



# SMALLTOWN

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

**61.33± ACRES**  
**POLK COUNTY, AR**  
**\$368,000**

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

# 61.33± ACRES ON POLK ROAD 676

## PROPERTY PROFILE

### LOCATION:

- Polk Road 676  
Mena, AR 71953
- Polk County
- 5± Miles SW of Irons Fork Lake
- 5.5± Miles S of Foran Gap-  
Ouachita National Hiking Trail
- 6± Miles NE of Mena
- 14± Miles N of the  
Wolf Pen Gap West Trailhead
- 20± Miles SW of the Fourche  
Mountain ATV Staging Area
- 73± Miles S of Fort Smith

### PROPERTY USE:

- Potential Homesite
- Development
- Livestock Farm
- Recreational
- Investment

### COORDINATES:

- 34.62047, -94.17134

### PROPERTY INFORMATION:

- 61.33± Acres
- Mix of Pasture & Timber
- New Water Well and  
Underground Power
- 50-amp RV Hookup with  
Water, Electric and Sewer
- Graveled Pad for RV
- Frontage on Chances Creek
- Stocked Pond
- Abundant Wildlife

### TAX INFORMATION:

- Parcel 0000-03603-0025: \$20
- Parcel 0000-03603-0050: \$20
- Parcel 0000-03603-0075: \$21



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**LUKE ALSTON, ALC**

EXECUTIVE BROKER

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5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.



# WELCOME TO 61.33± ACRES ON POLK ROAD 676

**WELCOME TO A 61.33± ACRE TRACT OF MIXED-USE LAND ON POLK ROAD 676 IN MENA, ARKANSAS.** This Polk County property offers a nice mix of timber and pasture along with ample opportunities for outdoor enjoyment. A future timber harvest is growing as we speak. The pasture is productive, with predominantly native grasses growing to feed your livestock. If livestock is not your thing, there is an abundance of wildlife calling this area home. For the water on your wish list, a couple of great options include a pond and creek. The nice-sized pond is centrally located on the acreage, providing water for livestock and wildlife, and it has been a good producer of largemouth bass for the current owner. In case the pond is not enough, the year-round Chances Creek runs across the east side of the property for your "live" water needs.



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# MORE ABOUT 61.33± ACRES ON POLK ROAD 676

The tract has a new water well and underground electric running to the northwest corner, where you will find a new full RV hookup with 50-amp electric, water, and septic installed next to the freshly graveled pad. The current owner has done a tremendous amount of work clearing and improving the land; take advantage of this prime opportunity today!

To schedule a personal tour, contact **Luke Alston** today and experience #TheSmallTownWay!



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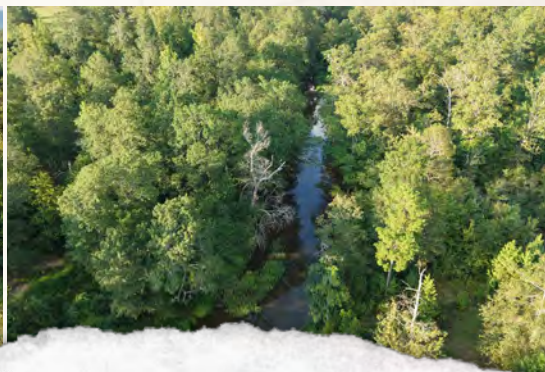
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Property Lines are Approximate



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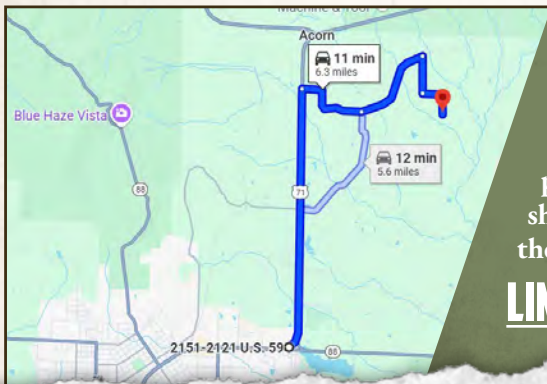
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Directions From Mena, AR: Travel 3.3 miles north on Hwy 71. Turn right on Polk Road 188 and then merge onto Polk Road 76E and continue 1 mile. Turn right on Polk Road 676 and proceed 0.5 miles. Keep straight in the sharp curve and the property will be at the end of the road.

**LINK TO GOOGLE MAP DIRECTIONS**



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