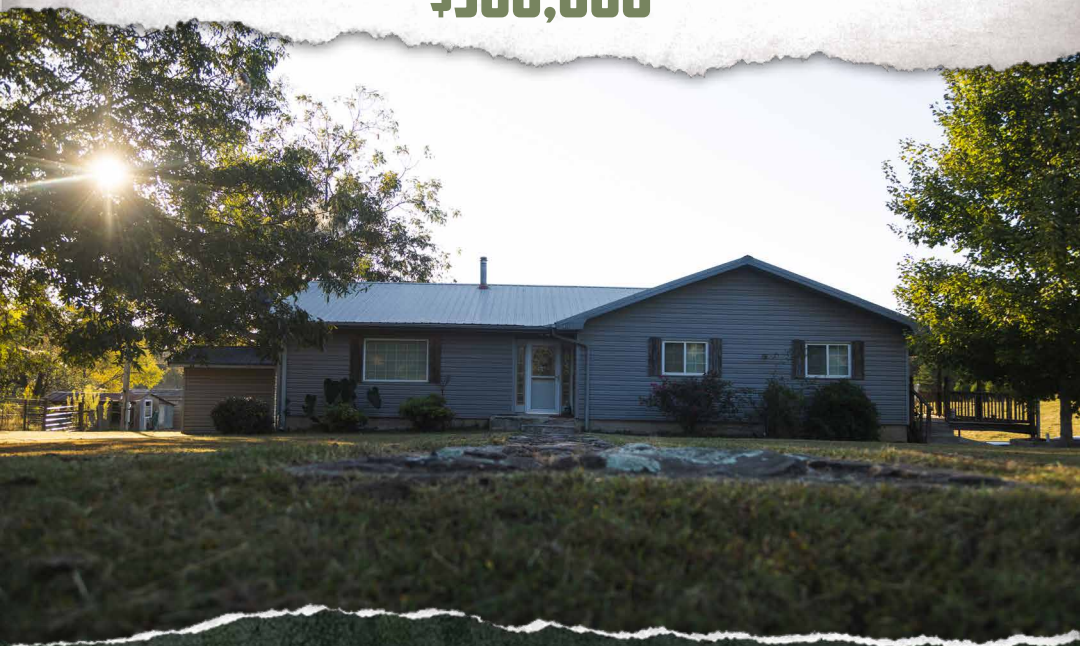




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

956 POLK ROAD 31
14.7± ACRES WITH A HOUSE
POLK COUNTY, AR
\$300,000



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

956 POLK ROAD 31

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

TAX INFORMATION:

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

PROPERTY USE:

- Residential
- Small Farm/Homestead

COORDINATES:

- 34.45123, -94.37554

PROPERTY INFORMATION:

- 14.7± Acres
- 2,534± SqFt Custom-Built Split-Level House
- 3 Bedrooms/2 Bathrooms
- New Flooring
- Water Softener System
- Wood-Burning Stove
- Spray Foam Insulation
- Handicap-Accessible Tub
- Updated Kitchen with Newer Appliances Included
- HVAC
- Septic, Well & Electric Service
- Pasture and Hardwoods
- Fenced & Cross-Fenced
- 2 Ponds
- Barn with Loft and Corral
- Chicken Coop
- Large Fenced Garden Area
- Gazebo
- Mountain Views
- Paved Road Frontage
- Additional Acreage Available.



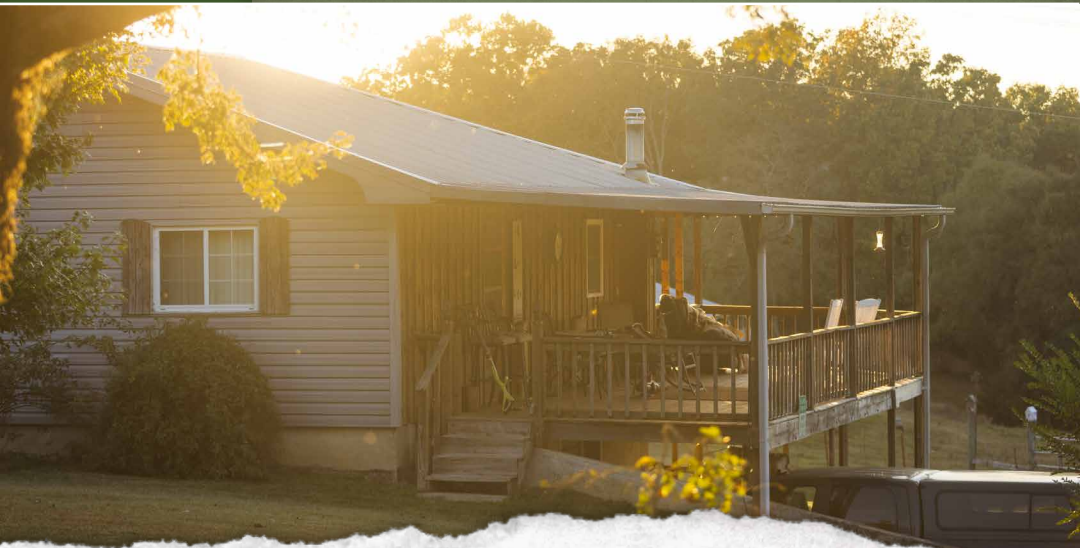
LUKE ALSTON | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com



