



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

40± ACRES
POLK COUNTY, AR
\$399,000

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

40± ACRES ON FOREST SERVICE ROAD

PROPERTY PROFILE

LOCATION:

- Forest Service Road
Mena, AR 71953
- Borders the Ouachita National
Forest on 3 Sides
- Polk County
- 3.5± Miles E of of the Wolf Pen
Gap North Trailhead
- 6± Miles N of the Wolf Pen Gap
East Trailhead
- 14.5± Miles NW of Little
Missouri Falls
- 16± Miles SE of Mena
- 17± Miles N of Shady Lake
- 20± Miles NW of the Albert
Pike Rec Area
- 74± Miles W of Hot Springs

COORDINATES:

- 34.48845, -94.02295

PROPERTY USE:

- Potential Home/Cabin Sites
- Hunting & Trapping
- Campground
- Recreational
- ATV Riding
- Investment

PROPERTY INFORMATION:

- 40± Acres
- Mountain Views
- Electricity Available
- Mill Creek Frontage
- New Road Leading to
Highest Peak
- Plentiful Wildlife (Deer,
Turkey, Bear)

TAX INFORMATION:

- Parcel 0000-01151-0000: \$38



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LUKE ALSTON, ALC

EXECUTIVE BROKER, AR
MANAGING BROKER, OK
ASSOCIATE BROKER, LA

C: 479-234-1376 | O: 479-588-1034
lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 40± ACRES ON FOREST SERVICE ROAD

INTRODUCING 40± ACRES LOCATED IN THE WOLF PEN GAP AREA OF WESTERN ARKANSAS. Located near Mena in Polk County, this tract offers everything you could ask for in a Ouachita Mountain property. The 40± acre tract shares boundaries with the Ouachita National Forest on three sides, with primary access coming through the forest via a highly maintained gravel road. This tract has several high peaks with mountain views and terrain that builds character!

A newly pushed-in road to the highest peak provides access to what would be one of the best locations in the area for a home or cabin(s). Mill Creek runs along the bottom of the mountain range across the southern section of the property.



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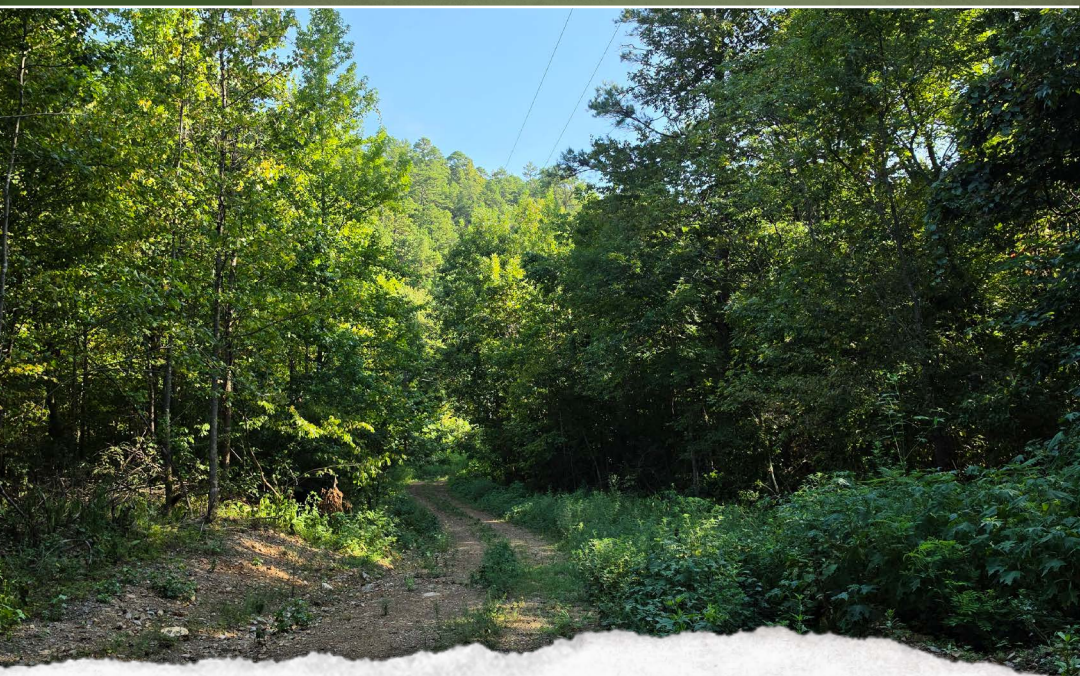
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MORE ABOUT 40± ACRES ON FOREST SERVICE ROAD

Now for the big bonus: electricity runs along the creek, requiring no easement to run power to any portion of the acreage. It's very uncommon to see electric lines running through the national forest but this gem of a 40 has just that.

