



**SMALLTOWN**

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

**35± ACRES**

**POLK ROAD 49 | POLK COUNTY, AR**

**\$250,000**

OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 35± ACRES ON POLK ROAD 49

## PROPERTY PROFILE

### LOCATION:

- Polk Road 49  
Mena, AR 71953
- Polk County
- 2± Miles SE of the  
National Forest Service
- 4± Miles W of Mena
- 4.6± Miles E of Lake Wilhelmina
- 70± Miles W of Lake Ouachita
- 89± Miles S of Fort Smith

### COORDINATES:

- 34.598528, -94.292722

### PROPERTY USE:

- Potential Home Sites
- Recreational
- Farm
- Hunting & Fishing

### PROPERTY INFORMATION:

- 35± Acres of Pastureland
- Mountain Views
- Stocked Pond
- Partially Fenced
- Ample Road Frontage
- Multiple Building Sites
- Electricity on Property
- Rural Water &  
Natural Gas Nearby
- Plenty of Deer
- Additional Acreage  
with a Home Available

### TAX INFORMATION:

- TBD



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**NICK PATE**

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

[nick@smalltownproperties.com](mailto:nick@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO 35± ACRES ON POLK ROAD 49

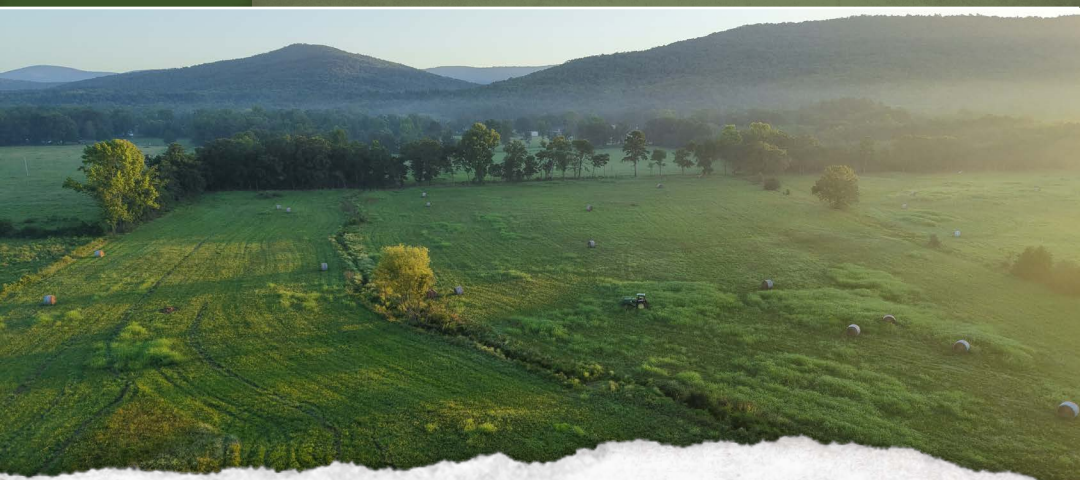
**35± ACRES OF GENTLY ROLLING PASTURELAND, MOUNTAIN VIEWS, WILDLIFE, AND A POND ARE SITUATED JUST FOUR MILES WEST OF MENA, ARKANSAS.** This beautiful piece of Polk County land checks all the boxes and is worth considering!

The land consists of open pastures with a mix of scattered trees, perfect for running cattle or horses. With partial fencing, you will already be a step ahead, especially if you have livestock or are looking to start a small farm. There's also no shortage of wildlife—the area is loaded with whitetail deer and other native game, making it a solid recreational tract. Additionally, you are just a short two-mile drive from the National Forest Service.

This place offers a little bit of everything that folks are looking for, including electricity running through the northeast corner and rural water and natural gas close by. Several prime building spots are scattered across the property, ideal for your dream home, hunting cabin, or bringing in a manufactured home.

**Contact Nick Pate today to schedule a personal tour  
and experience #TheSmallTownWay.**

The exact acreage will be determined by a survey. Additional acreage and a home are available.



