



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

104 OAK FOREST LANE
POLK COUNTY, AR
A HOME ON 6.32± ACRES | \$350,000



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

104 OAK FOREST LANE

PROPERTY PROFILE

LOCATION:

- 104 Oak Forest Lane
Mena, AR 71953
- Polk County
- 3.5± Miles NE of the Wolf Pen Gap
ATV Trails (Earth Lane Access)
- 6.2± Miles SE of Mena
- 7.8± Miles SE of the Trails at Mena
- 78± Miles W of Hot Springs
- 84± Miles SE of Fort Smith

COORDINATES:

- 34.532394, -94.186052

TAX INFORMATION:

- Parcel 0000-05111-0120: \$650

PROPERTY USE:

- Residential
- Investment
- Recreational

PROPERTY INFORMATION:

- 6.32± Acres
- 1,892± SqFt Home
 - 3 Bedrooms/2 Baths
 - Bonus Room
 - Large Laundry Room
 - Propane Cook Top
 - New Roof in 2025
- Detached Garage/Guest House
 - Separate Electric Meter
- Small Barn with Pens
- Raised Garden Beds
- Park Like Setting
- Outdoor Storage
- Shaded Patio
- Dog Pen
- Well



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NICK PATE

LAND SPECIALIST

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nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 104 OAK FOREST LANE

WELCOME TO 104 OAK FOREST LANE—PEACEFUL COUNTRY LIVING JUST MINUTES FROM MENA, ARKANSAS! This spacious three-bedroom, two-bathroom home on 6.32± acres in Polk County offers approximately 1,892 square feet of comfortable living space with features designed for both relaxation and functionality.

Inside, you'll find a large living room perfect for gathering with family and friends, along with a versatile bonus room that can serve as an office, game room, hobby space, or additional guest area. The home features a cozy pellet stove for added warmth and charm, plus a propane cooktop for the home chef. A generously sized laundry room provides extra convenience and storage. The home also had a new roof installed in 2025.



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MORE ABOUT 104 OAK FOREST LANE

Step outside and enjoy the amazing shaded patio, ideal for entertaining or simply relaxing beneath the mature shade trees that surround the property. The outdoor space is full of possibilities with raised flower beds, a small barn with pens, a dedicated dog pen, outdoor storage, and a private water well to support your country lifestyle. Adding even more value is the detached garage with a guest house with a separate electric meter, offering excellent income-producing potential, guest accommodations, or private quarters for extended family.

Adventure lovers will appreciate being only a quick ride from the famous Wolf Pen Gap ATV trails, making this property a perfect full-time residence, vacation getaway, or investment opportunity.

If you've been searching for space, privacy, outdoor recreation, and income potential all in one property, this Arkansas gem deserves a closer look!

**Contact Nick Pate today to schedule a private showing
and make 104 Oak Forest Lane your new address!**



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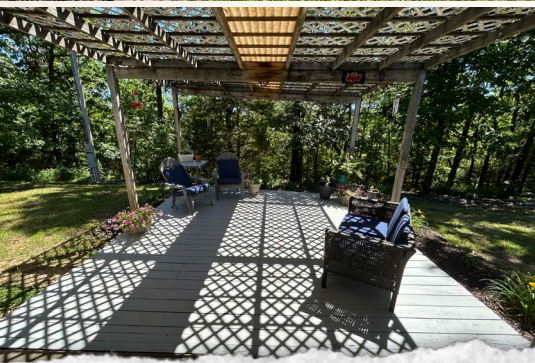
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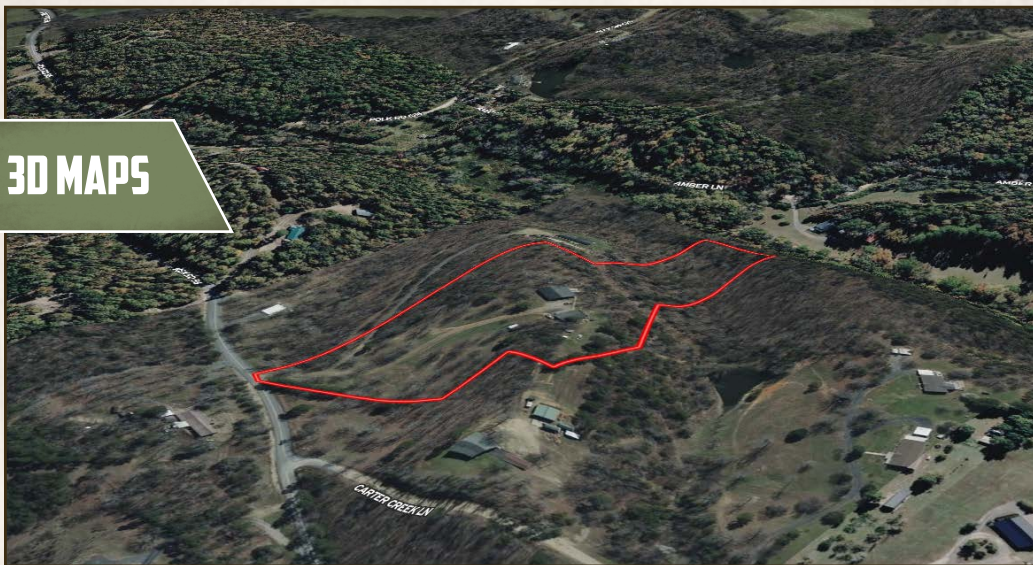
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3D MAPS



