

7.5± ACRES
POLK COUNTY, AR
\$82,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

7.5± ACRES IN POLK COUNTY

PROPERTY PROFILE

LOCATION:

- East Barton Avenue Cove, AR 71937
- Within the City Limits
- Polk County
- 15± Miles SW of Mena
- 23± Miles N of Gillham Lake
- 29± Miles N of DeQueen Lake
- 45± Miles NE of Hochatown, OK

COORDINATES:

- 34.435588, -94.402967

PROPERTY USE:

- Potential Home Site
- Investment

PROPERTY INFORMATION:

- 7.5± Acres
- City Water Available
- Electricity Available
- Pond

TAX INFORMATION:

- Parcel 3200-00220-0010: \$10



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NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 7.5± ACRES IN POLK COUNTY

LOCATED OFF EAST BARTON AVENUE WITHIN THE CITY LIMITS OF COVE, ARKANSAS, THIS 7.5± ACRE TRACT OFFERS A RARE COMBINATION OF SMALL-TOWN CONVENIENCE, USABLE ACREAGE, A POND, AND NEARBY OUTDOOR RECREATION. The Polk County land features power and municipal water available, making it well-suited for a homesite, cabin retreat, or long-term investment. The acreage provides plenty of room to spread out while still enjoying the benefits of being inside city limits—something that's getting harder to find in this area.



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MORE ABOUT 7.5± ACRES IN POLK COUNTY

The property is well-positioned within driving distance of several well-known regional lakes. DeQueen Lake offers excellent opportunities for fishing, boating, and water sports, along with quiet, less crowded shoreline access. Gillham Lake is another nearby favorite, known for its clear water, scenic surroundings, and strong fishing for bass, crappie, and catfish. Just across the state line, Broken Bow Lake is a premier destination in the region, featuring crystal-clear water, boating, kayaking, and year-round recreational use. The surrounding area also offers cabin rentals, dining, and additional attractions, making it a popular getaway location.

This tract, located centrally to lakes and the surrounding Ouachita Mountain region, offers a great balance of accessibility and an outdoor lifestyle.

**Call Nick Pate today to learn more
and experience #TheSmallTownWay!**



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3D MAPS



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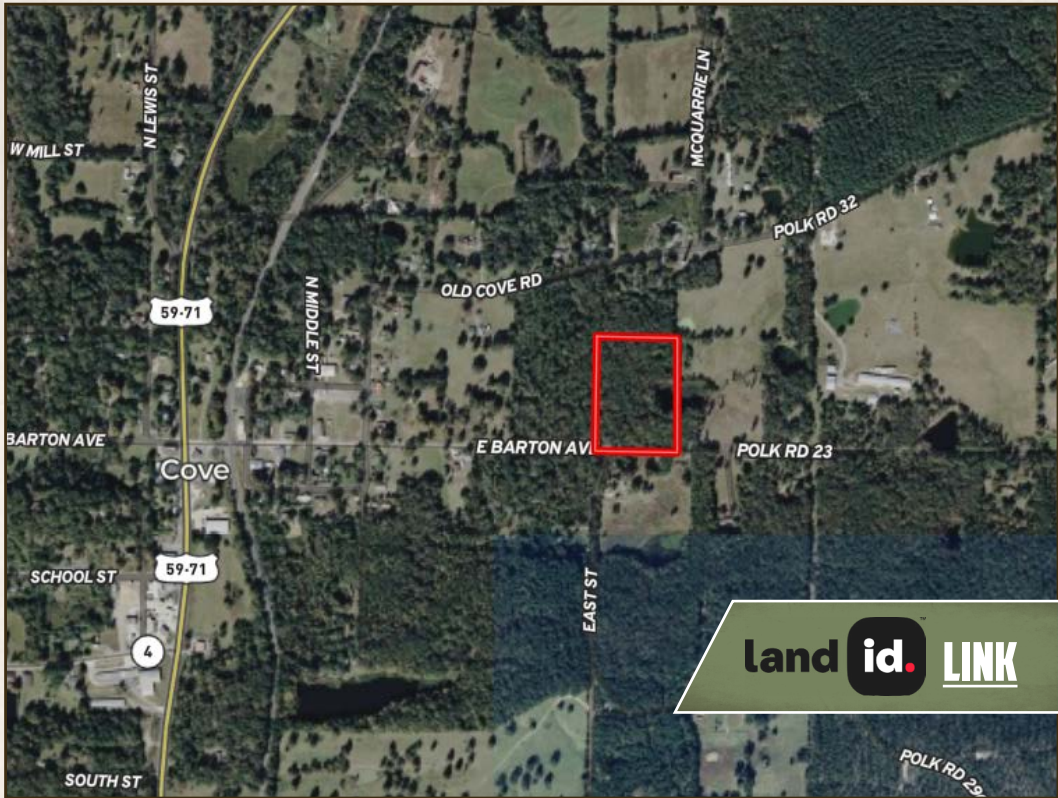
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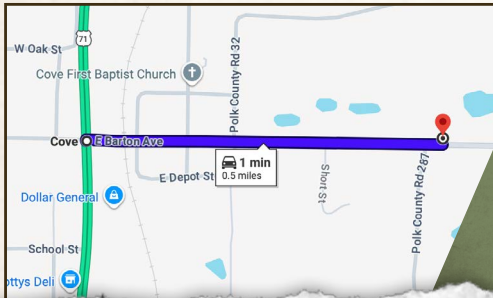
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POLK COUNTY, ARKANSAS



land id. LINK



Directions From the Intersection of Hwy 71 South and East Barton Ave in Cove, AR: Travel 0.5 miles east on East Barton Avenue to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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