SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

122 ROSSON LANE
MENA | POLK COUNTY, AR
A HOME ON 2.34± ACRES | $129,000

RURAL STARTER HOME WITH ACREAGE

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

122 ROSSON LANE

PROPERTY PROFILE

LOCATION:

- 122 Rosson Lane
  Mena, AR 71953
- Polk County
- 7.5± Miles S of Irons Fork Lake
- 9± Miles NE of Mena
- 14± Miles N of the Wolf Pen Gap North Trailhead
- 49± Miles W of Lake Ouachita
- 69± Miles NE of Hochatown, OK
- 71± Miles W of Hot Springs
- 92± Miles SE of Fort Smith
- 109± Miles N of Texarkana
- 256± Miles NE of Dallas, TX

COORDINATES:

- 34.60475, -94.1031

PROPERTY USE:

- Residential
- Vacation Home
- Homestead/Hobby Farm
- Potential Rental Income

TAX INFORMATION:

- Parcel 0000-01735-0005: $778

PROPERTY INFORMATION:

- 2.34± Surveyed Acres
- 1,200± SqFt Mobile Home
  - 3 Bedrooms/2 Bathrooms
  - Extensively Renovated (2023/2024)
  - New ¾" Advantech Subfloor
  - New LVP Flooring
  - New Insulated Vinyl Windows
  - New Interior Paint Throughout
  - New Kitchen Cabinets
  - Custom 2 x 6 Countertops
  - New Underpinning,
    Pan Liner & Insulation
  - New Plumbing
  - Electrical Inspection
  - New Large Back Porch
  - New Water Heater
  - New Stainless Steel Appliances
  - New Mini-Split AC/Heat
  - New Propane Gas Plumbing
  - New Supplemental Wall Heaters
  - All Furnishings/Decor/Appliances Included
- Barbed Wire Fencing on 3 Sides
- Small Pond
- Drilled Well
- Owner/Agent

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

WELCOME TO 122 ROSSON LANE

WELCOME TO 122 ROSSON LANE IN MENA, ARKANSAS. This 2.34± acre tract in Polk County is tucked away off a private lane, offering the peaceful country setting many buyers are looking for. A remodeled three-bedroom, two-bathroom mobile home sits on a permanent foundation on the northeast portion of the property. Details of the renovations can be found in the property information section. The home is currently serviced by rural water, and a drilled well is located near the house should a buyer choose to have the well completed.

The property is primarily open pasture with good grass, providing plenty of usable space for a small homestead, hobby farm, or a few livestock. Three sides of the property are fenced, while the fourth side features a partially constructed wood-post fence, giving a new owner the opportunity to finish it out to suit their needs. A small pond adds to the character of the property and could provide a convenient water source for livestock.

With a nice home, usable acreage, pasture, fencing, a pond, and a comfortable country setting, 122 Rosson Lane offers the opportunity to enjoy rural living while still having a manageable amount of land to maintain.

Call Drey Ozanich today to schedule a private showing and experience #TheSmallTownWay!

This property is agent-owned.

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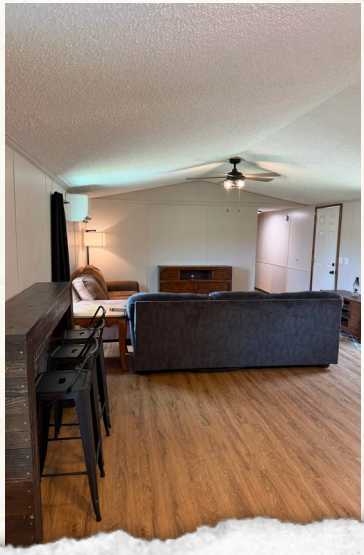

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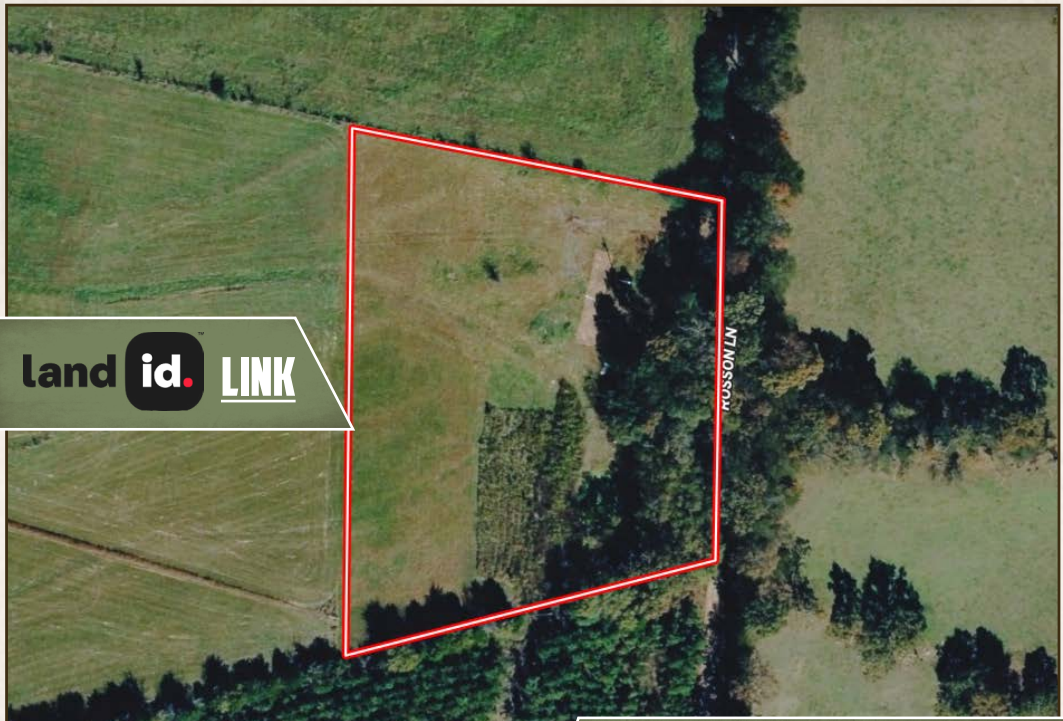

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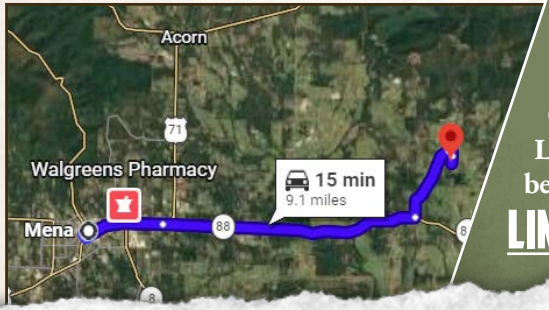

Directions From Mena, AR: Travel east on Hwy 88 for 5.3 miles. Turn left onto Polk County Road 87 and continue for 1.7 miles. Continue onto Polk County Road 71 and proceed for 0.2 miles. Continue straight onto Rosson Lane, and in 0.2 miles, the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS

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