



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

9.86± ACRES
POLK COUNTY, AR
\$110,000

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

9.86± ACRES ON WATERS LANE

PROPERTY PROFILE

LOCATION:

- Waters Lane
Mena, AR 71953
- Accessed by a Deeded Easement
- Within the City Limits
- Polk County
- 2± Miles SE of Mena
- 7± Miles NW of the
Wolf Pen Gap West Trailhead
- 54± Miles W of Ouachita Lake
- 77± Miles W of Hot Springs

COORDINATES:

- 34.565264, -94.223743

PROPERTY USE:

- Potential Homesite
- Bow Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 9.86± Wooded Acres
- Year-Round Creek
- Mature Pine/Hardwoods
- Building Site
- Healthy Deer Herd

TAX INFORMATION:

- Parcel 6000-03150-0000: \$50



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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 9.86± ACRES ON WATERS LANE

THIS 9.86± ACRE TRACT, LOCATED WITHIN THE CITY LIMITS OF MENA, ARKANSAS, IS THE KIND OF PLACE FOLKS AROUND HERE ARE ALWAYS ASKING ABOUT BECAUSE PROPERTIES SUCH AS THIS RARELY COME ON THE MARKET. Tucked back off the road with a deeded easement for access, the Polk County land offers privacy, peace, and just enough room to build and stretch out without being too much to manage. The land lies well, with a nice established building site, perfect for a cabin, home, or weekend retreat. You'll find a good stand of mature pine and hardwood timber throughout the property—plenty of shade, natural beauty, and even some future value in the trees. A year-round creek meanders about, adding to the charm and giving wildlife a reliable water source. Speaking of wildlife, a healthy local deer herd uses this property regularly. Whether you're a bow hunter or just enjoy watching nature, you'll appreciate how alive this place feels. It's the kind of land that feels bigger than it is, thanks to the terrain, trees, and water.



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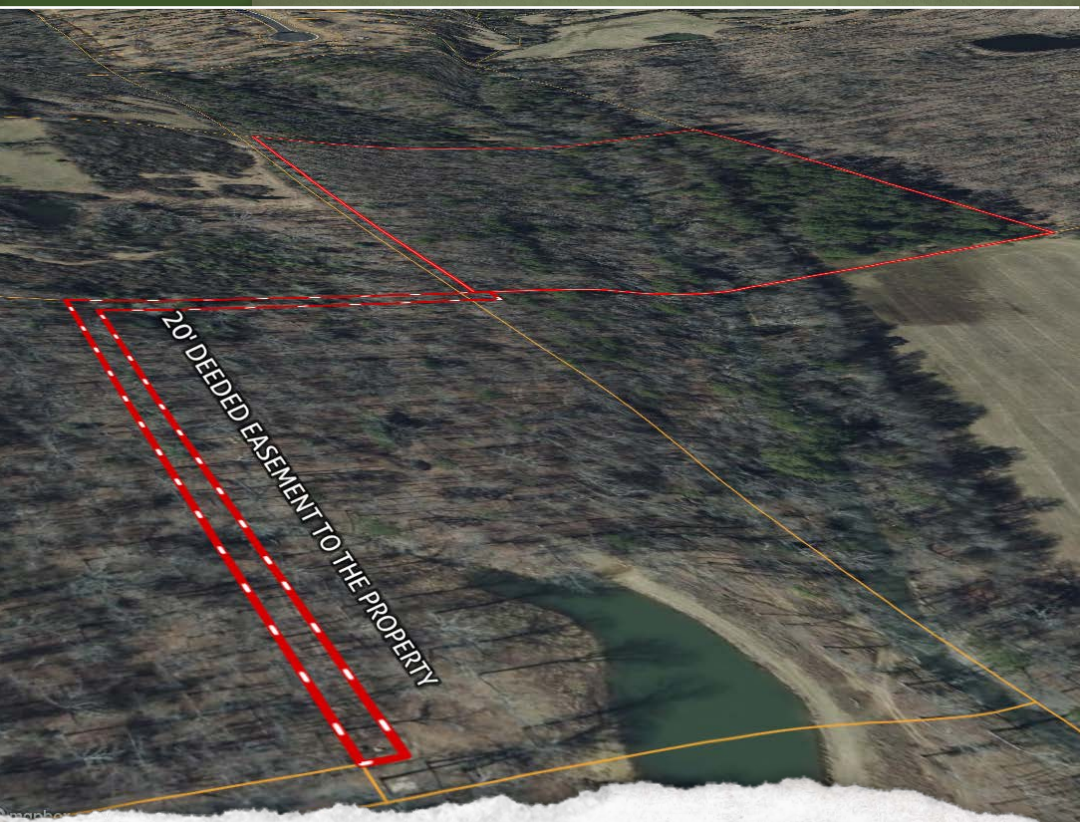
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MORE ABOUT 9.86± ACRES ON WATERS LANE

