



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

40± ACRES | "WEST TRACT"
GRANNIS | POLK COUNTY, AR
\$190,000



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

THE POLK 40 "WEST TRACT"

PROPERTY PROFILE

LOCATION:

- Weaver Lane
Grannis, AR 71944
- Polk County
- 11± Miles NW of Gillham Lake
(2 Miles as the Crow Flies)
- 12± Miles SW of the
Cossatot River State Park
- 17± Miles NE of DeQueen Lake
- 30± Miles S of Mena
- 53± Miles E of Hochatown, OK

COORDINATES:

- 34.24798, -94.29206

TAX INFORMATION:

- Parcel 0000-09086-0000: \$TBD

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 40± Acres
- Mixture of Hardwood & Pine
- Open Ground for Pasture
or Food Plots
- Frontage on the
Year-Round Coon Creek
- Electricity Nearby
- Deeded Easement to be
Granted by the Seller



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LUKE ALSTON, ALC

EXECUTIVE BROKER

C: 479-234-1376

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE POLK 40 "WEST TRACT"

INTRODUCING THE POLK 40—LOCATED AT THE END OF WEAVER LANE IN GRANNIS, ARKANSAS. This "West Tract" is made up of mixed timber, open ground, and rolling ridges for the outdoorsman looking for the ultimate hunting setup. The open ground offers a large stand of "beauty berries" that are a local favorite of the deer herd to browse on. Several draws would make ideal locations for game ponds. Speaking of water, Coon Creek, which flows into Gillham Lake, runs along the southern border of this tract for year-round enjoyment and benefit. The majority of the surrounding land is large-acreage tracts owned by Weyerhaeuser Timber Company. The area is known to have a large population of deer with limited pressure at this location.

If livestock is your preference, fence the property and sustain your herd. Electricity is located nearby, giving the next owner the opportunity to build a home or cabin. The owner is conveying a deeded easement with the purchase. If you are looking for that piece of land that gives you a lot of outdoor opportunities, the Polk 40 is worth a look!

