SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

EAGLES LANDING ESTATES
MENA | POLK COUNTY, AR

11 LOTS AVAILABLE | ACREAGE & PRICES VARY



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

EAGLES LANDING ESTATES

PROPERTY PROFILE

LOCATION:

- Midland Drive
  Mena, AR 71953
- Within the City Limits
- Polk County
- 2± Miles E of Downtown Mena
- 3.6± Miles SE of the Trails at Mena (Mountain Bike Trails)
- 9.6± Miles N of the Wolf Pen Gap ATV Trails
- 75± Miles W of Hot Springs
- 80± Miles S of Fort Smith

COORDINATES:

- 34.581388, -94.208211

PROPERTY USE:

- Potential Home Sites
- Residential
- Investment

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 11 Lots in Eagles Landing Estates
- Mix of Open Pasture & Timber
- Gently Rolling Terrain
- Paved Road Frontage
- Ward Creek Borders Some Lots
- Peaceful Country Setting
- Abundant Wildlife
- Power & City Water Available
- 3 Lots Approved for Septic Systems
- Sewer on Multiple Lots
- Sewer Easements for Remaining Lots

See more details about each lot on the next page.



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NICK PATE
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5607 Highway 71 South - Cove, AR 71937
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Information is believed to be accurate but not guaranteed.

EAGLES LANDING ESTATES

PROPERTY PROFILE

THE 11 LOTS:

Lot 1: 6.41± Acres **$83,330**
- Includes a 2± Acre Pond

Lot 2: 5.11± Acres **$66,430**

Lot 3: 5.15± Acres **$71,630**

Lot 4: 2.99± Acres **$38,870**

Lot 5: 4.99± Acres **$64,870**

Lot 6: 1.19± Acres with a Home **$215,000**
- 2,578± SqFt Home
- 4 Bedrooms/2 Baths
- Wood-Burning Insert in Den/Dining Area
- Built-In Strorage Throughout
- Formal Living Room
- Large Laundry Room
- Carport with Attached Tool Storage

Lot 7: 6.57± Acres with a Barn **$85,410**

Lot 8: 3.41± Acres **$44,330**
- Approved for Septic System

Lot 9: 3.14± Acres **$40,820**
- Approved for Septic System

Lot 10: 3.27± Acres **$42,510**
- Approved for Septic System

Lot 11: 5.12± Acres **$66,560**





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WELCOME TO EAGLES LANDING ESTATES

WELCOME TO EAGLES LANDING ESTATES—AN EXCEPTIONAL NEW SUBDIVISION TUCKED INSIDE THE CITY LIMITS OF MENA, ARKANSAS, WHERE COUNTRY LIVING MEETS EVERYDAY CONVENIENCE. The thoughtfully designed Polk County development offers 11 lots, each with its own unique appeal featuring a beautiful blend of open pasture and mature timber, creating the perfect residential setting.

What truly sets Eagles Landing Estates apart is its rare combination of peaceful, rural character with the benefits of being in town. Here, you can enjoy quiet mornings, abundant wildlife, and wide-open views, all while remaining just minutes from Mena's amenities.





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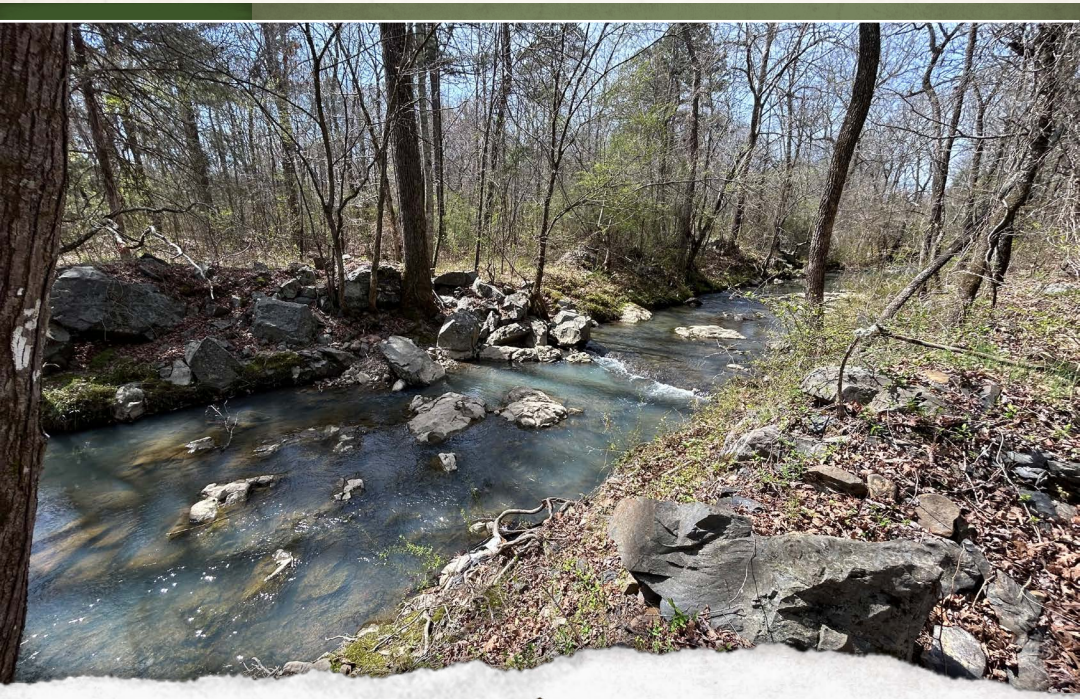
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MORE ABOUT EAGLES LANDING ESTATES

