

**6± ACRES ON POLK ROAD 32
POLK COUNTY, AR**

\$65,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (479) 588-1034

6± ACRES ON POLK ROAD 32

PROPERTY PROFILE

LOCATION:

- Polk Road 32
Cove, AR 71937
- Polk County
- 3± Miles W of the
Ouachita National Forest
- 4.5± Miles E of Cove
- 10± Miles N of the
Brushy Creek Rec Area
- 15± Miles S of Mena
- 49± Miles NE of
Hochatown, OK

COORDINATES:

- 34.43974, -94.34534

TAX INFORMATION:

- Parcel: 001-01276-000 - \$1,575

PROPERTY USE:

- Pastureland
- Potential Homestead

PROPERTY INFORMATION:

- 6± Acres
- Improved Pasture
- Pond
- Mountain Views
- Electricity Available
- No Restrictions
- Frontage on 2 County Roads



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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.

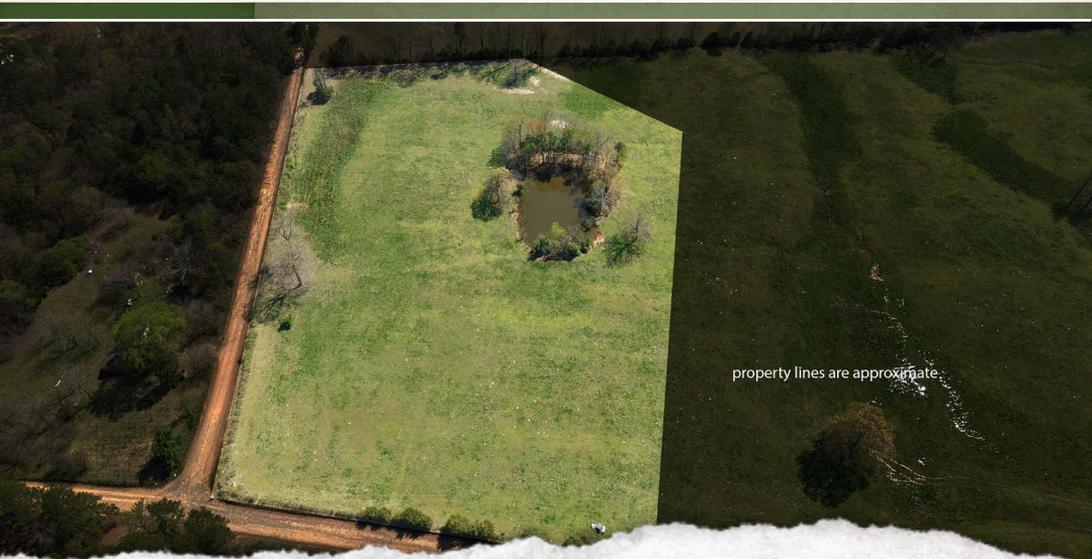
WELCOME TO THE 6± ACRES ON POLK ROAD 32

WELCOME TO YOUR PRIVATE, PEACEFUL PROPERTY IN POLK COUNTY, ARKANSAS. This 6± acre tract may be limited by size, but not its potential!

Situated on Polk Road 32, approximately five miles east of Cove, the land is currently improved pasture for grazing livestock. If you are searching for a place to call home, this tract offers many options with potential build sites. Make your homestead dreams a reality with locations for barns or other structures. Access is convenient with county road frontage on two sides. Utilities are readily available along the road. A pond offers opportunities for watering livestock and wildlife and for fishing. A key feature of this property is that it is unrestricted.

To the south of the property is a clear view of Whiskey Peak, a local landmark. Ouachita National Forest is a short distance to the east for outdoor adventures, including hunting, hiking, and the Wolf Pen Gap ATV Trail System. Goods and services such as fuel, food, building supplies, and medical facilities are all within a 30-minute drive of your place in the country.

Contact Nick Pate today to schedule a personal tour.



property lines are approximate



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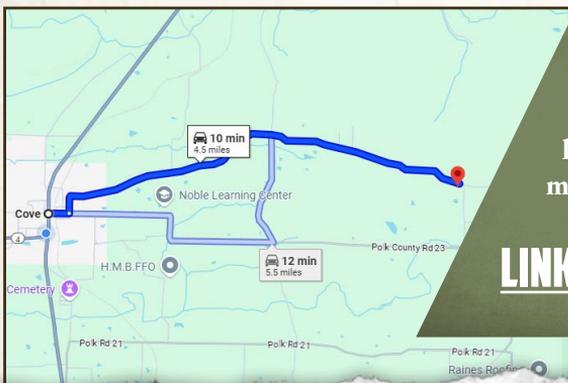
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Directions From the 4-Way at East Barton Avenue in Cove, AR: Turn left on Polk Road 32 and travel 4.5 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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