

Buckeye Lodge
1024 Polk Rd 602 W
Mena, AR 71953

\$329,999
0.68± Acres
Polk County



Buckeye Lodge
Mena, AR / Polk County

SUMMARY

Address

1024 Polk Rd 602 W

City, State Zip

Mena, AR 71953

County

Polk County

Type

Business Opportunity, Single Family, Residential Property,
Recreational Land, Hunting Land

Latitude / Longitude

34.42344 / -94.060772

Taxes (Annually)

\$979

Dwelling Square Feet

1,536

Bedrooms / Bathrooms

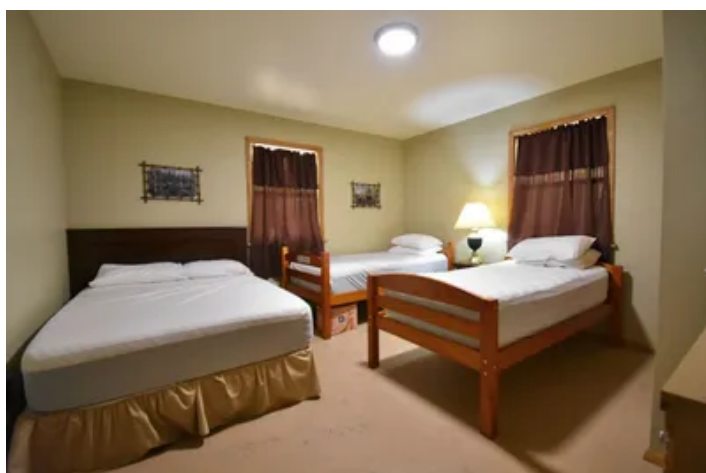
4 / 2

Acreage

0.68

Price

\$329,999



PROPERTY DESCRIPTION

BUCKEYE LODGE

Investment opportunity in the heart of the Ouachita National Forrest! This income-producing property offers strong rental potential in an area known for its outdoor recreation and small-town charm.

Nestled in the heart of the Ouachita National Forest, discover a unique blend of business opportunity and comfortable residential living on a .68-acre lot. This distinctive property, boasting a charming log exterior and modern amenities, offers the ideal setting for those seeking both a tranquil, off the grid home life and entrepreneurial potential. With four bedrooms and two baths, this 2010-built residence provides ample space and a versatile layout for a variety of pursuits.

Location

This property is ideally situated near Mena, Arkansas, within the scenic expanse of Polk County. The specific subdivision of 11-04-29 places it in a well-established area, offering both privacy, hunting, Wolf Pen Gap ATV trails, The Ouachita National Forest, and Shady Lake Camp grounds. The property is perfect for both residents and visitors alike who seek "unplugged" time to enjoy nature. More information and rental/Air B&B availability can be found at www.mountainsinmyheartcabins.com.

Land and terrain

The land offers a generous footprint for various activities. The terrain presents a canvas for personalized landscaping and outdoor design, allowing a new owner to craft their ideal environment, whether for recreation, gardening, or simply enjoying the open space.

Improvements and infrastructure

This charming 2010-built home features a sturdy slab foundation and a durable metal roof, ensuring longevity and low maintenance. The single-story log exterior exudes rustic elegance, complementing the natural surroundings. Inside, the residence offers four bedrooms and two full baths, providing comfortable living arrangements for a group or your family. While specific interior finishes are open to the buyer's creative vision, the existing structure provides an excellent starting point for customization. The property includes the convenience of a deck that overlooks the babbling, cold mountain waters of Sugar Creek and walk up access to cool off in on the hot summers.

Water and utilities

The property, although remote, has all essential services, including wi-fi. This flexibility allows for tailoring services to individual needs and preferences, ensuring comfort and convenience.

Wildlife and vegetation

The property offers a natural habitat, inviting a variety of local wildlife to grace the surroundings. The existing vegetation provides a lush backdrop, and the potential exists to cultivate a diverse array of plants and landscaping, enhancing the property's natural beauty and creating a private oasis.

Current and potential use

Presenting a rare "Business Opportunity" alongside its "Single Family" and "Residential Property" classifications, this property offers incredible versatility. Whether you envision a primary residence with ample space or a venture that capitalizes on its unique characteristics, the possibilities are vast. The property stands ready to accommodate a range of aspirations, from a peaceful family home to an entrepreneurial endeavor.

