

119 POLK ROAD 284
HATFIELD | POLK COUNTY, AR
A HOME ON 5.97± ACRES | \$325,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

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

119 POLK ROAD 284

PROPERTY PROFILE

LOCATION:

- 119 Polk Road 284
Hatfield, AR 71945
- Polk County
- 9.5± Miles SW of Mena, AR
- 50± Miles NE of Hochatown, OK
- 90.5± Miles NW of Texarkana, AR
- 91.9± Miles S of Fort Smith, AR

COORDINATES:

- 34.503368, -94.353149

PROPERTY USE:

- Residential
- Investment
- Homestead

PROPERTY INFORMATION:

- 5.97± Total Acres
- 1,922± SqFt Home
- 3 Bedrooms/1.5 Baths
- Large Living Room
- Wood Burning Fireplace
- Patio
- Enclosed Storage Area & Carport
- Workshop & Vehicle Lift
- RV Storage
- Wildlife
- Well
- Rural Water

TAX INFORMATION:

- TBD



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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 119 POLK ROAD 284

WELCOME TO 119 POLK ROAD 284, TUCKED AWAY ON 5.97± ACRES JUST 9.5 MILES SOUTH OF MENA, ARKANSAS! This property offers that perfect mix of country peace and convenience. The Polk County house offers approximately 1,922 square feet of comfortable living space, featuring three large bedrooms and one and a half baths. The spacious 18x17 living room has a wood-burning fireplace with an insert for those cool Arkansas evenings, and the large kitchen includes a breakfast bar and plenty of cabinet space. There's also a den and dining room, making this home perfect for entertaining guests.

The home is on city water, but there's also a well available if desired. Natural gas and electric utilities are in place and reliable, and the septic system was recently pumped and cleaned (about six months ago). Central air and a natural gas heater keep the home comfortable year-round. Mature shade trees surround the property, giving it that true Arkansas country feel—perfect for sitting on the patio area and enjoying the peace and quiet.



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MORE ABOUT 119 POLK ROAD 284

Outbuildings add a ton of versatility and value here. There's an enclosed 18'x28' storage area with a 24'x18' carport, a spray-foam insulated workshop (18'x30') with heat, air, and a vehicle lift plus an 18'x16' overhang, and a large 14'x45' RV carport on a concrete slab with electric and septic hookups. The property also has three separate entrances for easy access.

Located just off Highway 71 on Polk Road 284, this property offers privacy with no visible neighbors, yet it's still close enough to town for daily needs. It's quiet, private, and move-in ready.

**Contact Nick Pate today to arrange a private showing
and make 119 Polk Road 284 your new address!**

Disclaimer: showings by appointment only—home is occupied.



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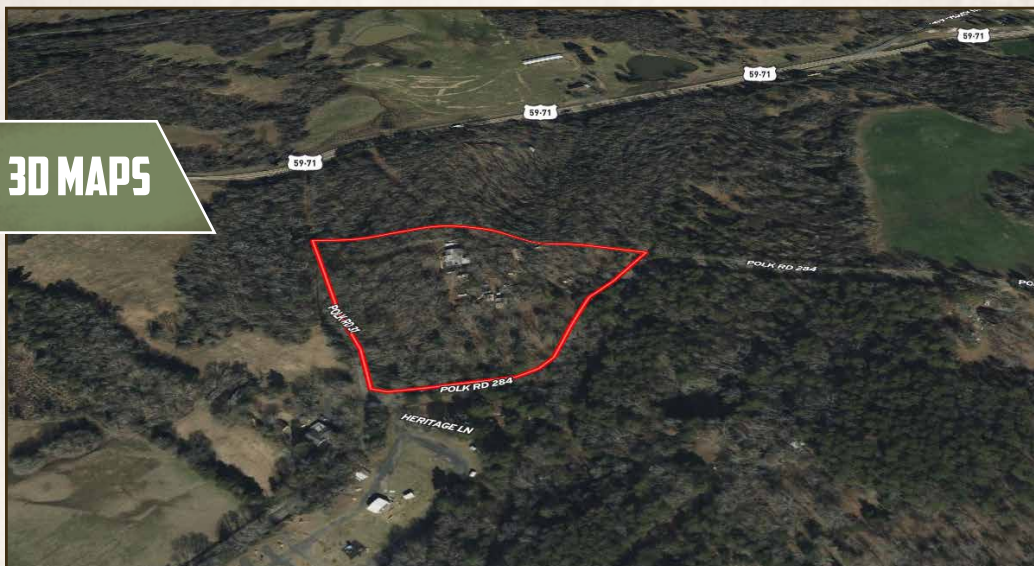
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3D MAPS



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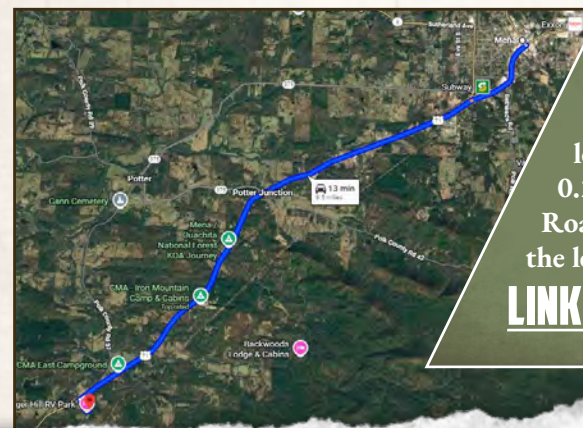
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Directions From Mena, AR: Travel 9.1 miles south on HWY 71. Turn left on Polk Road 31 and continue for 0.2 miles. Take another left onto Polk Road 284, and the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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