



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

185 REID LANE
MENA | POLK COUNTY, AR
46.01± ACRES WITH A HOME | \$325,000



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

185 REID LANE

PROPERTY PROFILE

LOCATION:

- 185 Reid Lane
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:

- Residential
- Investment
- Recreational

COORDINATES:

- 34.606250, -94.186648

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 46.01± Total Acres
- 1,280± SqFt Mobile Home
 - 16'x80'
 - 3 Bedrooms/2 Baths
- Pastureland
- Mixed Hardwood Timber
- 50'x60' Unfinished Shop
- 20'x30' Enclosed Shop
- Cross-Fenced
- Spring-Fed Pond
- Wildlife
- 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 185 REID LANE

WELCOME TO 185 REID LANE, A 46.01± ACRE TRACT THAT OFFERS A SOLID SETUP FOR COUNTRY LIVING JUST MINUTES FROM MENA, ARKANSAS. The Polk County property is fully cross-fenced, making it well suited for livestock or horses, and includes a nice pond for water and recreation.

A 2013 model 16'x80' mobile home sits on the property and features three bedrooms and three bathrooms. The primary bedroom has a large closet and a spacious bathroom. The home is on rural water and electric cooperative service, providing dependable utilities for full-time living. Satellite internet is available through Velocity, with a tower already installed, making this property a good option for remote work or rural connectivity.

Property improvements include a 20'x30' enclosed shop and a 50'x60' unfinished shop with a concrete slab already poured, offering room for equipment storage, a workshop, or future expansion. Additional acreage is available.

**Contact Nick Pate today to schedule a private showing
and make 185 Reid Lane your new address.**



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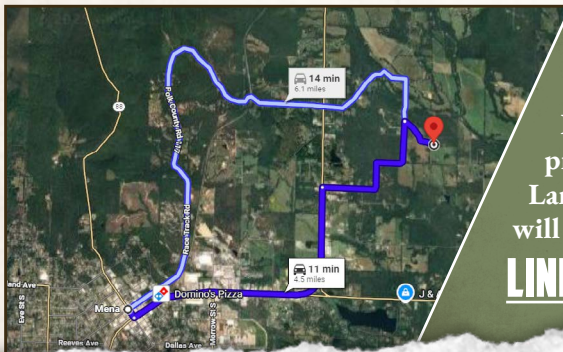
185 REID LANE

МЕНА

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 1.4 miles. Turn right on Reid Lane and after 0.4 miles the destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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