



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

5165 HIGHWAY 88 EAST
MENA | POLK COUNTY, AR
A HOME ON 2.4± ACRES | \$229,000



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

5165 HIGHWAY 88 EAST

PROPERTY PROFILE

LOCATION:

- 5165 Highway 88 East
Mena, AR 71953
- Polk County
- 1± Mile E of Mena RV Park
- 9± Miles to Buck Knob Tower Road
at Fourche ATV Mountain Trails
- 11± Miles NE of Wolf Pen
Gap Campground
- 11.1± Miles E of Ouachita
Country Club & Golf Course
- 13.9± Miles E of Mena
- 26± Miles W of Mount Ida
- 31± Miles SW of
Idle Nook Horse Camp
- 33± Miles to Fourche Mountain
Adventure Center
- 62.5± Miles NW of Hot Springs
for Oaklawn Horse Racing

COORDINATES:

- 34.586, -93.99991

PROPERTY USE:

- Residential
- Mini-Farm
- Homestead
- Investment

PROPERTY INFORMATION:

- 2.4± Acres
- 1,370± SqFt Newly Remodeled Cottage
- 3 Bedrooms/1 Bathroom
- Bonus Room
- New HVAC, Septic,
and Shower Surround (2022)
- New Tankless Water Heater (2025)
- Vinyl Windows
- Covered Wooden Deck
- Metal Roof
- Detached Garage
- Two-Story Barn
- Two Fenced in Yards for Pets
- Chicken Coop
- Established Fruit Trees
& Asparagus Patch
- Level Acreage with Garden Space
- Storage Shed with
Lean-To with Electricity
- Mature Hardwoods and
Established Perennial Plants
- Owner/Agent

TAX INFORMATION:

- Parcel 0000-00401-0000: \$397



LUKE ALSTON | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
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DEEDEE ALSTON
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WELCOME TO 5165 HIGHWAY 88 EAST

WELCOME TO THE CHERRY HILL COTTAGE IN BEAUTIFUL WESTERN ARKANSAS!

Located at the heart of the Fourche Mountain ATV trails in the community of Cherry Hill, this Polk County home offers three bedrooms, one bathroom, and is situated on 2.4± acres.

The 1,370± square foot brick home sits in the center of the property while a rustic barn with both a loft and stalls is found in the back corner of the land. The small acreage offers a small-scale homesteader opportunity with established fruit trees such as fig trees, an asparagus patch, and abundant space for gardening.

A fence with a gate lines three sides of the property, making this ideal for someone looking to keep a horse or two along with other small livestock. A chicken coop is already in place with options to expand in multiple directions.



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MORE ABOUT 5165 HIGHWAY 88 EAST

The cottage has a mix of original hardwood floors and ceilings with vinyl windows and storm doors that give the home charm and energy efficiency. A new HVAC system, a new septic system, and a new shower surround were installed in 2022. In 2025, a new tankless hot water heater was added as an upgrade to the newly remodeled laundry room for both space saving and aesthetic appeal. The laundry space is large and provides not only room for folding and hanging clothes, but also room to add extra freezers, refrigerators, or other storage or furniture.

The home has updated light fixtures and electrical service. The layout of the three bedrooms, each with a generous amount of closet space, provides room to spread out. A bonus room with built-in storage is just off the primary bedroom and could function as an office, nursery, or dressing room.

The large galley-style kitchen features a gas cookstove, plenty of upper and lower cabinetry, and a large floor-to-ceiling pantry. There is a dining nook perfect for drinking morning coffee or having breakfast while you watch nature through the kitchen windows. A separate, full dining space offers room for hosting guests or larger gatherings.



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The outdoor space features a large lawn that could be easily converted to level garden space. It has two fenced in areas just off the back of the home—perfect for pets. The covered back porch is located directly off the back bedroom. This layout offers space to gather in common areas and separation for guests wanting privacy. This home was once an Airbnb, and the original signage is staying with the home. There is a paved parking pad that leads to a detached garage, but there is ample additional parking in the front of home.

One feature that made this a great Airbnb was the ample parking and easy rideable access to both the Fourche Mountain ATV trails and the Wolf Pen Gap ATV trails. The Cherry Hill Cottage sits central to both, giving you a place of respite as you go from one trail system to the next. Guests found the home to be a perfect base camp for ATV trail riding, horseback riding, and hunting.

Whether you choose to make this your home or rent it out, the Cherry Hill Cottage is a great starter home or investment property.

Contact Luke or Deedee Alston today to schedule a private showing and experience #TheSmallTownWay!

Owner/Agent



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Property Lines Are Approximate



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Information is believed to be accurate but not guaranteed.



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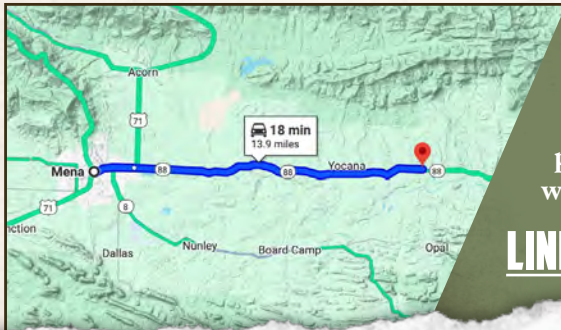
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land id. LINK



Directions from Mena, Arkansas:
Travel 1.6 miles north on Highway 71. Turn right onto AR-88 East and proceed 12.2 miles. The destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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