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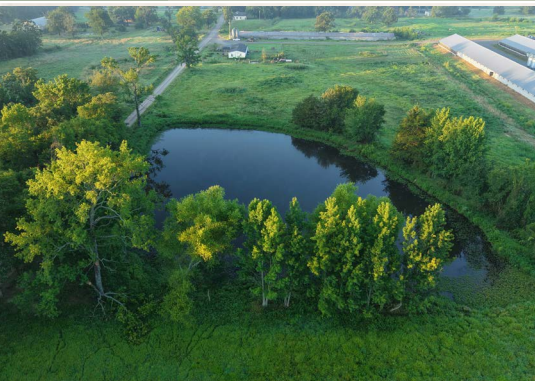
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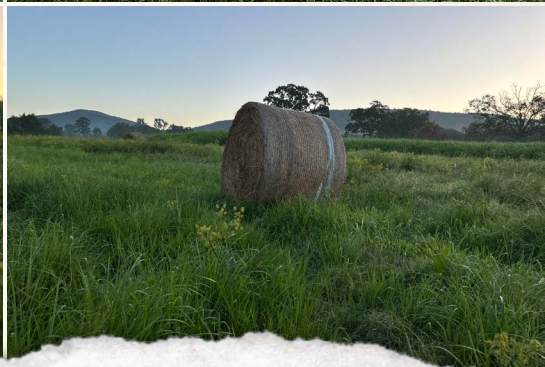
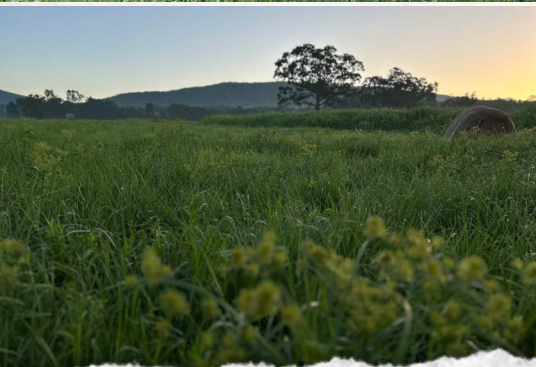
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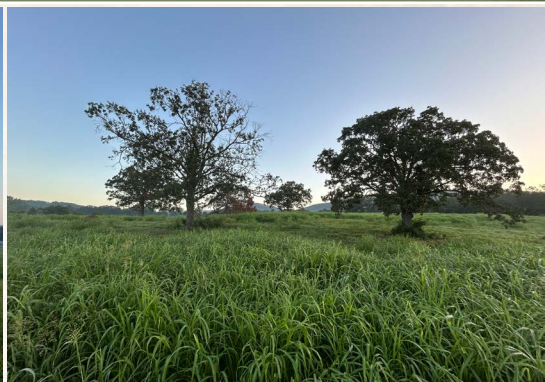
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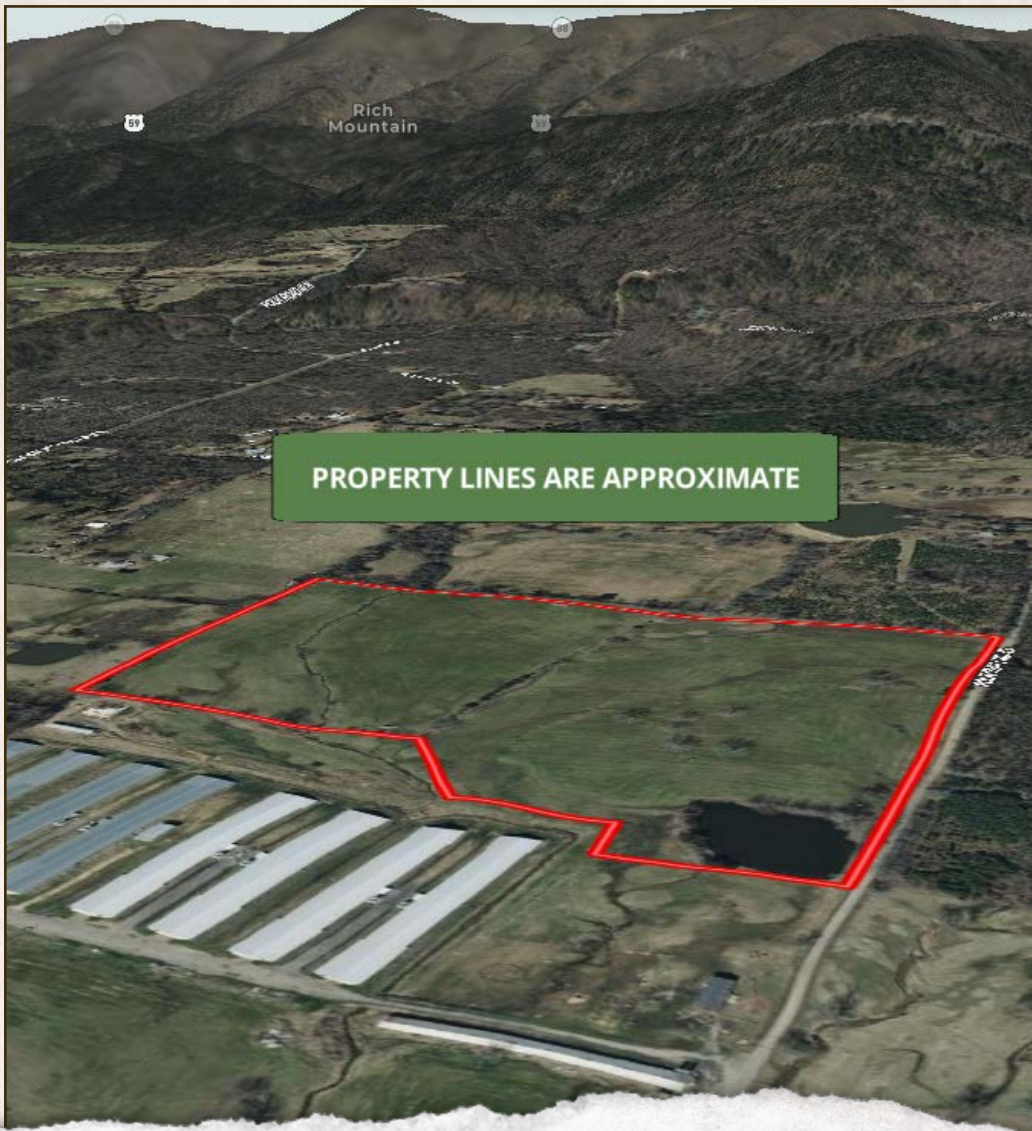
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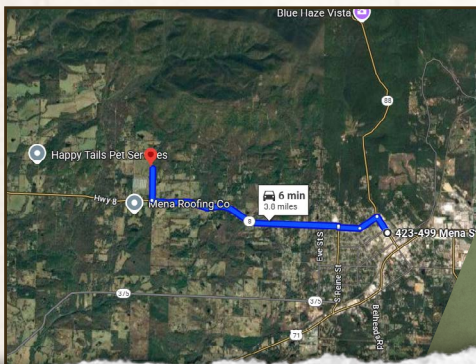


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PROPERTY LINES ARE APPROXIMATE

land **id.** LINK



Directions From the Intersection of State Highway 8 West and West Boundary Road in Mena, AR: Travel 1.8 miles west on State Highway 8. Turn right on Polk Road 49 and continue 0.4 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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