE PLACE TO  
CALL HOME.....COME TAKE  
A LOOK!!!

## Driving Directions

TAKE THE EXIT OFF OF HWY  
54 JUST NORTH OF HOWE  
OKLAHOMA AT THE EZ  
MART ON TO HWY 83. THE  
PROPERTY IS JUST PAST  
MONROE ON THE  
RIGHT....LOOK FOR THE  
ROADS LESS TRAVELED  
PROPERTIES SIGN.

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