



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

22.5± ACRES
POLK COUNTY, AR
\$230,000

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

22.5± ACRES ON POLK ROAD 178

PROPERTY PROFILE

LOCATION:

- Polk Road 178
Mena, AR 71953
- Polk County
- 2± Miles NE of Mena
- 11± Miles N of the
Wolf Pen Gap West Trailhead
- 70± Miles W of Ouachita Lake
- 80± Miles S of Ft Smith

COORDINATES:

- 34.603322, -94.191212

TAX INFORMATION:

- Parcel 0000-03690-0015: \$100

PROPERTY USE:

- Rural Residential
- Investment
- Homestead
- Recreational

PROPERTY INFORMATION:

- 22.5± Rural Acres
- Pasture
- Small Stand of Mature Timber
- Wet-Weather Creek
- Wildlife
- Partially Fenced
- 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 22.5± ACRES ON POLK ROAD 178

IF YOU'VE BEEN LOOKING FOR A SOLID PIECE OF GROUND NEAR TOWN BUT FAR ENOUGH OUT TO ENJOY SOME PEACE AND QUIET, THIS 22.5± ACRE TRACT JUST OUTSIDE OF MENA, ARKANSAS, MIGHT BE EXACTLY WHAT YOU'RE AFTER.

Located only two miles from town, this Polk County tract offers a great mix of open pasture and a small stand of mature timber—just enough shade for livestock or a little hunting spot. With this property already partially fenced, you are well on your way to run cattle, horses, or cut hay. The ground lies well, and the soil is strong enough to produce.

A wet-weather creek runs the full length of the east property line, adding some natural water and a little extra character. Whether you're looking to build a home or weekend cabin, or just have a place to unwind, this land offers options.

Frontage on County Road 178 and utilities nearby means no jumping through hoops to get started. This is a clean piece of usable ground with good access and the kind of setting that's getting harder to find. *Additional acreage available.*

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



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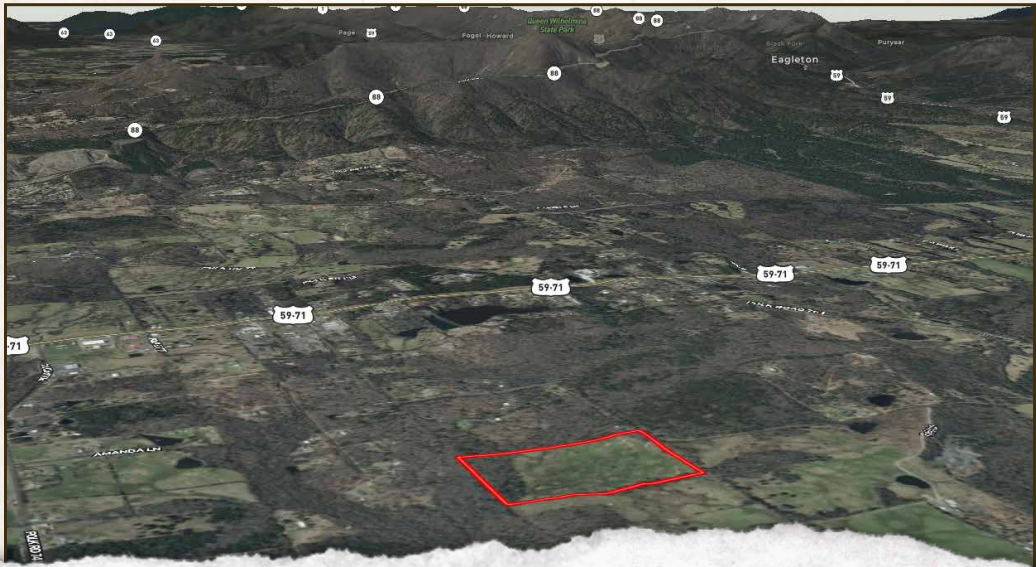
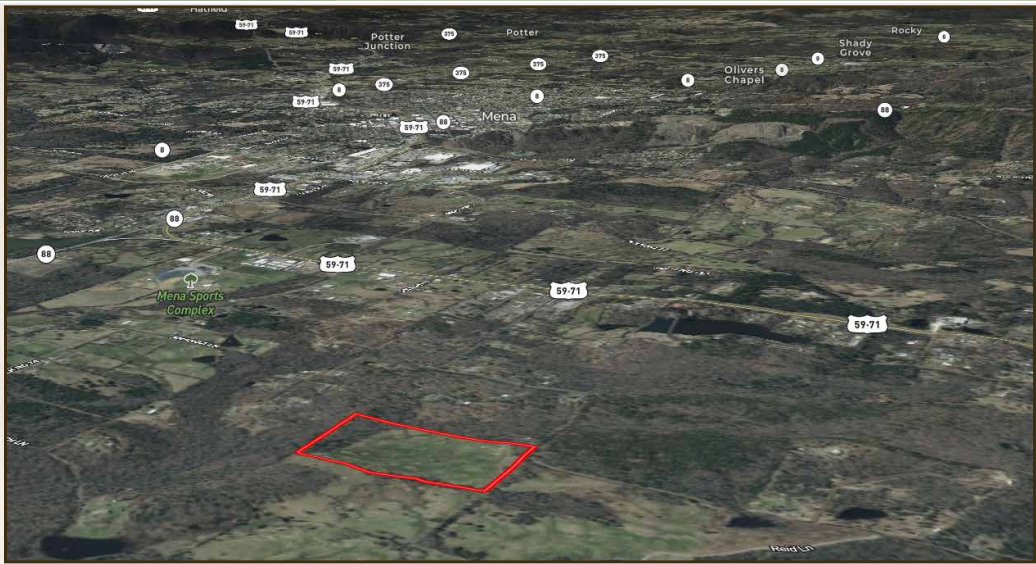
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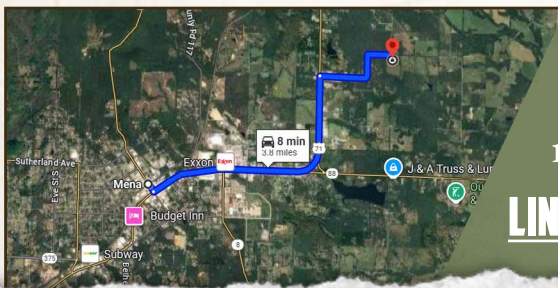
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22.5± ACRES ON POLK ROAD 178

POLK COUNTY, ARKANSAS

land **id.** **LINK**



Directions From Mena, AR: Travel 2.7 miles north on Hwy 71. Turn right on Polk Road 178 and continue 1 mile to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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