This Polk County property provides the perfect location to construct your forever home, weekend getaway, or multiple cabins for income generation. Located in a well-known area for big deer, turkeys, and bears, this 40± acre well-rounded recreational tract is worth considering!

**Contact Luke Alston today to schedule a private showing
and experience #TheSmallTownWay.**



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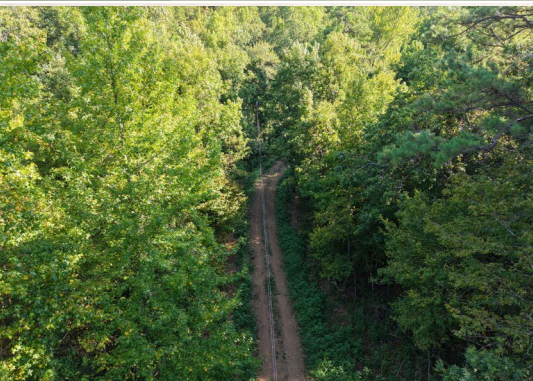
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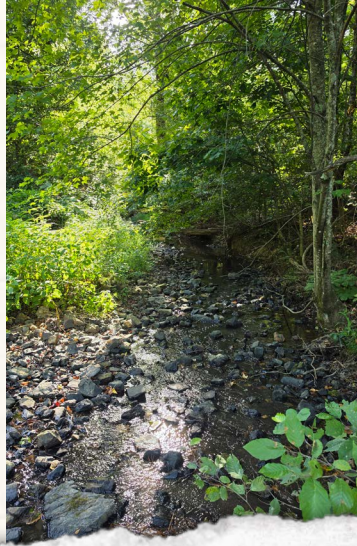
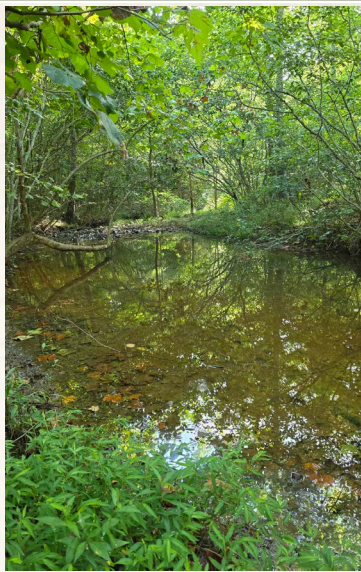
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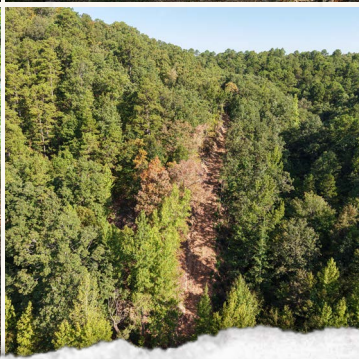
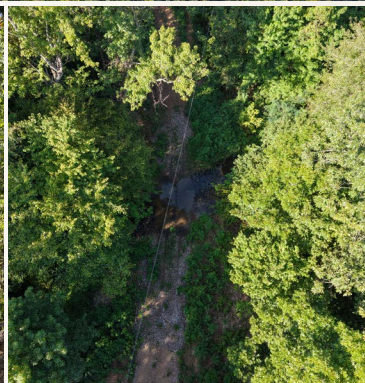