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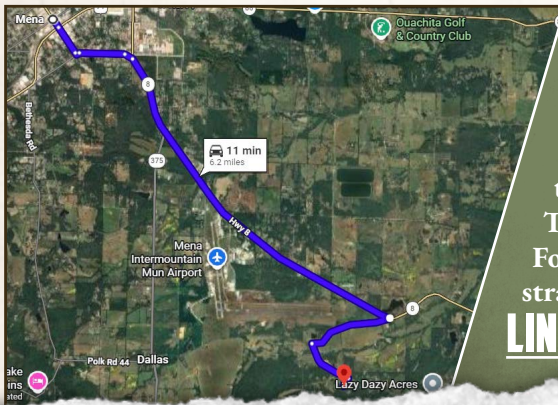
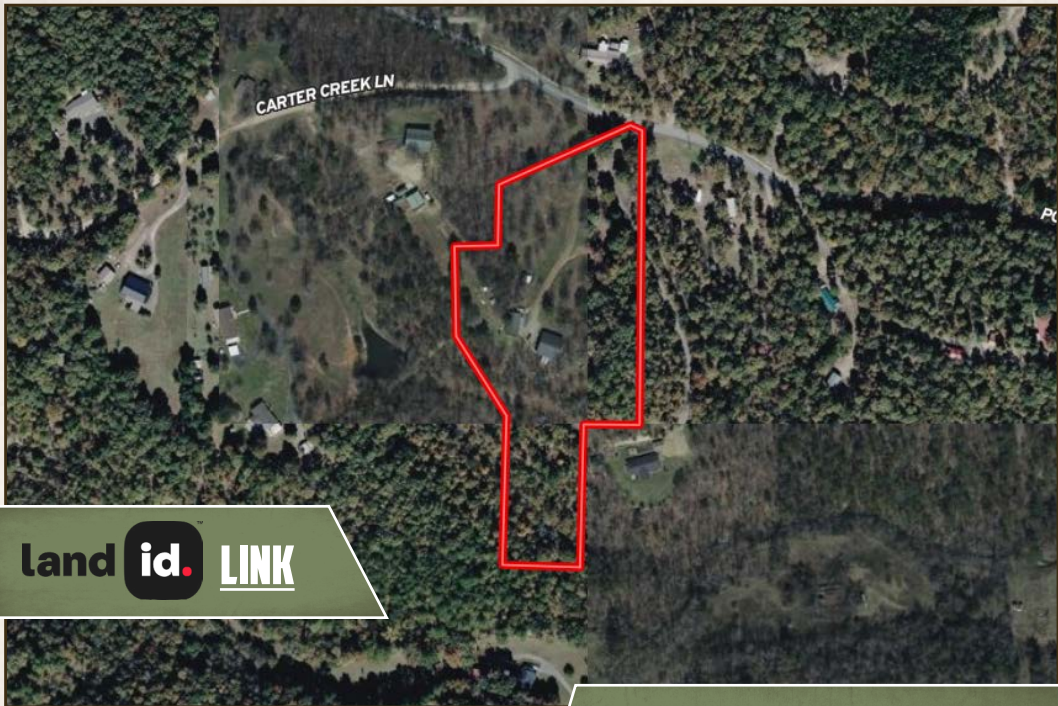
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Directions From Mena, AR: Travel on Dallas Avenue for 0.5 miles. Turn right onto AR-8 E and proceed for 3.7 miles. Take a sharp right onto Belhsada Road, continue for 0.8 miles, and then turn left onto Polk County Road 56. Travel 0.5 miles. Turn right onto Oak Forest Lane, and the property will be straight ahead.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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