



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

15.72± ACRES WITH A BARNDOMINIUM
POLK ROAD 31 | POLK COUNTY, AR
\$300,000

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

THE POLK 15.72

PROPERTY PROFILE

LOCATION:

- 956 Polk County Road 31
Hatfield, Arkansas 71945
- Polk County
- 10± Miles E of the Oklahoma
State Line
- 13± Miles SW of Mena
- 16± Miles N of the Cossatot River
- 25± Miles NW of Gillham Lake
- 31± Miles N of DeQueen Lake
- 87± Miles W of Hot Springs
- 230± Miles NE of Dallas, TX

COORDINATES:

- 34.45123, -94.37554

TAX INFORMATION:

- Parcel 0000-10993-0000
- 2023 Taxes: \$800
- Previous Parcel: 0014476B

PROPERTY USE:

- Primary Home
- Multi-Generational Living
- Commercial Shop Space
- Agritourism
- Investment

PROPERTY INFORMATION:

- 15.72± Acres
- 5,000± SqFt Barndominium
Near Completion
- Spray Foam Insulation in Walls & Ceilings
- Interior Framing Complete
- Septic, Well, & Electric Services Connected
- 30'x30' Pad
- Pasture and Hardwoods
- Fenced
- Mountain Views
- Additional Acreage Available



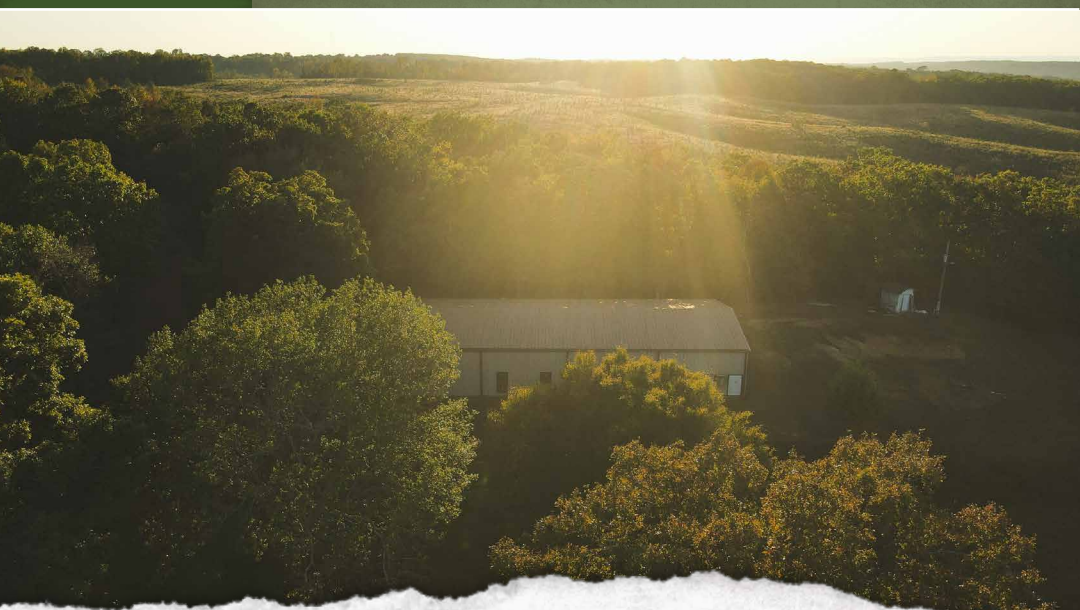
LUKE ALSTON | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
C: 479-234-1376 | lukealston@smalltownproperties.com



DEEDEE ALSTON
PRINCIPAL BROKER - AR, ASSOCIATE BROKER - OK
C: 479-243-6525 | deedee@smalltownproperties.com

WELCOME TO THE POLK 15.72

NESTLED CONVENIENTLY BETWEEN THE RURAL TOWNS OF COVE AND HATFIELD, ARKANSAS, YOU WILL FIND AN EXPANSIVE 5,000± SQUARE FOOT BARNDOMINIUM SITTING AMIDST LUSH PASTURES AND A 15.72± ACRE FARMSTEAD THAT OFFERS JUST ABOUT EVERYTHING YOU'D NEED TO BE SELF-SUSTAINABLE. Rolling green pastures are only part of the charm of this rural Polk County property. Just off the paved County Road 31 is room for large or extended family living, events, or a commercial enterprise in the nearly completed 50'x100' barndominium. This space is waiting for the new owners to bring their custom interior finishing touches. The metal building features red iron trusses, vinyl windows, entrance doors, walk-out sliding doors, and two stories of wood framing, electrical, and plumbing. The custom cedar and black iron stair banister nods to the potential for the home—take the design direction towards modern and clean, or rustic. The framed living space is two stories. There are two bay doors, a side entrance door, and windows for additional natural light on the shop-side of the building. A water well, septic, and electrical service are connected and ready for use. A 30'x30' existing pad offers space for a garage, carport, or an additional structure.



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MORE ABOUT THE POLK 15.72

The interior framing is in place for a kitchen with a separate pantry area, a living space plus a primary bedroom with an ensuite, a guest bedroom and office both including full bathrooms, kids' bedrooms with lofts above that share a Jack and Jill bathroom, a rhombus room, a craft room, a playroom, a dedicated workshop, and a separate laundry room.

