



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

12.19± ACRES
POLK COUNTY, AR
\$120,000

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

12.19± ACRES ON POLK ROAD 178

PROPERTY PROFILE

LOCATION:

- Off Polk Road 178
Mena, AR 71953
- Access via Deeded Road
- Polk County
- 2± Miles NE of Mena
- 11± Miles N of the
Wolf Pen Gap West Trailhead
- 70± Miles W of Ouachita Lake
- 80± Miles S of Ft Smith

COORDINATES:

- 34.603361, -94.189088

TAX INFORMATION:

- Parcel 0000-03690-0010: \$100

PROPERTY USE:

- Rural Residential
- Investment
- Homestead
- Recreational

PROPERTY INFORMATION:

- 12.19± Rural Acres
- Pasture
- Wildlife
- Wet-Weather Creek
- Partially Fenced
- Livestock 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 12.19± ACRES ON POLK ROAD 178

THIS IS A GREAT OPPORTUNITY TO OWN 12.19± ACRES OF MOSTLY OPEN PASTURE LOCATED JUST TWO MILES OUTSIDE OF THE CITY LIMITS OF MENA, ARKANSAS. Whether you're looking for a place to build, run a few head of livestock, or just enjoy some peaceful country land, this Polk County tract offers plenty of potential.

The property features a wet-weather creek that runs along the entire western boundary, adding both character and a natural water source during rainy seasons. You'll also find two small watering holes on site that are ideal for wildlife or livestock use.

The land is partially fenced and lies well, making it usable right away for grazing or recreational purposes. With mostly open ground and access via a deeded road, it would be easy to set up a small farm, homestead, or even just a weekend getaway. *Additional acreage is available.*

**Contact Nick Pate to schedule a personal tour
and experience #TheSmallTownWay!**



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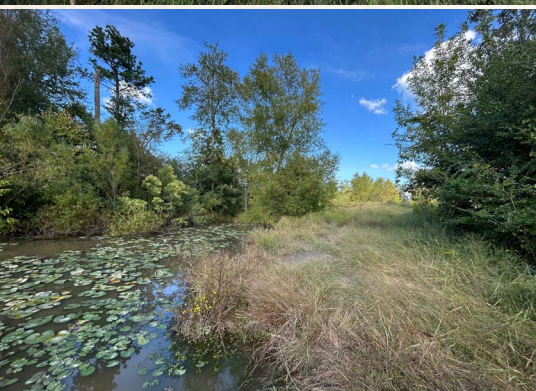
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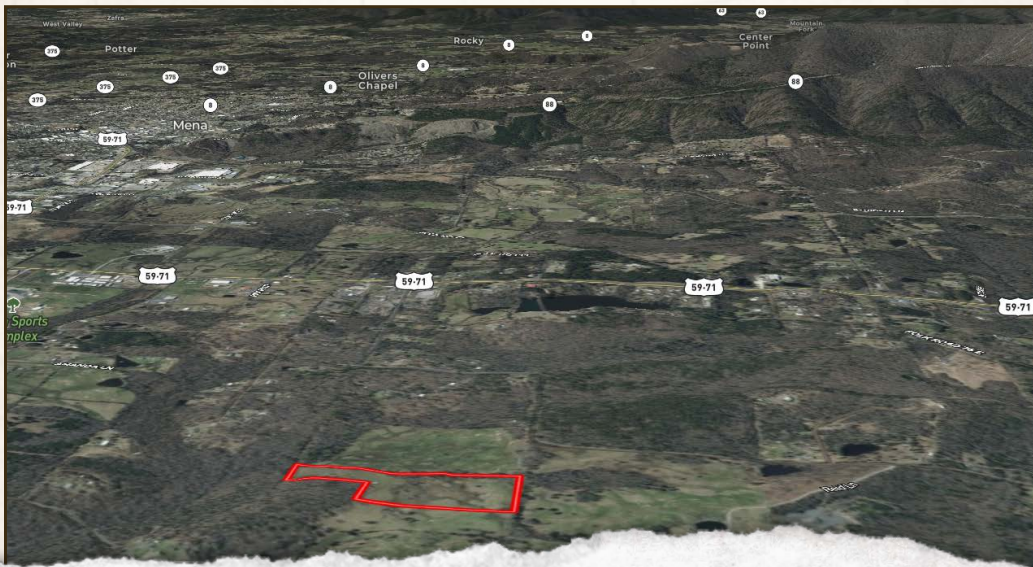
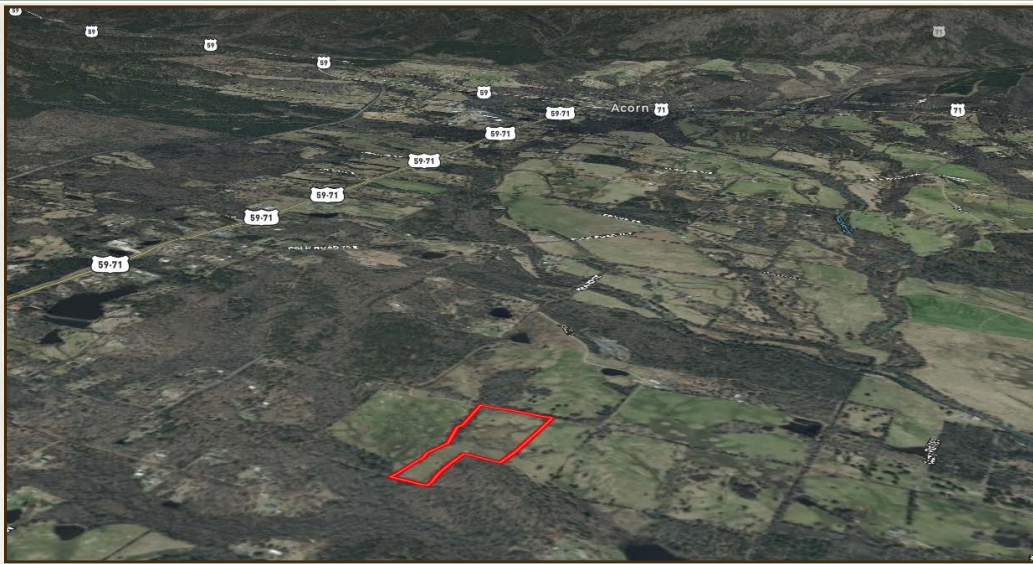
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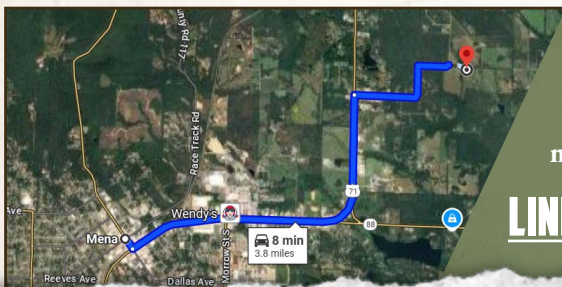
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12.19± ACRES ON POLK ROAD 178

POLK COUNTY, ARKANSAS

land **id.** **LINK**



Directions From Mena, AR: Travel 2.7 miles north on Hwy 71. Turn right on Polk Road 178 and continue 1 mile to the easement road on the right.

LINK TO GOOGLE MAP DIRECTIONS



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