Access and easements

The property benefits from county road access, ensuring ease of entry and exit. However, it does require a truck, 4-wheel drive, or Sport Utility Vehicle to access. Any easements are in place to support the property's functionality and accessibility, providing peace of mind for future owners.

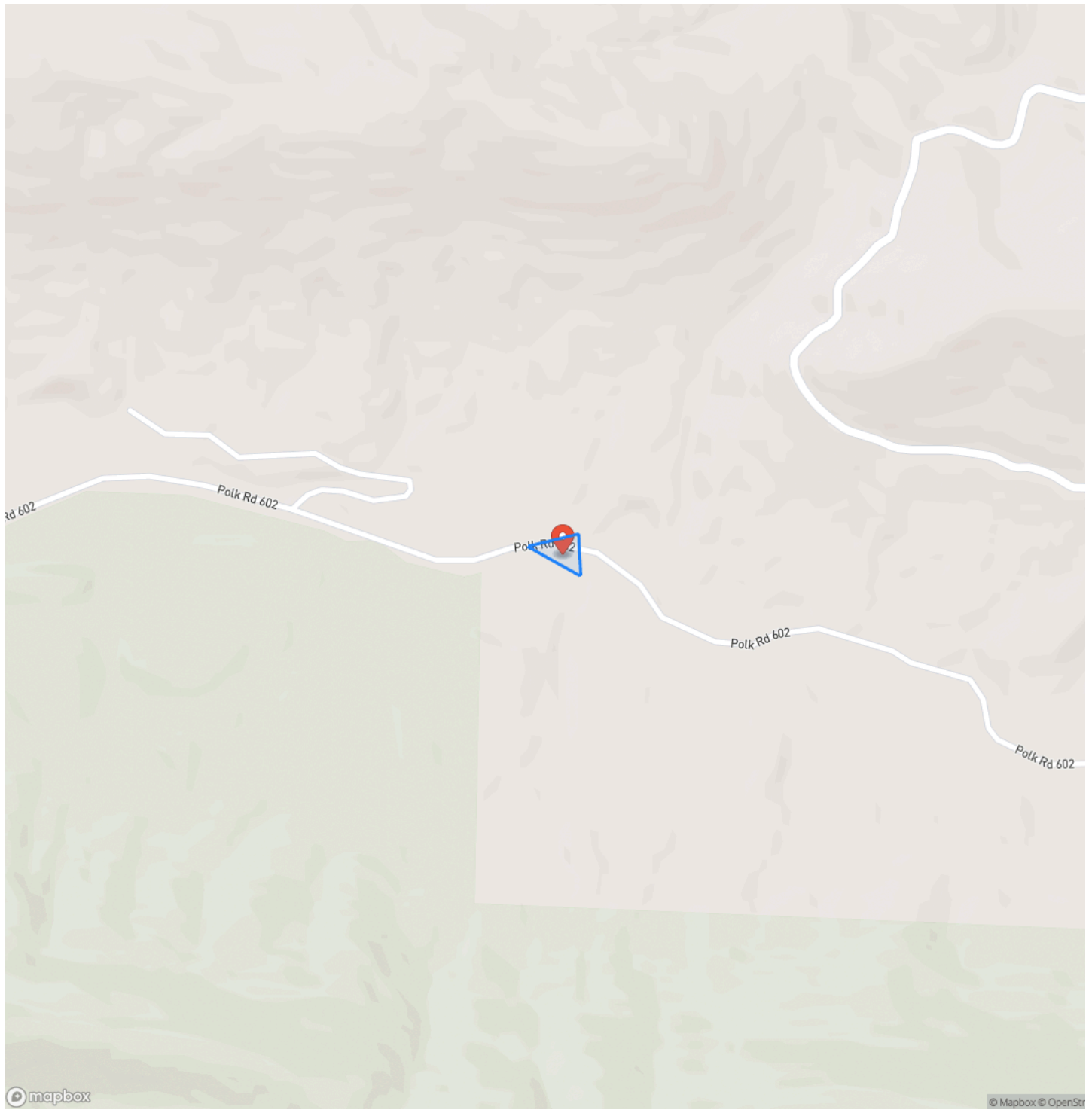
Showing instructions and contact

To schedule a showing and explore this exceptional opportunity, please contact Peggy Speer. She can be reached via email at pspeer@mossyoakproperties.com or by phone at [\(903\) 277-8203](tel:(903)277-8203). This property is available under "Cash" and "Conventional" listing terms.

