



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**61± ACRES**  
**POLK COUNTY, AR**  
**\$723,000**



# THE POLK 61

## 61± ACRES ON POLK ROAD 482

# PROPERTY PROFILE

### LOCATION:

- Polk Road 482  
Cove, AR 71937
- Polk County
- 6.5± Miles S of Cove
- 15± Miles N of Little Coon  
Creek on Gillham Lake
- 22± Miles S of Mena
- 23± Miles N of Bellah Mine  
Campground on De Queen Lake
- 26± Miles N of De Queen
- 50± Miles E of Hochatown, OK
- 78± Miles N of Texarkana

### COORDINATES:

- 34.35665, -94.3659

### TAX INFORMATION:

- Parcel 0000-12007-0000: \$83

### PROPERTY USE:

- Recreational
- Potential Home Site
- Hunting/Fishing
- Investment

### PROPERTY INFORMATION:

- 61± Acres
- Former Rock Quarry
- Deep Pond
- Marketable Timber
- One-of-a-Kind Mountain View
- Abundant Wildlife



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**LUKE ALSTON, ALC**

*EXECUTIVE BROKER - AR*

*MANAGING BROKER - OK*

*ASSOCIATE BROKER - LA*

**C: 479-234-1376 | O: 479-588-1034**

**lukealston@smalltownproperties.com**

**5607 Highway 71 South - Cove, AR 71937**

**smalltownproperties.com**

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE POLK 61

WELCOME TO THE POLK 61—A VERY UNIQUE PROPERTY OFFERING MANY FEATURES AND OPPORTUNITIES! Located near the community of Hatton in Polk County, Arkansas, the 61± acre tract was originally a rock quarry used by the county and offers the ability to continue that endeavor and earn income from rock extraction. Rock in southwest Arkansas is highly sought after due to its abundance and longevity. Take advantage of the deep pond that was once used as a wash plant when rocks were crushed for gravel years ago. The pond is known to have fish in it as well as provide water for the abundant wildlife that call this location home.



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# MORE ABOUT THE POLK 61

It's well known in the area for the caliber of white-tailed deer that roam these steep hills near Hatton. The majority of the acreage is in hardwood timber, which lends itself to future money on the stump or mast crop for the game you will be pursuing during hunting season.

Now with all that being said, the "King" of the acreage is the view! From the top of the mountain, you can see for miles. A few minutes spent on the peak, and you can imagine a cabin or house perched high above the property for your enjoyment and entertaining family and friends.

**To schedule a personal tour of this showcase, call  
Luke Alston today and experience #TheSmallTownWay!**



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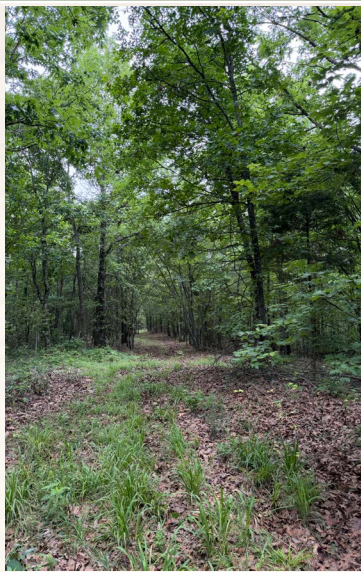
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3D MAPS



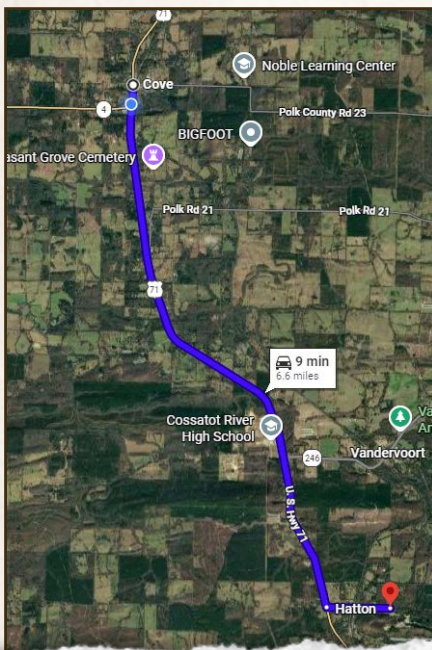
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land id. LINK



Directions From Cove, AR: Travel 6 miles south on Hwy 71. Turn left on Polk Road 482 and continue 0.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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