Whether you're looking to build now, just want a solid investment, or need a quiet escape, this property checks many boxes. A place like this inside the city limits with a creek, timber, wildlife, and a building spot already in place is a RARE find—especially at this size.

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



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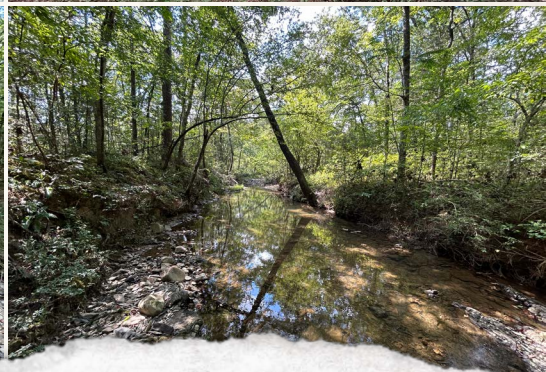
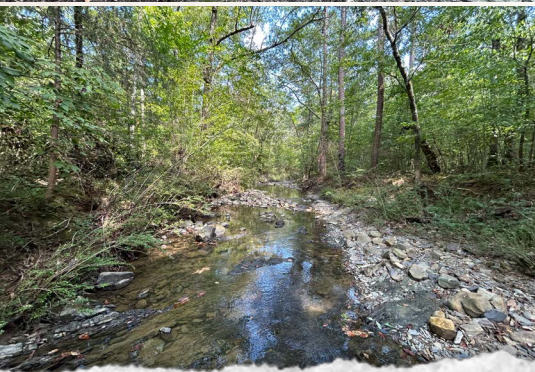
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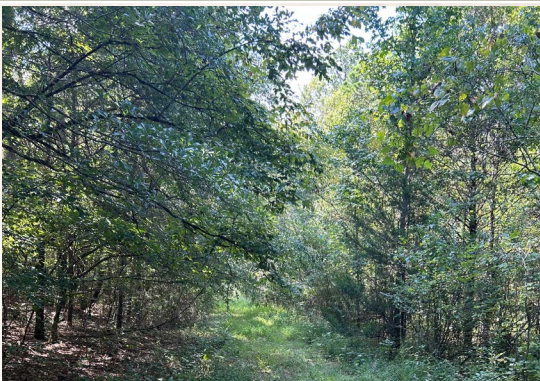
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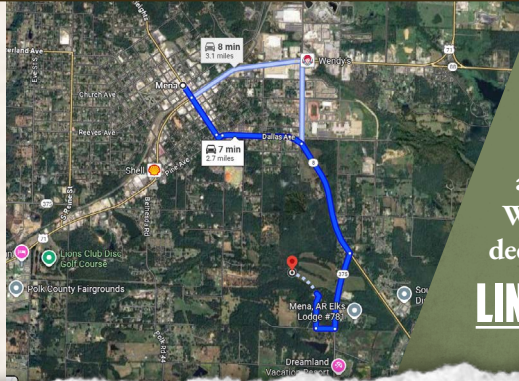
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POLK COUNTY, ARKANSAS



land id. LINK

20' DEEDED EASEMENT TO THE PROPERTY



Directions From Mena, AR: Travel 1 mile east on Highway 8 East. Turn right on Hwy 375 E and proceed 0.5 miles. Turn right on Polk Road 298 and continue 0.1 mile. Turn right on Waters Lane and continue 0.2 miles to the deeded easement on the left.

LINK TO GOOGLE MAP DIRECTIONS



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