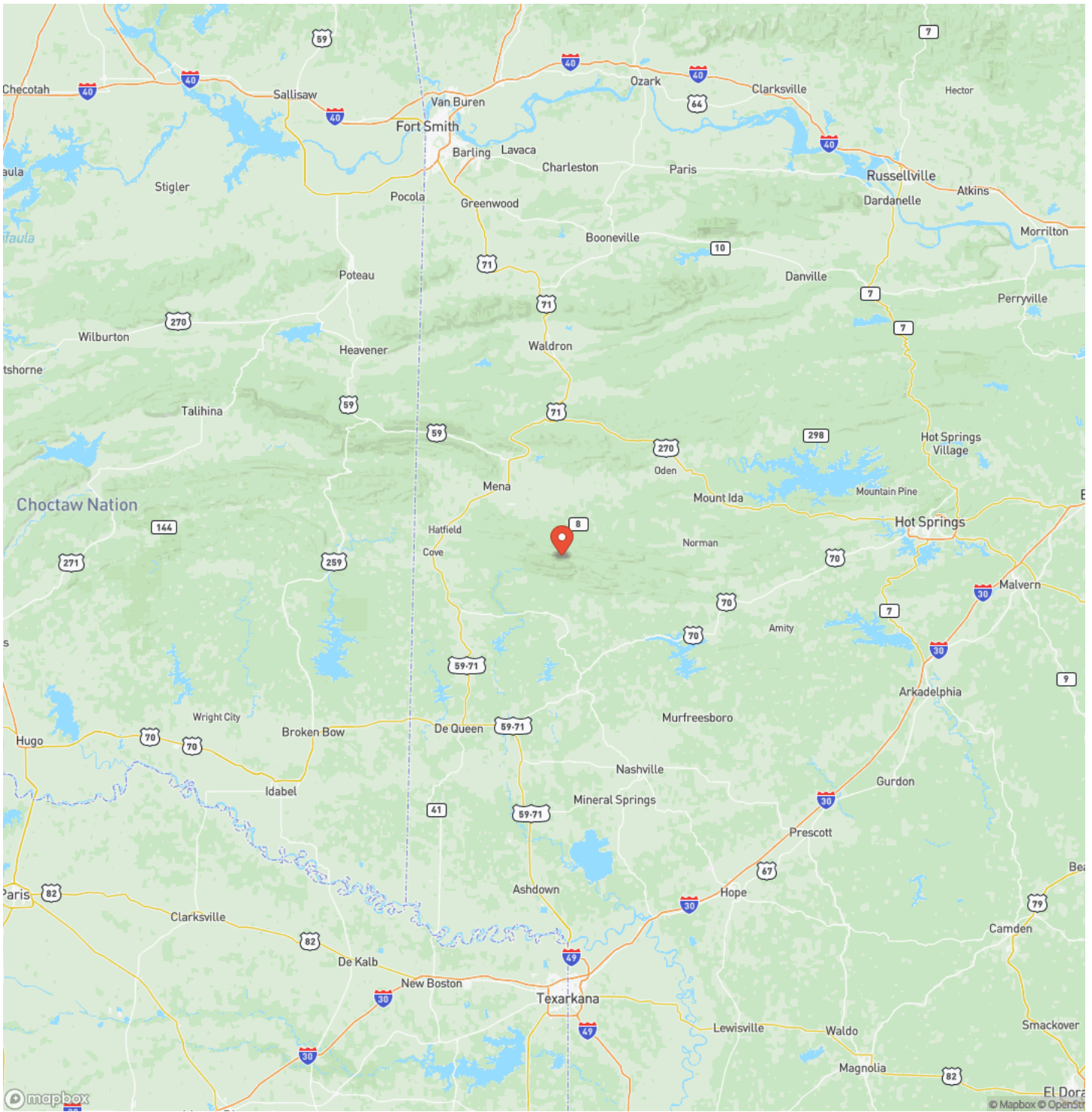
Buckeye Lodge
Mena, AR / Polk County



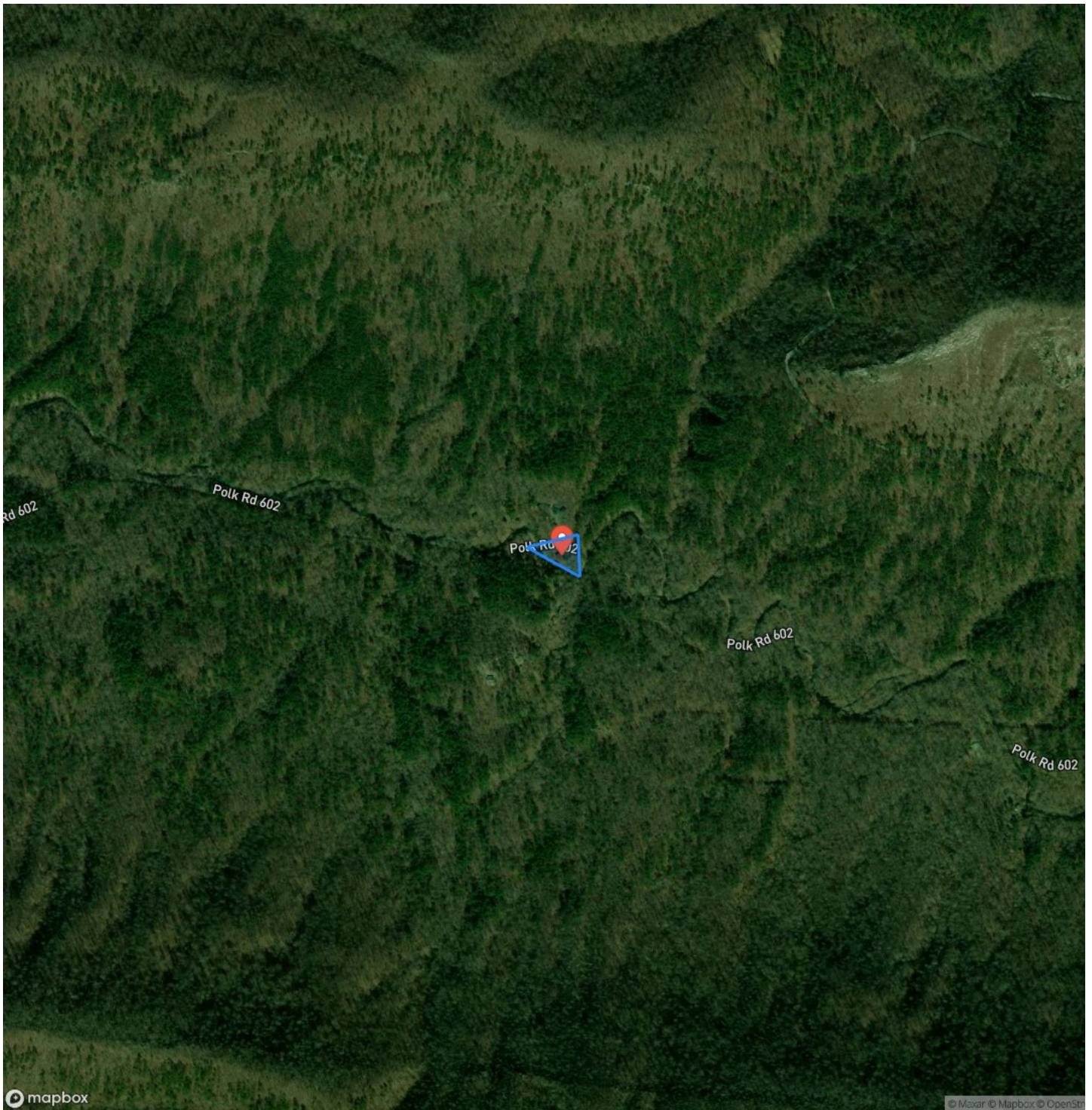
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), nor their subsidiaries, affiliates, nor representatives warrant the accuracy, adequacy, or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations, and all information contained herein are provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided.

Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, or misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands, or causes of action, of every kind, nature, and description relating to their access to or presence on the property.

Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
MossyOakProperties.com