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

WELCOME TO 956 POLK ROAD 31

WELCOME TO 956 POLK COUNTY ROAD 31 IN HATFIELD, ARKANSAS. SITUATED NEAR THE OUACHITA NATIONAL FOREST, THIS 14.70± ACRE POLK COUNTY PROPERTY IS WORTH CONSIDERING! Located only 13± miles south of the county seat of Mena, this property is also within 30± miles of both Gillham Lake and DeQueen Lake, making it a prime location for outdoor recreation. This tract features a primary home, a barn with a loft and corral, garden space, a gazebo, and several outbuildings. Equipped with a well, septic, and electrical service, as well as wood heat, you can be fairly self-sustaining. The home is a vinyl- and cedar-sided split-level home offering 2,534± square feet of heated and cooled living space. Three bedrooms, each with walk-in closets, and two bathrooms complete the home. The three-piece guest bath offers a walk-in shower, and you'll find the laundry room conveniently tucked off to the side. The primary ensuite features plenty of storage, a long vanity, and a walk-in tub with a showerhead. The spacious kitchen adjoins the dining area and includes custom cabinetry, granite countertops, soft-close drawers and doors, and uplighting. High-end stainless steel appliances are less than two years old and will stay with the home upon purchase. Additional features include a farmhouse sink with a pull-down faucet, an electric range, double ovens, and a pot filler, offering those who love to cook a well-planned space. More recent upgrades include new vinyl plank flooring.



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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

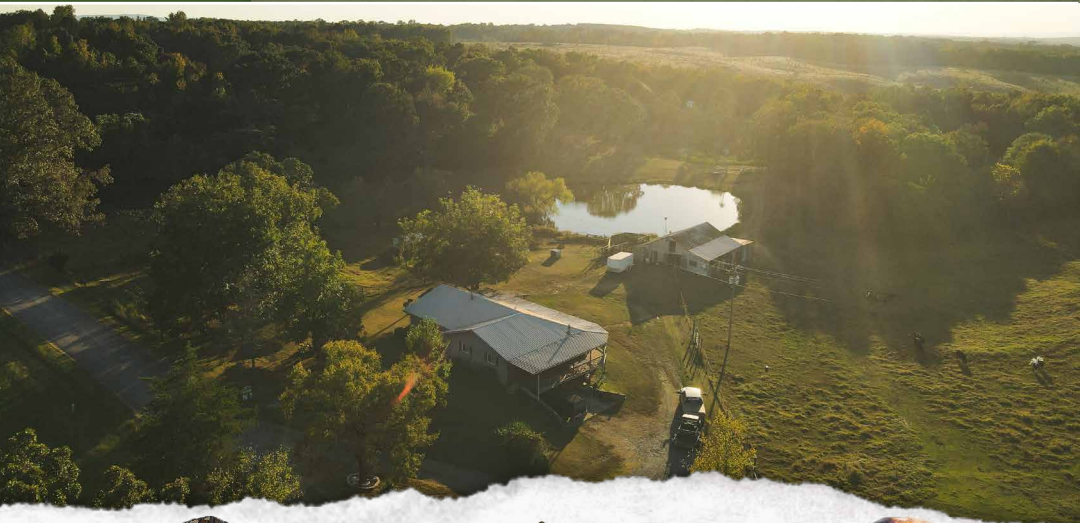
Information is believed to be accurate but not guaranteed.

