



# SMALLTOWN

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

**37.96± ACRES**  
**POLK COUNTY, AR**  
**\$225,000**



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

# 37.96± ACRES ON POLK ROAD 178

## PROPERTY PROFILE

### LOCATION:

- Polk Road 178  
Mena, AR 71953
- Polk County
- 3.9± Miles NE of Mena
- 11.5± Miles N of the  
Wolf Pen Gap West Trailhead
- 70± Miles W of Lake Ouachita
- 76± Miles W of Hot Springs
- 80± Miles SE of Fort Smith

### COORDINATES:

- 34.605940, -94.190726

### TAX INFORMATION:

- Parcel 0000-03687-0000: \$100

### PROPERTY USE:

- Potential Homesite
- Investment
- Recreational

### PROPERTY INFORMATION:

- 37.96± Total Acres
- Pastureland
- Mixed Hardwood Timber
- Fenced
- Wildlife
- Spring-Fed Pond
- Additional Acreage Available



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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 37.96± ACRES ON POLK ROAD 178

ESCAPE TO THE OUACHITAS WITH THIS BEAUTIFUL 37.96± ACRE TRACT, IDEALLY LOCATED JUST MINUTES FROM DOWNTOWN MENA, ARKANSAS. Offering the perfect blend of open ground and natural cover, this Polk County property is well-suited for homesteading, livestock, or weekend recreation.

The land features fenced pasture with pockets of mixed hardwood timber providing shade, wildlife habitat, and privacy. A spring-fed pond also sits on the property. From several prime building sites you'll enjoy an impressive view of Rich Mountain, one of the crown jewels of the Ouachita Mountain Range.

Electricity and water are provided nearby, making future development simple and cost-efficient. Easily accessible yet private, this property offers the peace of country living while keeping you within a short drive of all the conveniences Mena has to offer. Additional acreage is available.

**Contact Nick Pate today to schedule a private showing  
and experience #TheSmallTownWay!**



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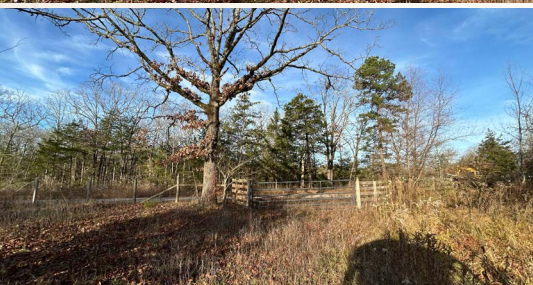
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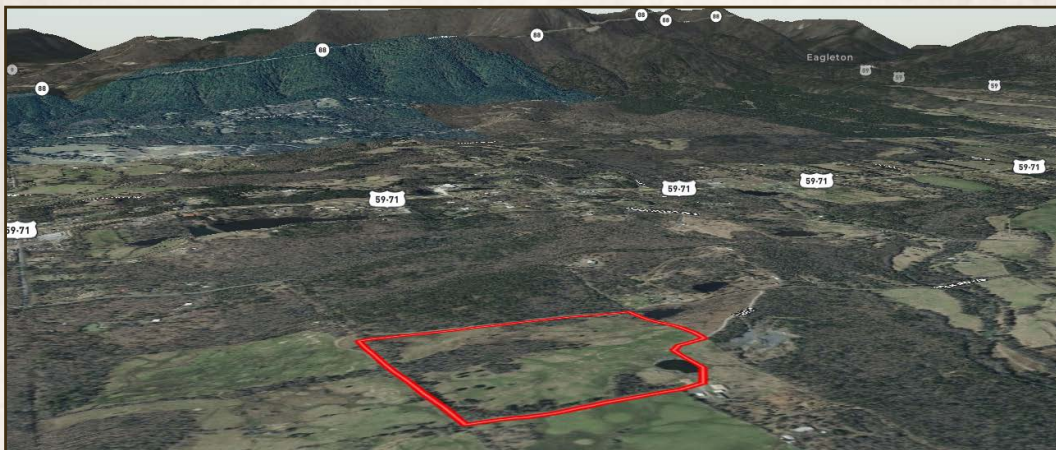
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**land id. LINK**



Directions from Mena, AR: Travel on US-59/US-71 N for 2.7 miles. Turn right onto Polk County Road 178 and proceed for 1.1 miles until the destination on the right.

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



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