



**407 POLK ROAD 59
POLK COUNTY, AR**

69.23± ACRE POULTRY FARM | \$850,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

407 POLK ROAD 59

PROPERTY PROFILE

LOCATION:

- 407 Polk Road 59
Mena, AR 71953
- Polk County
- 5± Miles W of McGuire
Access on the Ouachita River
- 6± Miles N of the
Wolf Pen Gap North Trailhead
- 8± Miles E of Mena
- 88± Miles S of Fort Smith

COORDINATES:

- 34.55617, -94.12041

PROPERTY USE:

- Poultry Farm
- Residential
- Investment
- Homestead

PROPERTY INFORMATION:

- 69.23± Acres
- Two 43x500 Broiler Houses
with a Tyson Contract
- Two Homes
- Improved Pasture
and Hay Fields
- Multiple Stocked Ponds
- Large Shade Trees
- Mountain Views
- Cross-Fenced
- Corral with a Squeeze Chute

TAX INFORMATION:

- Parcel 0000-02192-0000: \$611
- Parcel 0000-02192-0025: \$1708



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

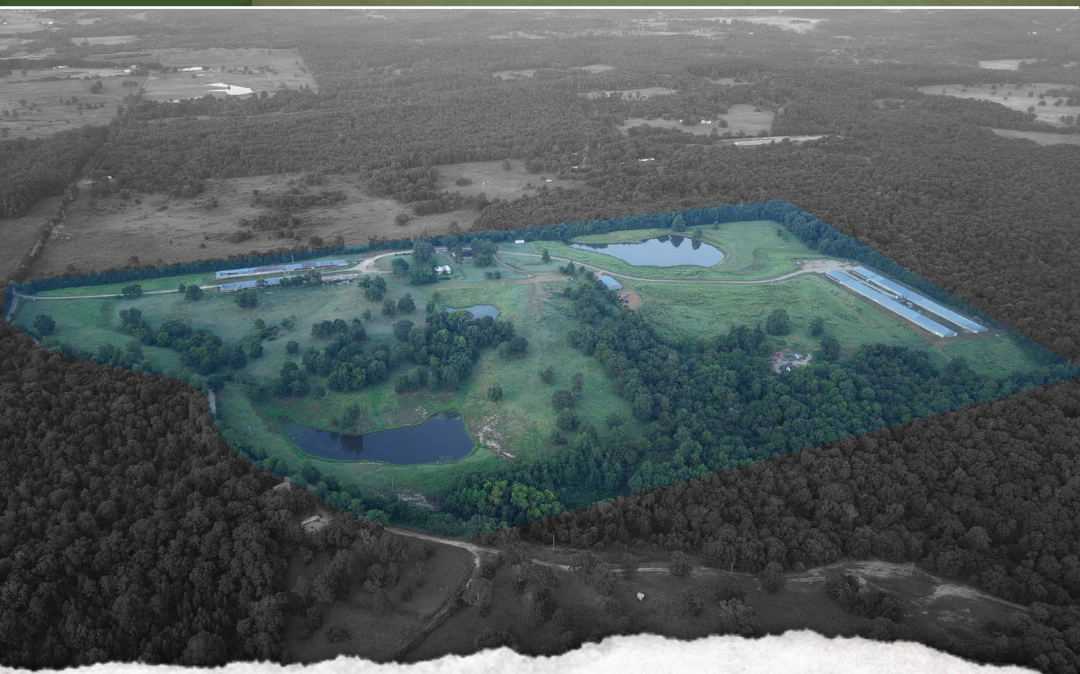
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Information is believed to be accurate but not guaranteed.

WELCOME TO 407 POLK ROAD 59

INTRODUCING A METICULOUSLY CARED FOR BEAUTIFUL PLACE IN MENA, ARKANSAS: 407 POLK ROAD 59. From the grounds to the condition of the fences, ponds, farm buildings, and homes, you can see the pride that goes into this operation. The 69.23± acre operating poultry farm is set up perfectly for the family wanting farm income and the freedom to also have employment away from the farm.

The Polk County property features two 43x500 poultry houses, built in 2004, that have a current contract with Tyson Foods. The houses are situated at the very back of the acreage, away from the two residences, which are located atop the highest point of the land. The poultry houses are mirror images of each other and have been kept up very nicely with no repairs or updates needed, giving the next owners peace of mind and a fine start. With the benchmark Chore-Time equipment, you will have continued success, just as the current owners have had for years.



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MORE ABOUT 407 POLK ROAD 59

The two residences allow multiple generations to live on the farm or give the new owner the ability to rent out one of the homes for additional income. The newer home features three bedrooms and two baths and is a great example of the care given to this place, as it is spotless and well kept. This brick home, built on a concrete slab, will give many, many years of comfort for the next owners. Established landscaping, flower beds, and a garden give the person with a green thumb a place to enjoy their craft or grow their own food. Directly off the front porch is an amazing view of the Ouachita Mountains. The second home is older but is currently lived in and is ready to go for the next tenant. Picturesque fields and ponds flank the residences, grabbing your attention and providing a peaceful setting.

The farm has some of the finest pastures around—your livestock will thrive! And, with three ponds strategically located in each field, this is a livestock enthusiast's dream come true! Each pond is stocked with bass and catfish.

Truly a self-sustaining, income-producing gem—this farm is ideal for living the country lifestyle to its fullest.

Contact Luke Alston today to arrange a private tour and experience #TheSmallTownWay!



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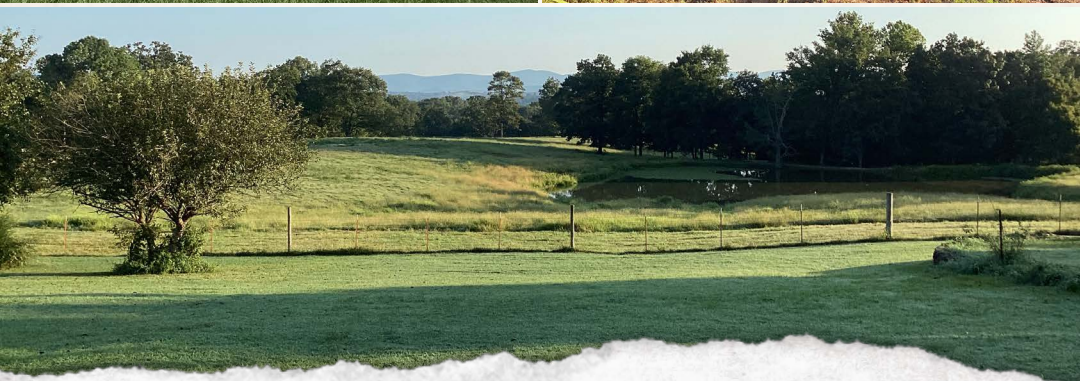
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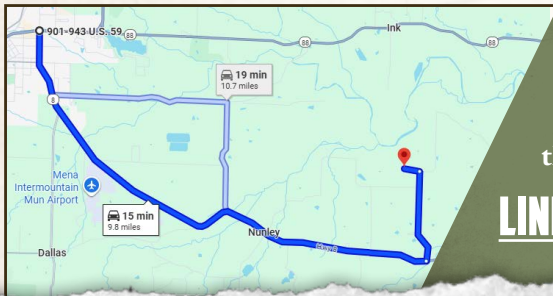
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land id. LINK



Directions From Mena, AR: Travel 8 miles east on Hwy 8. Turn left on Polk Road 59 and proceed 1.5 miles to the farm on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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