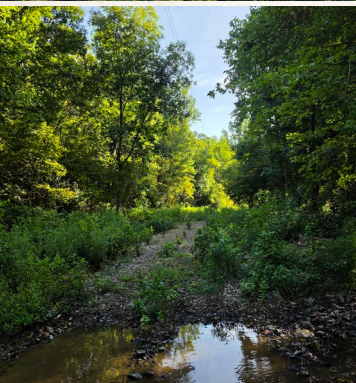
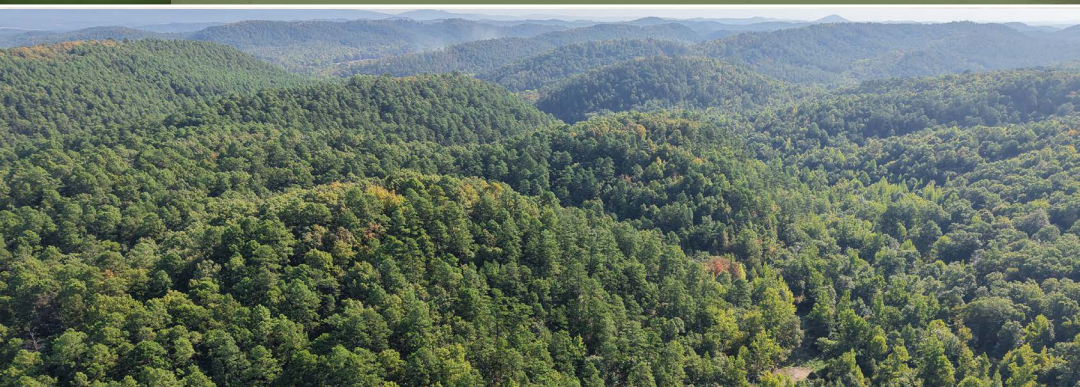
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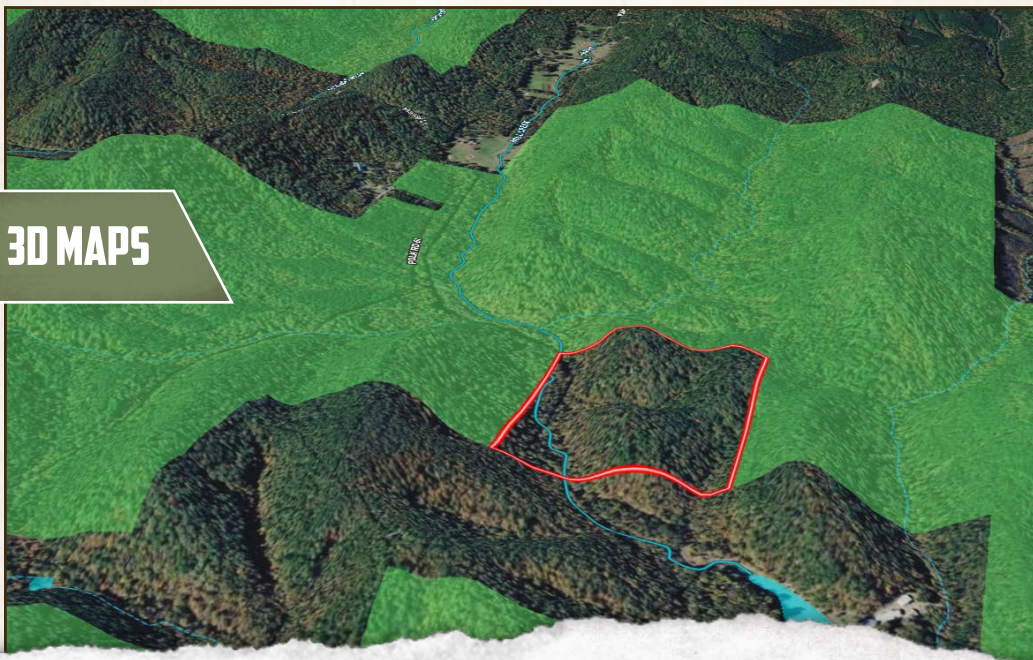
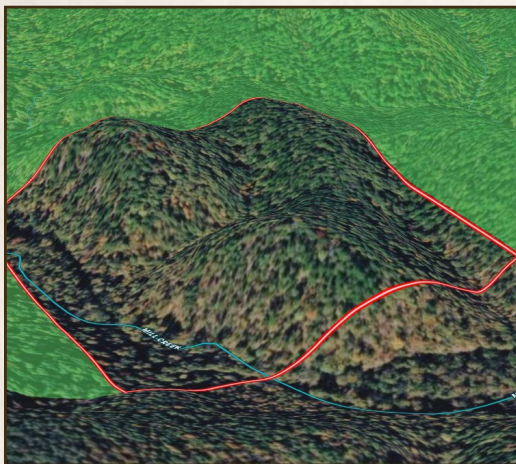
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3D MAPS



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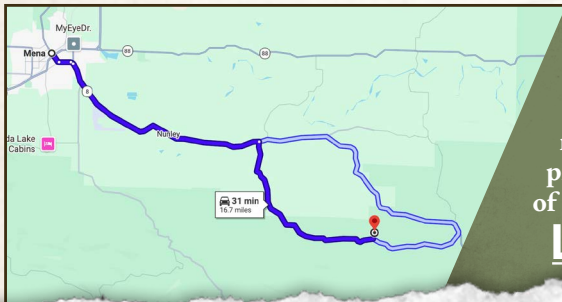
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land id. LINK



Directions From Mena, AR: Travel east on AR-8 for 8.4 miles. Turn right onto Polk Road 61 and continue for 7.3 miles. Turn left onto Forest Road and proceed to the property at the dead end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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