



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

656 POLK COUNTY ROAD 63
POLK COUNTY, AR
A HOME ON 26.03± ACRES | \$499,999



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

656 POLK COUNTY ROAD 63

PROPERTY PROFILE

LOCATION:

- 656 Polk County Road 63
Mena, AR 71953
- Adjacent to the Mcguire
Access on the Ouachita River
- Polk County
- 6.7± Miles N of the Wolf Pen Gap
North Trailhead
- 12.3± Miles E of Mena
- 13.8± Miles SE of the Trails at Mena
- 35.3± Miles S of the Fourche
Mountain ATV Staging Area
- 68.3± Miles W of Hot Springs
- 90.3± Miles SE of Fort Smith
- 111± Miles N of Texarkana
- 252± Miles NE of Dallas, TX

COORDINATES:

- 34.5624, -94.06615

PROPERTY USE:

- Residential/Homestead
- Recreational
- Potential Rental Income
- Potential Livestock Operation

PROPERTY INFORMATION:

- 26.03± Total Acres
- 14± Acres Pastureland
- 3,070± SqFt Home
 - 3 Bedrooms/2 Bathrooms
 - Large Primary Suite
 - Soapstone Wood Burning
Stove
 - Unique Architectural Design
 - Extensive Landscaping
 - Sun Room
 - Screened-In Porch
- 1,200± SqFt Workshop/Library
- 1,000'± Ouachita River
Frontage
 - 12'x50' Lean-To Shed
 - Barbed Wire Fencing
 - County Road Access

TAX INFORMATION:

- 34.5624, -94.06615



LUKE ALSTON, ALC | EXECUTIVE BROKER
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DREY OZANICH | LAND SPECIALIST
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WELCOME TO 656 POLK COUNTY ROAD 63

WELCOME TO 656 POLK COUNTY ROAD 63, LOCATED JUST EAST OF MENA, ARKANSAS. This 26.03± acre picturesque property in Polk County offers lush green pastures, large shade trees, and 1,000± feet of frontage on the beautiful Ouachita River.

The river frontage alone is a feature few properties can boast. You have easy access to the water for all your aquatic adventures, from floating, swimming, and fishing to just relaxing by one of the most highly sought-after rivers in Arkansas.

Additionally, you will have a very unique 3,070± square foot home and a 1,200± square foot shop/library that are both located outside of the floodplain. With nearly 14 acres of improved pasture or hayfield, you can have livestock, a large garden or market crop spot, or cut hay for extra income or just enjoyment on your own homestead. The yard has been extensively landscaped for natural beauty that can only come from mother nature.



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MORE ABOUT 656 POLK COUNTY ROAD 63

This location is convenient for a long list of recreational activities, including ATV trails, the Ouachita National Forest, and the future bike trails at Mena, along with the renowned Lake Ouachita. If you are looking for a riverfront property with room to spread out and enjoy, then give this Polk County property some consideration.

Give Luke Alston or Drey Ozanich a call today to schedule a private showing and experience #TheSmallTownWay.



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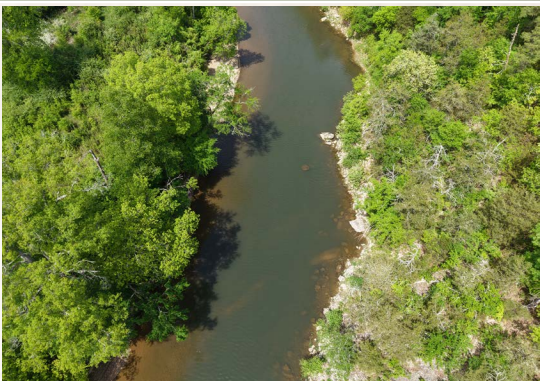


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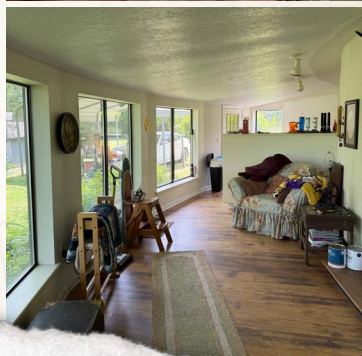
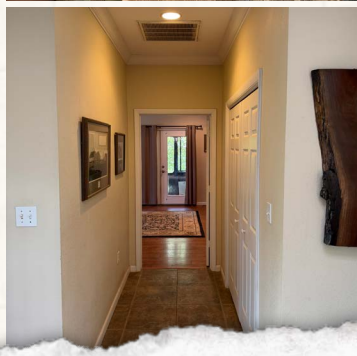
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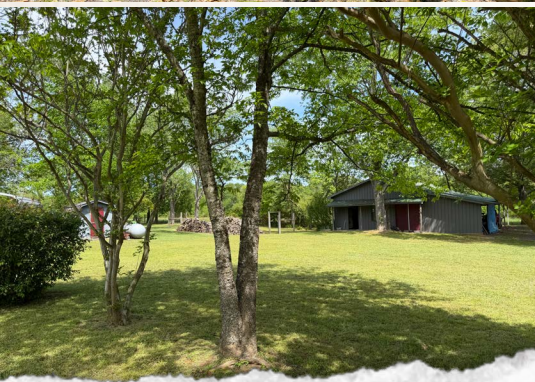
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3D MAPS



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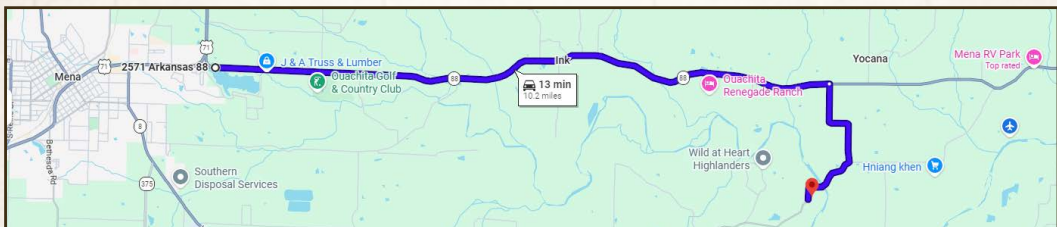
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land id. LINK



Directions From Mena, AR: Travel on US-59 N/US-71 N for 1.6 miles. Turn right onto AR-88 E and continue 8.4 miles. Turn right onto Polk County Road 63, and the property will be on the left in 2.1 miles.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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