Several of the lots boast Ward Creek forming their southern boundary, adding both natural beauty and a serene backdrop. The land itself offers gently rolling terrain with multiple ideal building sites, giving buyers flexibility to design and position their homes to take full advantage of the landscape.

Utilities are already in place to make your build as seamless as possible. Power and city water are available throughout the subdivision. Many lots have sewer access, and easements are established to extend sewer service to those that do not. For added flexibility, Lots 8, 9, and 10 include a city-approved variance allowing for septic systems if preferred.

Lot 1 features a stunning 2± acre pond—perfect for evening fishing or simply unwinding right outside your front door.





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For a move-in-ready option, Lot 6 includes a well-built 2,578± square foot home offering four bedrooms and two baths. This home is rich with character and functionality, featuring built-in storage throughout, a cozy wood-burning insert in the dining/den area, a spacious formal living room, and a generously sized laundry room. Outside, you'll find a carport with attached tool storage.

Whether you're looking to build, invest, or settle into a place that offers space and convenience, Eagles Landing Estates delivers a hard-to-find opportunity in the Mena area. If you've been searching for that true country feel without leaving town, this property is a solid choice!.

Contact Nick Pate today to learn more and experience #TheSmallTownWay.





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LOT 6: 1.19± ACRES WITH A HOME













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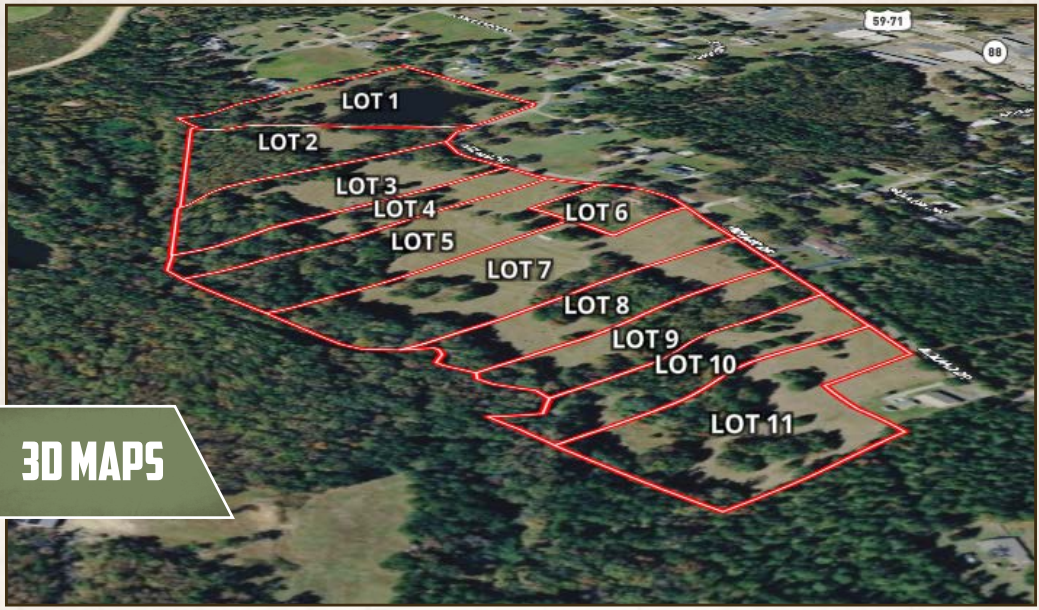


