



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

1010 HIGHWAY 246 E
VANDERVOORT | POLK COUNTY, AR
A HOME ON 5± ACRES | \$250,000



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

5± ACRES ON HIGHWAY 246 E

PROPERTY PROFILE

LOCATION:

- 1010 Hwy 246 E
Vandervoort, AR 71972
- Polk County
- 3.4± Miles E of Vandervoort
- 4.9± Miles NW of Brushy Creek
Recreation Area
- 5± Miles E of Cossatot River
High School
- 18.7± Miles NW of Shady Lake
Recreation Area
- 20.6± Miles NW of Cossatot
River State Park
- 22.8± Miles NW of Gillham Lake
- 24.2± Miles SW of Mena
- 53± Miles NE of Hochatown, OK
- 79.6± Miles SW of Hot Springs
- 84.7± Miles NW of Texarkana, TX
- 104± Miles S of Fort Smith
- 232± Miles NE of Dallas, TX

COORDINATES:

- 34.39275, -94.31455

PROPERTY USE:

- Residential
- Potential Rental Income

TAX INFORMATION:

- Parcel: 0000-08259-0010
- \$914



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DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

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5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

5± ACRES ON HIGHWAY 246 E

PROPERTY PROFILE

PROPERTY INFORMATION:

- 5± Acres
- 1,902± SqFt Home
 - 4 Bedrooms/2 Baths
 - Custom Maple Cabinetry
 - Solid Surface Countertops
 - Large Primary Suite
 - Jacuzzi Tub
 - Custom Shower
 - New Exterior Paint
 - Metal Roof (2015)
- 3-Bay Garage with Workbenches
- Multiple Outbuildings & Sheds
- 24' x 24' x 12' Carport
- Rural Water & Well
- Dual Water Heaters
- Fenced Back Yard
- Large Chicken Coop
- Mature Hardwoods



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WELCOME TO 5± ACRES ON HIGHWAY 246 E

WELCOME TO 1010 HWY 246 E, A 5±ACRE PROPERTY NEAR VANDERVOORT IN POLK COUNTY, ARKANSAS. Offering approximately 1,902 square feet of living space with four bedrooms and two bathrooms, this property provides a comfortable rural setting as your forever home or potential short- or long-term rental opportunities.

Inside, the home features custom maple cabinetry throughout, solid-surface countertops, and a spacious primary ensuite, complete with a jacuzzi tub and custom tile shower, just to name a few of the many features.

The property is outfitted with multiple outbuildings and sheds, a 24' x 24' x 12' carport, a three-bay garage with workbenches and a large concrete approach, and a fenced backyard with a large chicken coop. Mature hardwoods surround the acreage, giving you plenty of shade on those hot summer days. Water is provided by Wickes Municipal and a well is also located on the property, perfect for watering animals or a garden.



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MORE ABOUT 5± ACRES ON HIGHWAY 246 E

Located approximately 3.4 miles northeast of Vandervoort, the property places you within easy reach of numerous Ouachita Mountain recreational destinations. Brushy Creek Recreation Area is approximately 4.9 miles east, while Cossatot River State Park, Gillham Lake, Shady Lake Recreation Area, and the communities of Mena and Hochatown, Oklahoma, are all within a short driving distance.

Whether you're looking for a rural home, a recreational base, or a property with rental potential, this 5± acre tract in Polk County offers a combination of comfortable living space, useful improvements, and convenient access to the natural attractions of Southwest Arkansas.

Contact Drey Ozanich today to schedule a private showing and experience #TheSmallTownWay.



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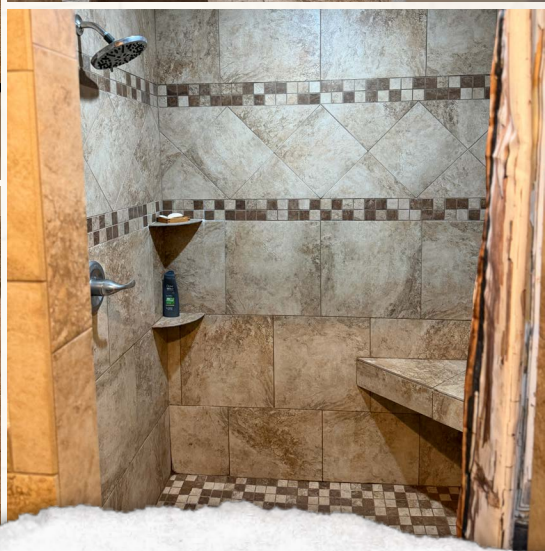
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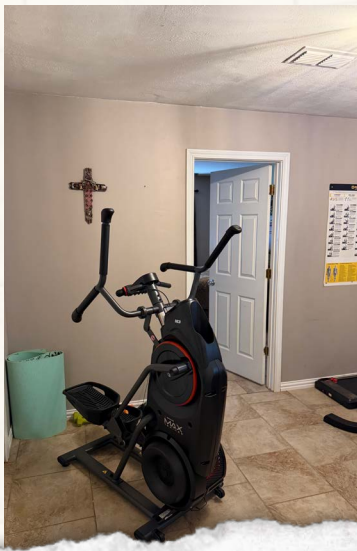
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land id. **LINK**



TOPOGRAPHY MAP



Directions From the Intersection of
Hwy 71 and Hwy 246 in Cove, AR:
Travel on Hwy 246 E for 4.5 miles to
the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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