MORE ABOUT 956 POLK ROAD 31

Spray foam insulation offers energy efficiency and noise reduction so you can enjoy the sounds of nature. The home offers central heat and air, an ornate standalone wood stove in the main living area, and a wood-burning furnace in the walk-out basement. A well, with a water softener system, serves as the water supply to the primary home. The home's metal roof, guttering, vinyl windows, and storm doors provide low maintenance. A covered wood deck expands on two sides for convenient access in and out. Upstairs, you can access the wraparound deck from the dining room and two of the bedrooms. Downstairs, a partially finished basement has its own separate workshop, pantry, open storage area, windows, and an access door to the two-car attached covered carport.

In addition to the home, you will find a rustic barn with a nice, usable loft, partial concrete flooring, and a small corral. The 14.70± acres include mature hardwoods with fenced and cross-fenced pasture. Several portable storage buildings are on-site, along with a small coop for the chickens. Two ponds serve as a water supply for the livestock and also your own private place to fish. Additional acreage is available.

Contact Luke or Deedee Alston today to schedule a private showing and make 956 Polk 31 your new address.

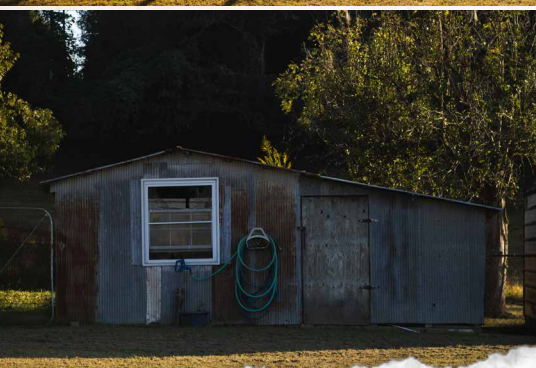
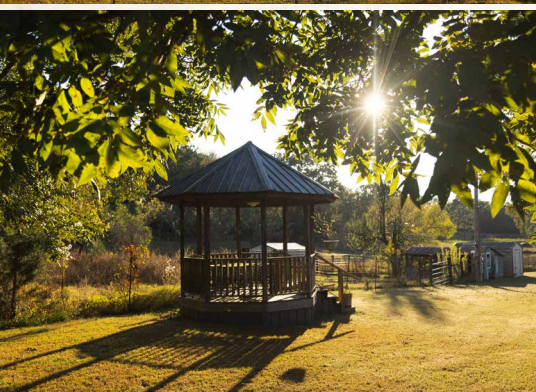


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14.7 ± ACRES WITH A HOME 956 POLK ROAD 31 POLK COUNTY, ARKANSAS



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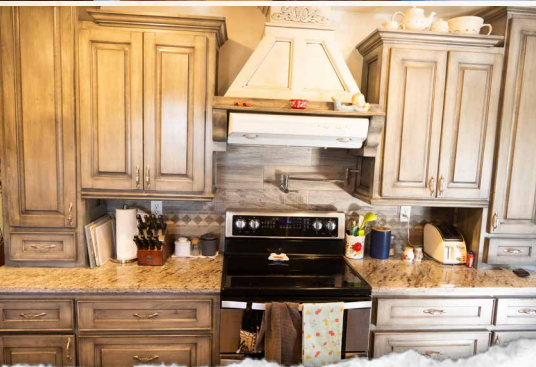
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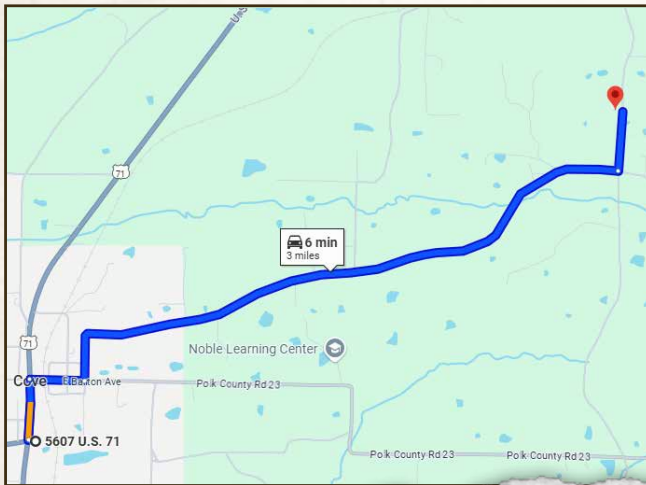
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POLK COUNTY, ARKANSAS



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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