



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREAMLAND RESORT

18.77± ACRES WITH MULTIPLE VACATION RENTALS
POLK COUNTY, AR | \$575,000

PROPERTY LINES ARE APPROXIMATE

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

DREAMLAND RESORT

PROPERTY PROFILE

LOCATION:

- 269 Hwy 375
Mena, AR 71953
- Polk County
- 2.4± Miles W of the
Mena Municipal Airport
- 2.5± Miles SE of The Ouachitas
Brewery and Coffee Shop
- 4.2± Miles SE of the Trails at
Mena - Mountain Bike Trails
- 6.2± Miles NW of the
Wolf Pen Gap West Trailhead
- 7.2± Miles NE of the
Bee Mountain Lookout Tower
- 77.7± Miles W of Hot Springs
- 177± Miles N of Shreveport, LA
- 250± Miles NE of Dallas, TX

COORDINATES:

- 34.55639, -94.21795

PROPERTY USE:

- Income-Producing Resort
- Vacation Rentals
- Long-Term Rentals
- Residence with Rentals
- RV Park
- Agritourism (Public Fishing,
Maze, Farmer's Market)
- Investment

TAX INFORMATION:

\$1,735

- Parcel 0000-04827-0050
- Parcel 0000-04827-0025
- Parcel 0000-04542-0020

PROPERTY INFORMATION:

- 18.77± Total Acres
- Turnkey
- Fenced and Cross-Fenced
- 6.9± Acre Stocked Pond
- 5 Fully-Furnished Vacation Rentals
- 1,700± SqFt Brick Home
 - 5 Bedrooms/3 Baths
- Swimming Pool, Multiple Saunas & Hot Tubs
- Frontage on Highway 375 East with 3 Entrances
- 5 RV Hookups
- 2 Wells, City Water Access, Electricity, Septics
- 2 Storm Shelters
- Multiple Storage Buildings
- Unique Features: Covered Bridge,
Themed Statues, Amphitheater
- Laundry Facilities, Office, Playland
- Accessibility Features: Ramps, Rails,
Spacious Halls, and Accessible Restrooms
- Garden Area and Landscaping
- Greenhouse
- Shop with Full Bathroom, Electricity
- Shop with Roll-Up Door, Electricity
- ATV Friendly Parking and Turn Around Space



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WELCOME TO DREAMLAND RESORT

DREAMLAND RESORT IS A ONE-OF-A-KIND OPPORTUNITY, OFFERING BOTH LAND AND ESTABLISHED VACATION RENTALS WITH ALL OF THE AMENITIES ALREADY IN PLACE. The 18.77± acre unique property sits along the popular Arkansas Highway 375 East in Mena. The paved highway offers a scenic drive to the west trailhead of the Wolf Pen Gap ATV trails with beautiful views of mountains and the lush countryside of Western Arkansas. With four distinct seasons in Arkansas, each offers something for tourists to enjoy. This Polk County resort offers guests a place to stay on the way to the trails or to catch gorgeous fall foliage, all the while being close enough to Mena for a movie, dinner, dancing, or a quick trip to Walmart or the new Harps grocery store.

The vacation rentals have their own themed names and were previously listed on Airbnb, receiving an overall rating of 4.75 stars.



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MORE ABOUT DREAMLAND RESORT

A 1,700± square foot brick home, built in 1998 and known as **Catfish Rosewood Manor**, sits at the heart of the property and is currently used as a rental. The home sleeps ten with five bedrooms and three bathrooms. The home is secluded by a high fence surrounding the back, while the front faces part of the 6.9± acre pond and provides the owner with a private retreat amidst the other rental properties. Docks and piers are off the front of the house, just off a covered front porch with sounds of fish flopping and the pond fountain splashing nearby. Enjoy all of the outdoor amenities, with a covered patio, gazebo, and outdoor kitchen that are near a sauna, outdoor jetted tub, hot tub, and indoor endless swimming pool. The interior of the home has been updated, and the main living space overlooks the pond through large picture windows. This home is accessed by foot on a concrete pathway or by an interior gravel driveway. A matching shop building with electricity, barn-style doors, and a roll-up door is to the rear of the home, so it is both aesthetic and functional for your equipment and vehicles.

CATFISH ROSEWOOD MANOR



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CATFISH ROSEWOOD MANOR



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CATFISH ROSEWOOD MANOR



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Currently, there are five income-producing short-term rentals with the potential for more if you choose to upgrade some of the existing space.

The Castle is one of the most unique rentals on the property and comes complete with a spiral staircase to the rooftop patio with a firepit. A large jetted spa tub/shower combo will make you feel like the princess who belongs to this castle. With gold-finished I-beams throughout, there is a bit of glamour to the space. Other features include granite countertops, an adorable wood stove, a kitchen with newer appliances, laundry, and a soaking pool or koi pond outside.

Shady Cabana is a tiny house with a deck sitting on a private corner of the property just above the gardens. The one-bedroom, one-bath rental has deck views of the garden and statuary.

Back to Africa is a centrally located rustic brown cabin-style house.

Noah's Ark is the unique ark-shaped structure that you see when entering the middle entrance of the property. Currently, this serves as the office where guests check in and houses laundry facilities, as well as supplies for housekeeping and maintenance staff. This mobile home with a wooden ark surround has three additional spaces that, with some elbow grease, could be refurbished as additional rentals.



THE CASTLE



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SHADY CABANA



BACK TO AFRICA



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NOAH'S ARK



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Handi-Retreat is a 2,478± square foot double-wide mobile home with three bedrooms and three bathrooms. Accessible features include a ramped front entrance and the addition of a large accessible bathroom with a roll-in shower. It offers laundry, a kitchen, a sauna, and a hot tub inside, but the outside of the home is flanked by a full back deck that enters onto the fishing pier, offering guests quick access to the stocked fishing pond. Feed the active catfish from the dock. This home has a 30x40 metal truss shop nearby with its own full bath, wood heat, and electricity and lots of potential to turn it into additional living quarters or a spacious recreational room for guests.

