



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

FIVE LOTS AVAILABLE
MENA | POLK COUNTY, AR
ACREAGE & PRICES VARY



5 POLK COUNTY LOTS

PROPERTY PROFILE

LOCATION:

- Mena, AR 71953
- Within the City Limits
- Polk County
- 2.6± Miles SE of The Trails at Mena
- 10.3± Miles N of the Wolf Pen Gap ATV West Trailhead
- 55± Miles W of Lake Ouachita
- 80± Miles S of Ft Smith

COORDINATES:

- 34.5804644, -94.2548105

PROPERTY USE:

- Home Sites
- Investment

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 5 Lots Available
- City Water and Electricity Available
- City Sewer
- Frontage on Reeves Avenue
 - LOT 8A:
0.95± Acres - \$50,000
 - LOT 8B:
0.95± Acres - \$50,000
 - LOT 8C:
0.95± Acres - \$50,000
- Frontage on Eve Street S
 - LOT 8D:
0.48± Acres - \$30,000
 - LOT 8E:
0.51± Acres - \$30,000



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NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 5 POLK COUNTY LOTS

INTRODUCING YOUR FUTURE HOME SITE IN POLK COUNTY, ARKANSAS! If you've been looking for a place to build in one of Arkansas's most naturally beautiful and up-and-coming outdoor destinations, this is a rare opportunity. Located inside the city limits of Mena, these five buildable lots offer a strong combination of convenience, recreation, and long-term investment potential. Each lot has city water and electricity available, road frontage, and city sewer.

Positioned just 2.6 miles southeast of The Trails at Mena, you're right next to what's quickly becoming one of the premier outdoor attractions in the region. This developing trail system is designed to feature dozens of miles of purpose-built mountain biking trails, drawing visitors, riders, and outdoor enthusiasts from across Arkansas, Texas, Oklahoma, and beyond.

Properties this close to a destination trail system are becoming a rare find—and they tend to appreciate as development continues.

**Contact Nick Pate today to learn more
and experience #TheSmallTownWay!**



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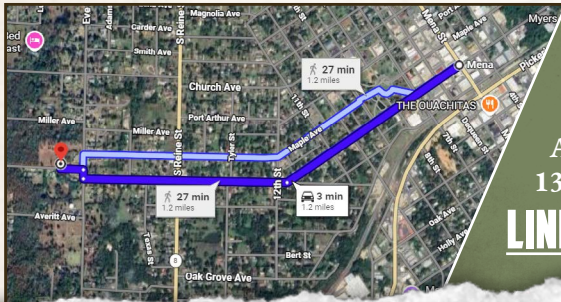
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land id. LINK



Directions From the Intersection of Hwy 8 West and Reeves Ave in Mena, AR: Travel 0.2 miles west on Reeves Avenue. Turn right on Eve Street and in 135 feet the lots will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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