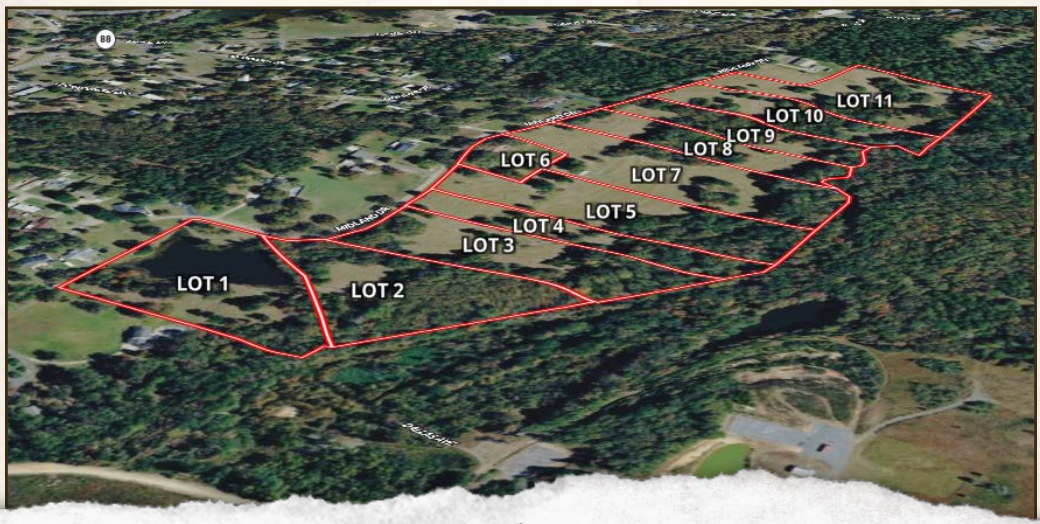

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3D MAPS





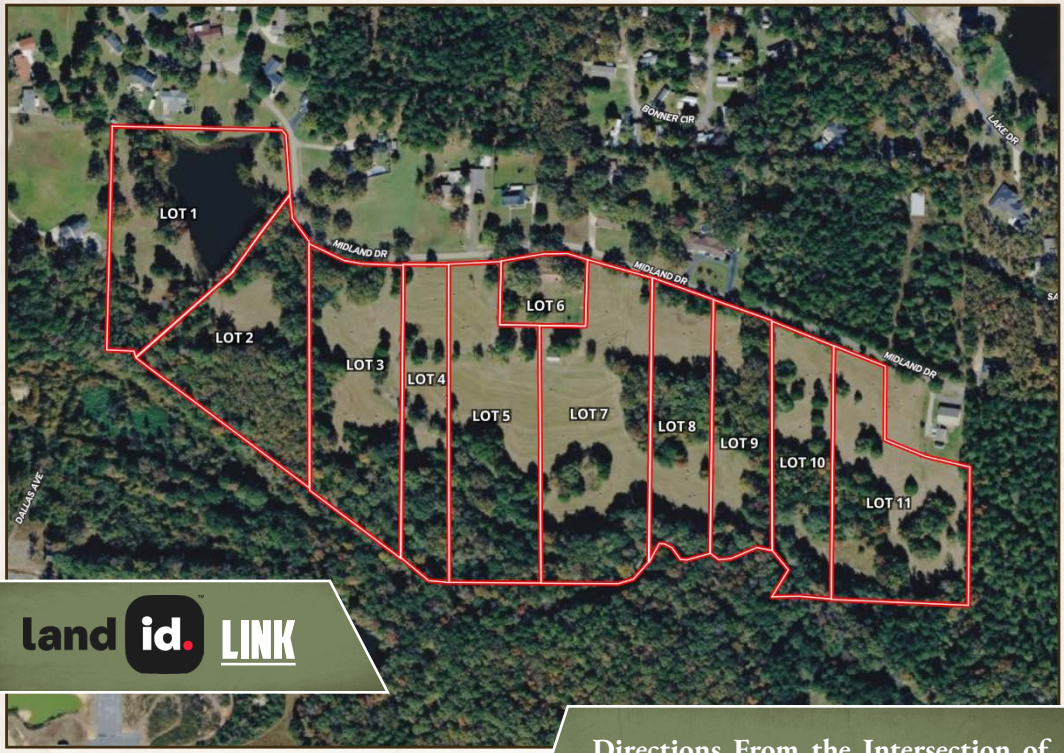


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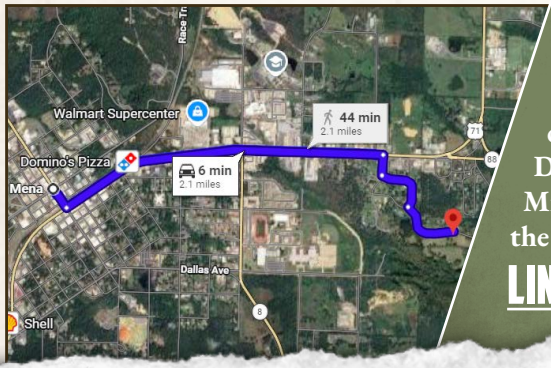
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land id. LINK



Directions From the Intersection of Hwy 71 N and Hwy 8 East in Mena, AR: Travel 0.6 miles east on Hwy 71 N. Turn right on Oaklawn Drive and continue 463 feet. Turn left on Oaklawn Drive and proceed 0.2 miles. Turn left on Midland Drive and the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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