**Call Luke Alston today to schedule a showing
and experience #TheSmallTownWay!**



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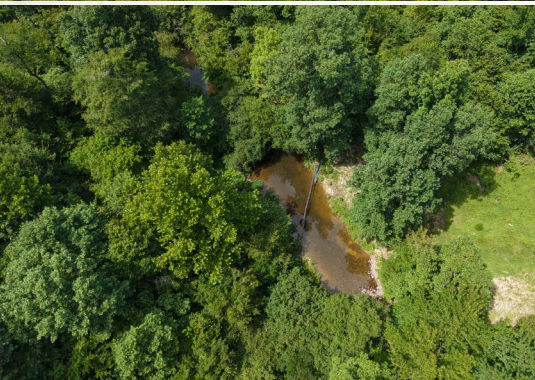
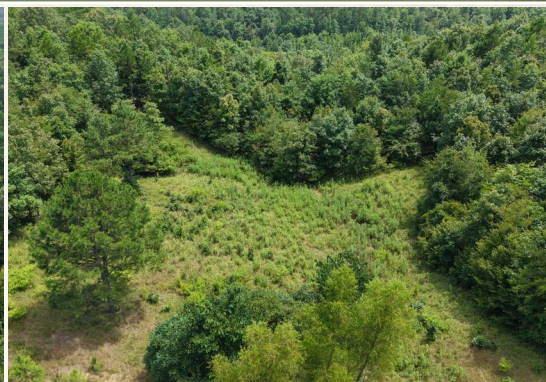
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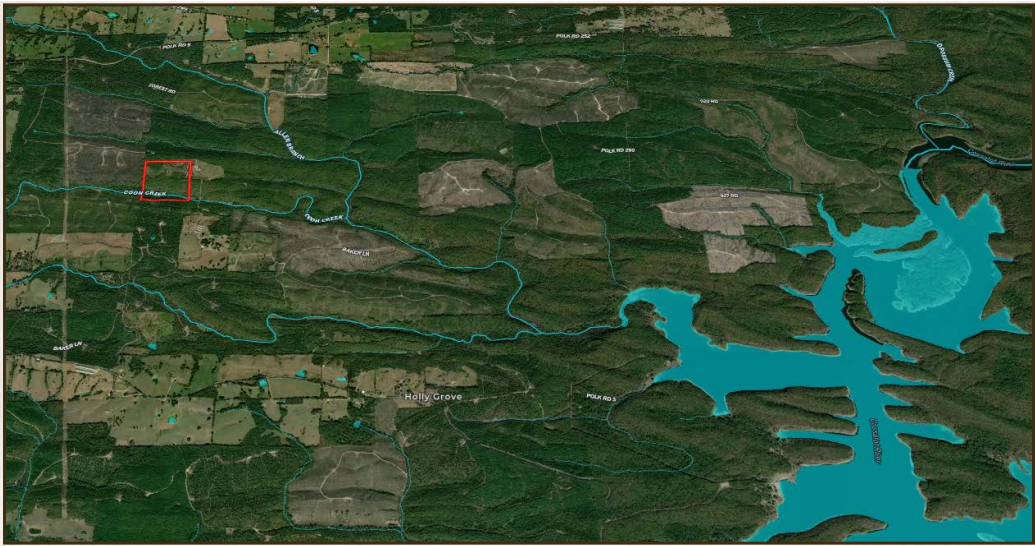
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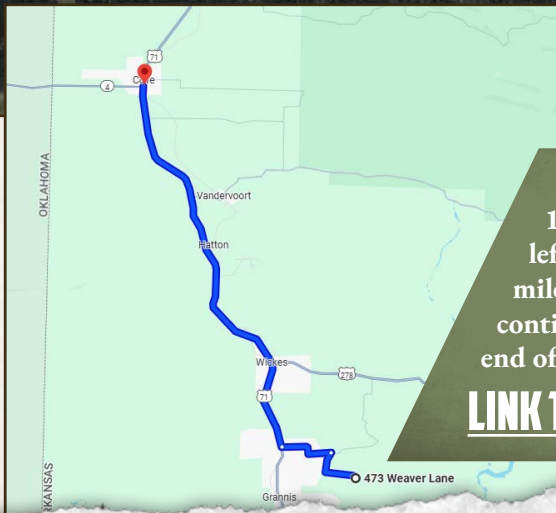
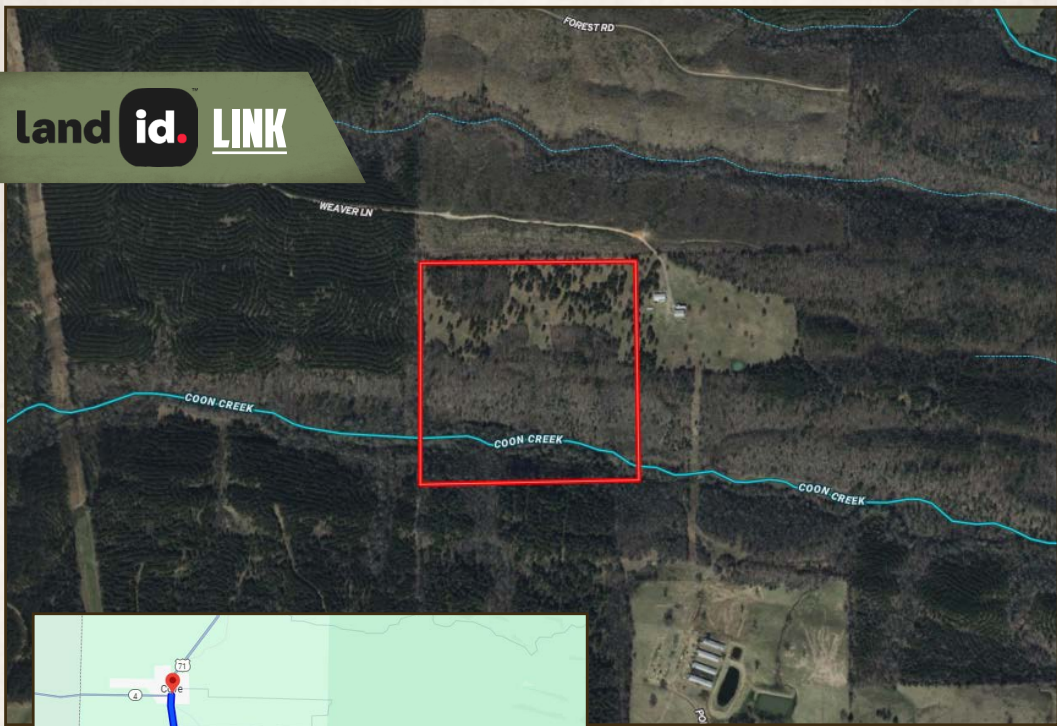
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POLK COUNTY, ARKANSAS

land id. LINK



Directions From Cove, AR: Travel 13.5 miles south on Hwy 71. Turn left on Polk Road 5 and proceed 1.8 miles. Turn right onto Weaver Lane and continue 1.8 miles to the property at the end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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