



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

50.15± ACRES
POLK COUNTY, AR
\$300,000

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

50.15± 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

PROPERTY USE:

- Potential Homesite
- Investment
- Recreational

COORDINATES:

- 34.605940, -94.190726

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 50.15± Total Acres
- Pastureland
- Mixed Hardwood Timber
- Mostly 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

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 50.15± ACRES ON POLK ROAD 178

WELCOME TO POLK ROAD 178, YOUR CHANCE TO OWN 50.15± ACRES OF PRIME OUACHITA MOUNTAIN PROPERTY JUST MINUTES FROM MENA, ARKANSAS! Conveniently close to the area's rapidly growing mountain bike trail systems, this Polk County tract offers tremendous versatility for ranching, recreation, or building your ideal country home.

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 rural 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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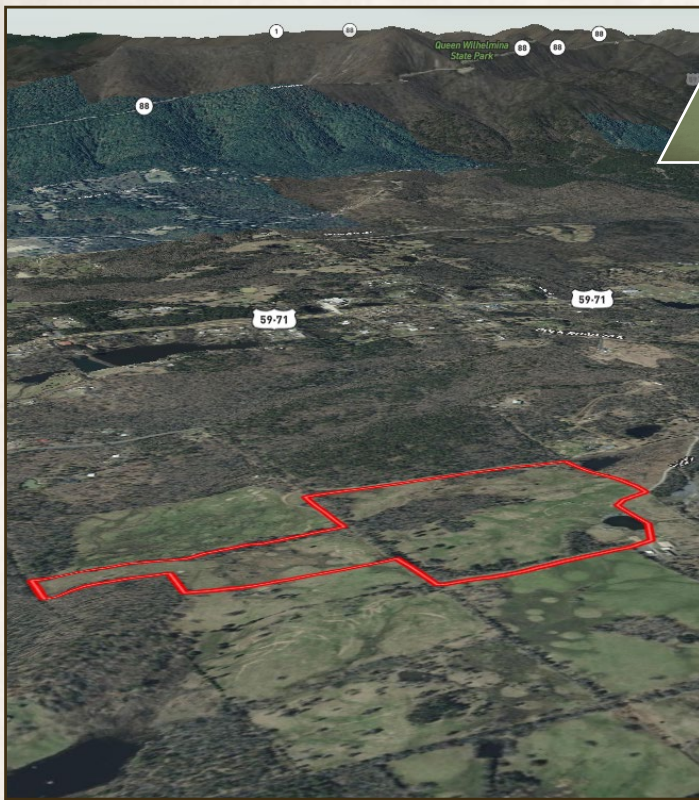
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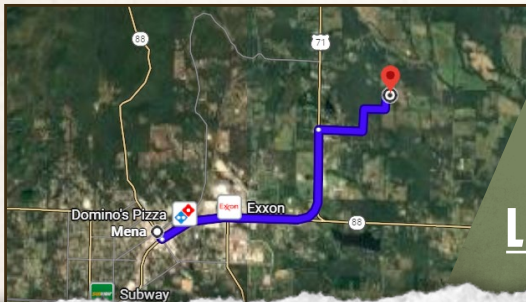
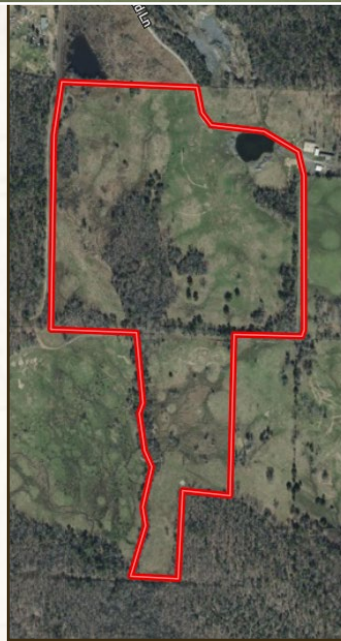
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50.15± ACRES **POLK COUNTY, ARKANSAS**



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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