This acreage and barndominium offer panoramic views of the mountains and surrounding hillside where deer roam. You will have established pasture for cattle or horses.

Take advantage of a unique opportunity as an investment or a large space to live. With interior finishing being all that is left to complete, you are nearly ready to move in—skip the tough part and get right to the fun of choosing the final finishes. Additional acreage is available.

Contact Luke or Deedee Alston today to schedule a private showing and make Polk Road 31 your new address.



Property Lines are Approximate



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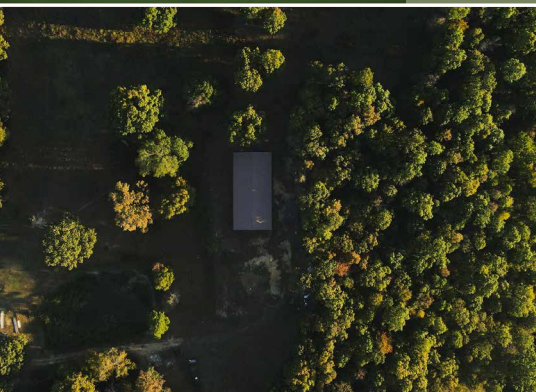


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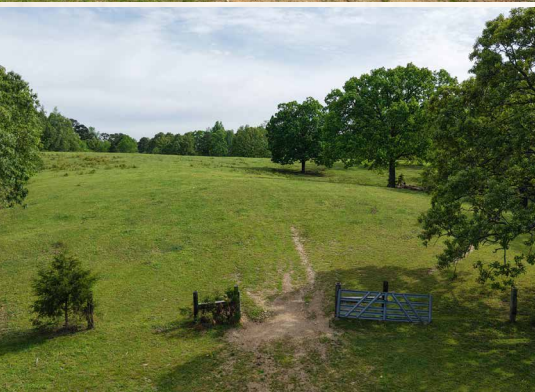
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Information is believed to be accurate but not guaranteed.

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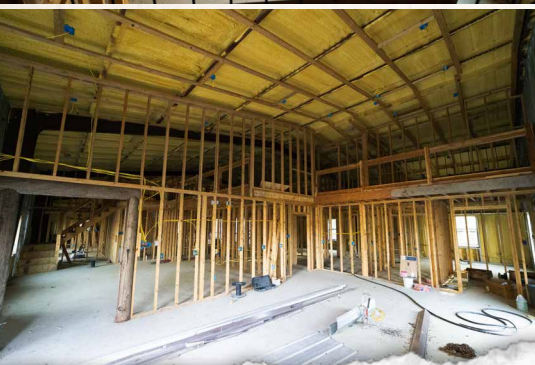
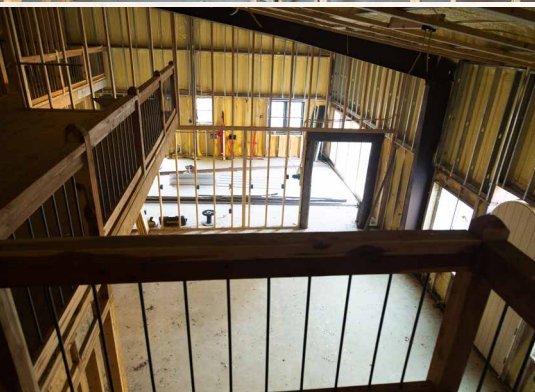
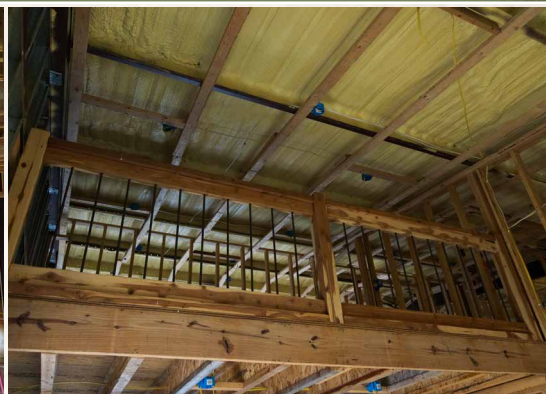
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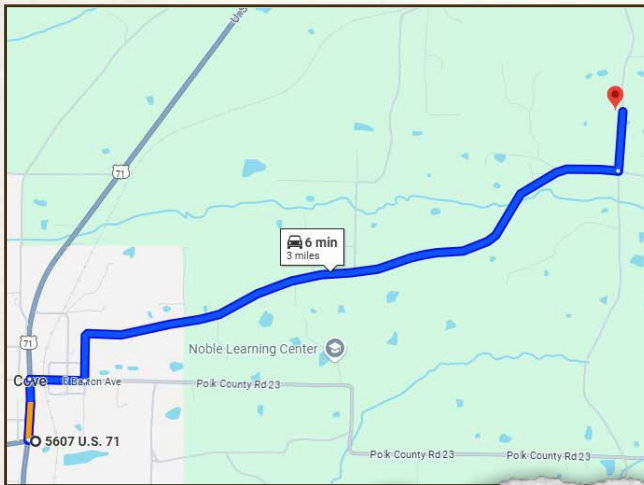
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land id. LINK



Directions From HWY 71 South in Cove, AR: Turn left at the caution light onto East Barton Avenue. At the stop sign turn left onto Polk County Road 32. Continue 2.5 miles to Polk 31 and turn left. The property will be on the left in 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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