



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

A HOME ON 5.17± ACRES
MENA | POLK COUNTY, AR
\$325,000

656 POLK ROAD 63



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

656 POLK ROAD 63

PROPERTY PROFILE

LOCATION:

- 656 Polk Road 63
Mena, AR 71953
- Polk County
- 0.3± Miles W of
the Ouachita River
- 6.7± Miles NE 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 SW 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

TAX INFORMATION:

- Parcel: 0000-02285-0000
- TBD

PROPERTY USE:

- Residential
- Recreational
- Potential Rental Income
- Potential Livestock Operation
- Hobby Farm

PROPERTY INFORMATION:

- 5.17± Acres
- 3,070± SqFt Home
 - 3 Bedrooms/2 Bathrooms
 - Large Primary Suite
 - Soapstone Wood
Burning Stove
 - Unique Architectural Design
 - Screened-In Porch
 - Sun Room
- 1,200± SqFt Workshop/Library
- 12' x 50' Lean-To Shed
- Barbed Wire Fencing
- County Road Frontage
- Extensive Landscaping
- Additional Acreage Available



LUKE ALSTON, ALC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com



DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

WELCOME TO 656 POLK ROAD 63

WELCOME TO 656 POLK COUNTY ROAD 63, LOCATED JUST EAST OF MENA, ARKANSAS. This 5.17± acre picturesque property in Polk County offers lush green pastures and large shade trees. You have easy access to the water for all your aquatic adventures, from floating, swimming, and fishing at the McGuire Access to the Ouachita River less than a mile down the road.

The property features a very unique 3,070± square foot home with three bedrooms and two bathrooms, including a large primary suite, a sun room, a screened-in porch, and a soapstone wood-burning stove. The home, along with a 1,200± square foot shop/library, is located outside of the floodplain. With just over 2.5± acres of improved pasture or hayfield, you can have a few livestock, a large garden, or just enjoyment of your own homestead. The yard has been extensively landscaped for natural beauty that can only come from mother nature.

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 manicured property with room to spread out and enjoy, then give this Polk County property some consideration. Additional acreage is available.

Contact Luke Alston or Drey Ozanich today to schedule a private showing and experience #TheSmallTownWay!



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Information is believed to be accurate but not guaranteed.



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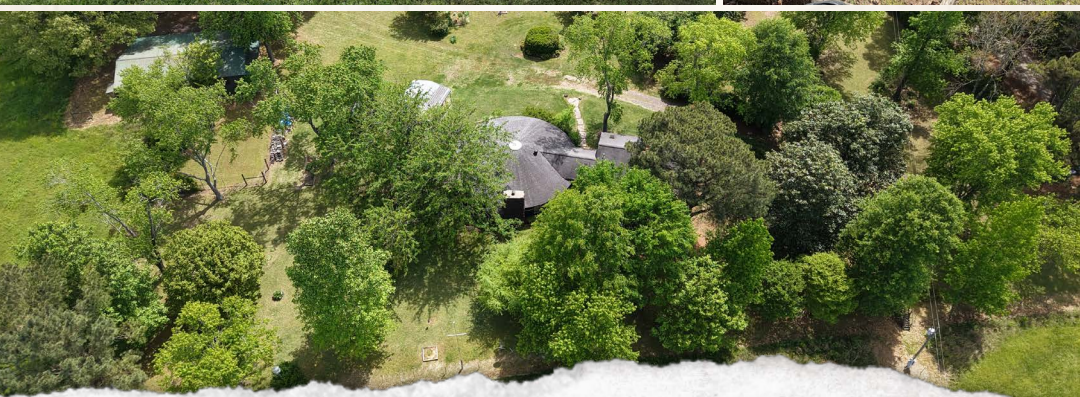


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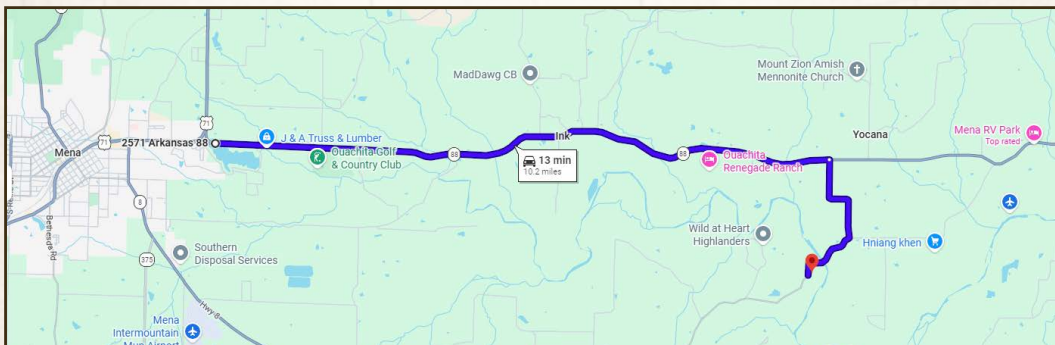
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land id. LINK



Directions From Mena, AR: Travel north on US-59/US-71 for 1.6 miles. Turn right onto AR-88 and continue east for 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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