



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

10± ACRES
POLK COUNTY, AR
\$55,000

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

10± ACRES ON POLK ROAD 25

PROPERTY PROFILE

LOCATION:

- Polk County Road 25 East
Hatfield, AR 71945
- Polk County
- 2± Miles S of Hatfield
- 15± Miles SW of the Trails at Mena
- 19± Miles SW of the
Wolf Pen Gap West Trailhead
- 47± Miles NE of Hochatown, OK
- 87± Miles NE of Texarkana
- 89± Miles W of Hot Springs
- 96± Miles S of Fort Smith
- 235± Miles NE of Dallas, TX

PROPERTY USE:

- Potential Cabin/Home Site
- Potential Livestock Operation
- Hay Production
- Recreational
- Hunting

COORDINATES:

- 34.46215, -94.3829

PROPERTY INFORMATION:

- 10± Acres
- Large Timber
- Pastureland
- Abundant Wildlife

TAX INFORMATION:

- Parcels:
- 0000-10810-0000
- 0000-10946-0000
- 0000-10952-0025



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DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 10± ACRES ON POLK ROAD 25

WELCOME TO POLK COUNTY ROAD 25 EAST IN HATFIELD, ARKANSAS. This 10± acre Polk County property has the ideal terrain and layout for a nice country homeplace. Located just 0.3± miles down Polk County Road 25 East, you can be on Highway 71 and headed into town in a matter of minutes.

The terrain meanders slightly uphill from the southwest boundary to a great home or cabin site on the northern portion of the property. Large hardwood and cedar trees line the perimeter of the tract, providing ample privacy and shade. The pastureland has been managed and harvested for hay annually, a plus for the hobby farmer with a few head of livestock.

If you're in the market for a smaller acreage tract with big homesite potential, this property is worth a look.

**Call Drey Ozanich today to learn more
and experience #TheSmallTownWay!**



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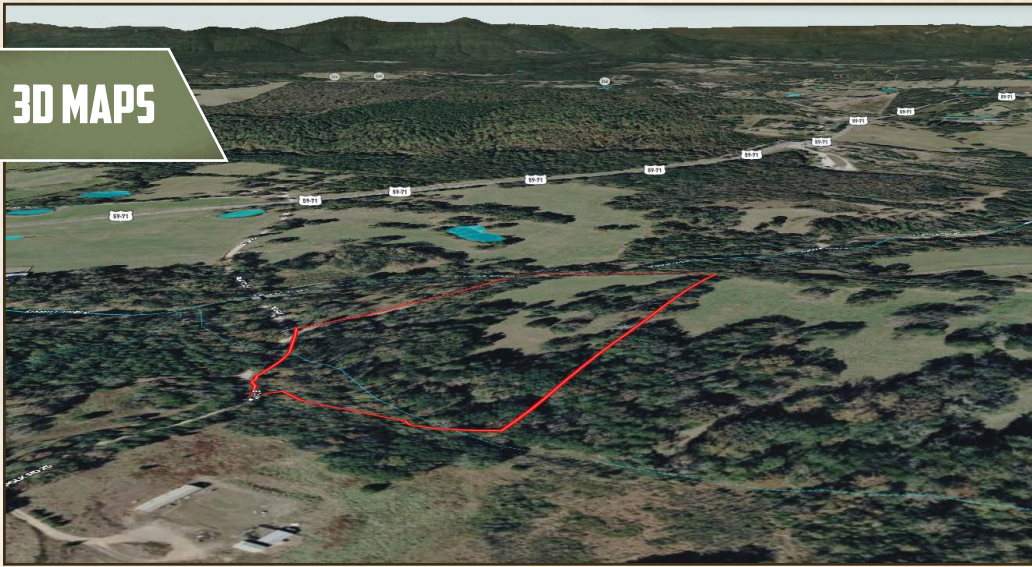
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3D MAPS



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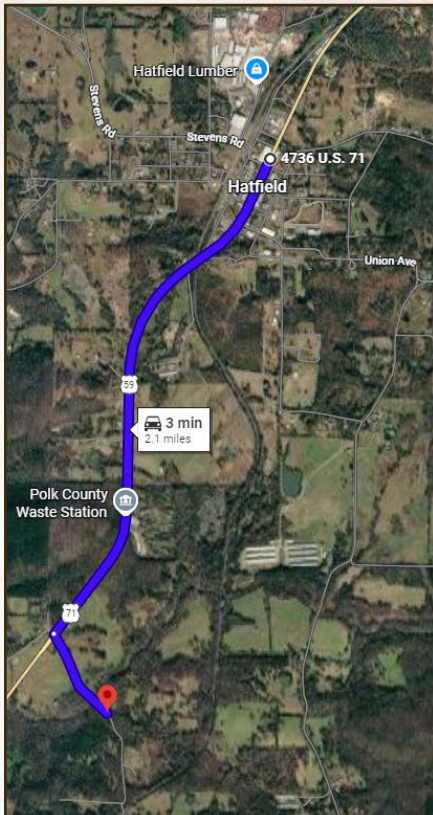
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POLK COUNTY, ARKANSAS



land id. LINK



Directions From Hatfield, AR:
 Travel south on Highway 71 for 1.7 miles. Turn left onto Polk County Road 25 East and continue for 0.3 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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