The land itself provides room to roam in between the rentals, so guests have easy drivable access to their quarters and also privacy from other guests. The pond is accessible from all of the units and provides tons of recreation, from fishing to paddle boats and kayaks to peaceful dockside dining.

Three driveways enter the property from Highway 375. With wide entrances, large trucks pulling trailers full of ATVs have easy access and the ability to park and turn around, making this a very appealing place to stay for all of the hundreds of trail riders that visit the area. The property is fenced and cross-fenced with a combination of high-wire, no-climb fencing, wooden fencing, and chain link. The new owners will have options when deciding how to utilize the property. There are two wells, access to city water, multiple septic tanks, propane gas tanks, and multiple electric connections across the acreage. With the amount of infrastructure, you can add additional features or rentals to attract more guests and grow your income.



HANDI-RETREAT



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Existing features include a covered bridge that leads to raised garden beds, a kids' play structure, an outdoor amphitheater, a large custom barbeque pit, two storm shelters to provide safety for guests, unique structures and statues that offer whimsy and create interest for your guests, ample outdoor spaces, pond fountains, paddle boats, a formal garden with statuary, and 5 RV spaces, each with electric, water, and sewer. There are multiple sheds that allow for storage and protection of assets during the off-season.

All furnishings, supplies, and current contents will convey to the new owners. Upgrades are underway, so during your visit you may see projects in the works as docks are currently getting new paint.

If the brick home and pond were all that sat on the 18.77± acres, it would be a beautiful homeplace for someone. However, the property offers a wealth of potential and needs a new owner with vision to see its full future potential. Locals and visitors alike will see the Dreamland Resort when driving by, giving instant exposure without spending a dime in marketing. Existing signage is in place and can be kept or renovated with your own brand.

Join us for a personal tour of the Dreamland Resort and spend time seeing each feature. You can easily drive or walk the property.

Contact Luke or Deedee Alston today and experience #TheSmallTownWay!



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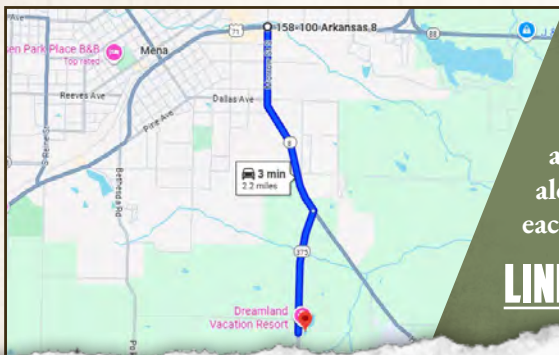
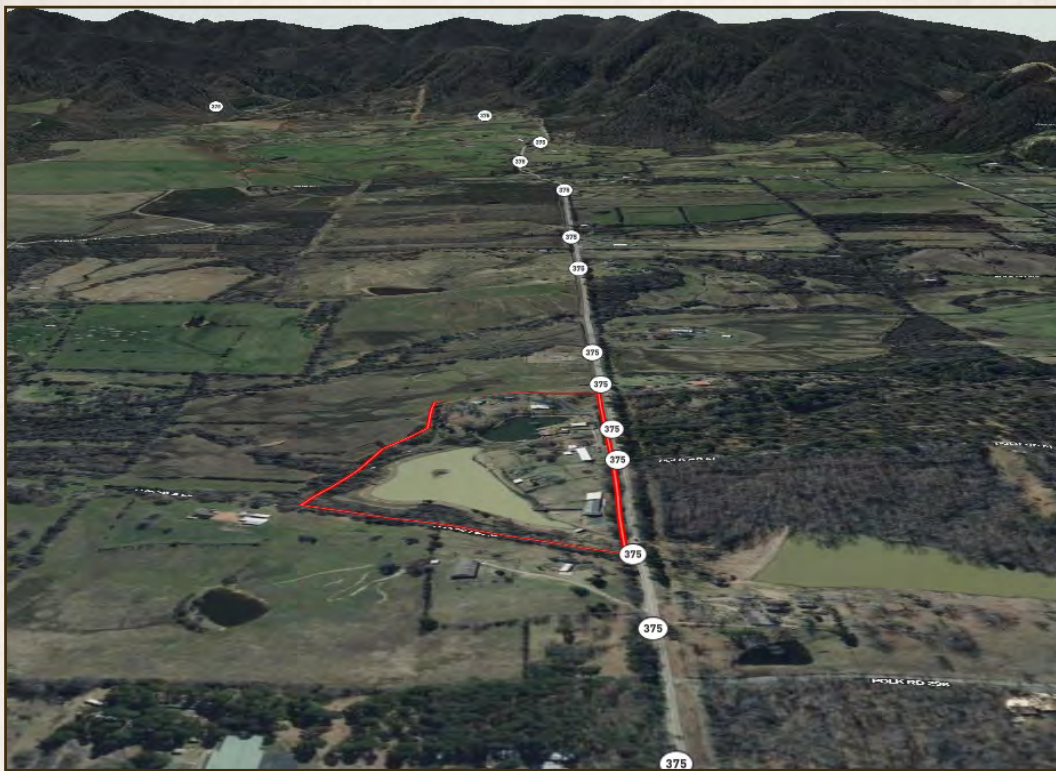
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Directions From Mena, AR: Travel 1.3 miles south on Highway 8 E. Turn right on Highway 375 S towards Shady and proceed 0.9 miles. The property runs along Highway 375 with three entrances, each on the left side of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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