



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

40± ACRES | "EAST TRACT"
GRANNIS | POLK COUNTY, AR
\$160,000

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

THE POLK 40 "EAST 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:

- 34.24805, -94.28543

TAX INFORMATION:

- Parcel 0000-09085-0000: \$48

PROPERTY USE:

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

PROPERTY INFORMATION:

- 40± Private Acres
- 100% Mixed Hardwood
& Pine Timber
- Deeded Easement to be
Granted by the Seller



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

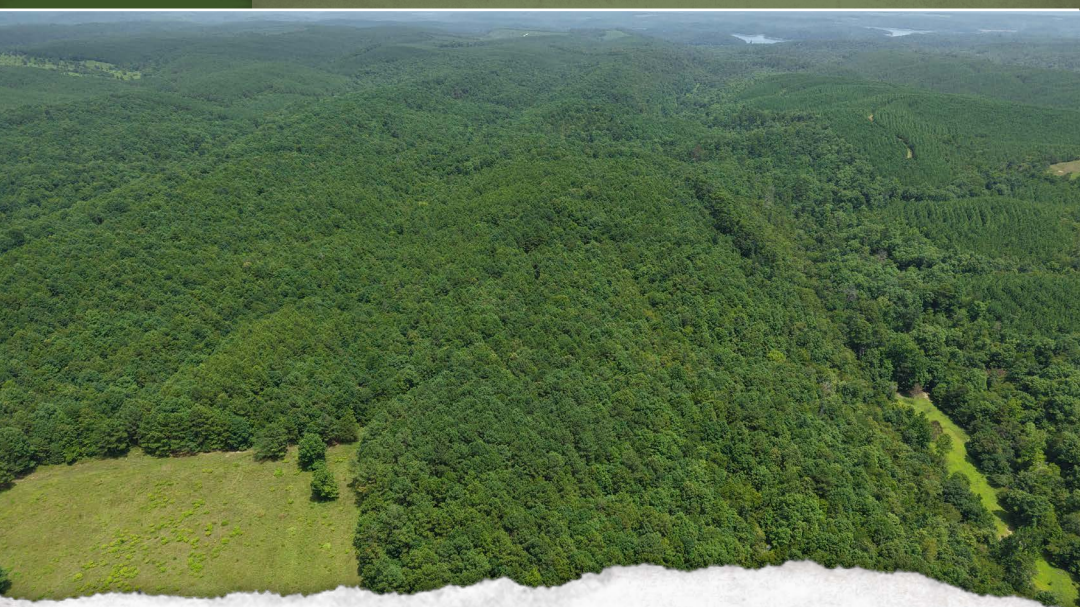
Information is believed to be accurate but not guaranteed.

WELCOME TO THE POLK 40 "EAST TRACT"

WELCOME TO THE POLK 40, LOCATED AT THE END OF WEAVER LANE IN GRANNIS, AR. This Polk County parcel is one of two 40± acre tracts being offered. The "East Tract" consists of mixed timber and rolling ridges, ideal for the outdoorsman looking for end-of-the-road privacy and unlimited opportunities for hunting adventures. The majority of the surrounding land is large-acreage tracts owned by Weyerhaeuser Timber Company. This area is known for having a large population of deer and limited hunting pressure. Electricity is located nearby, giving the next owner the opportunity to build a home or cabin. A deeded easement will be conveyed with the purchase of the property.

If you are looking for that piece of land that gives you opportunity and privacy, the Polk 40 is worth considering!

Contact Luke Alston today to schedule a personal tour and experience #TheSmallTownWay!



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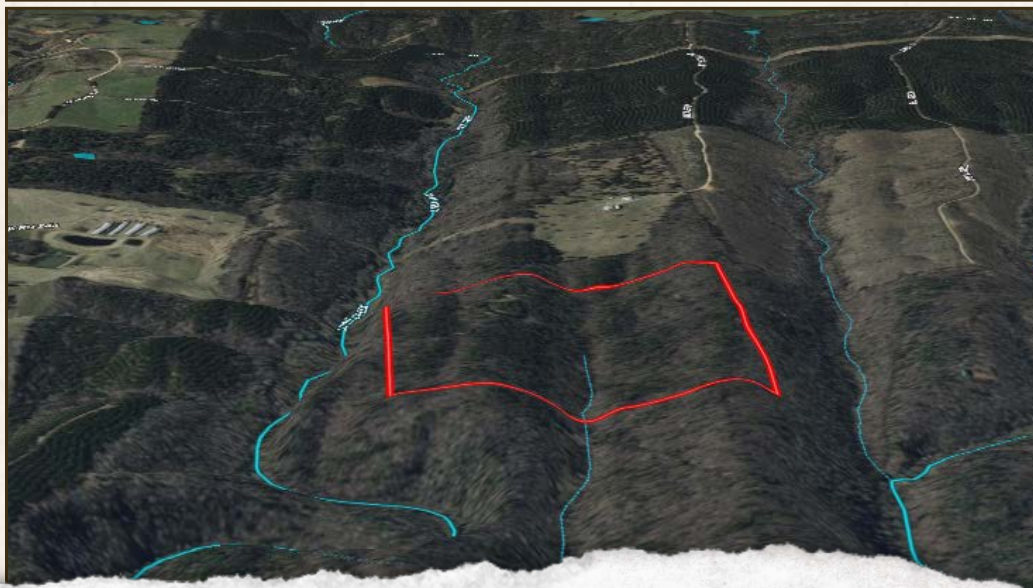
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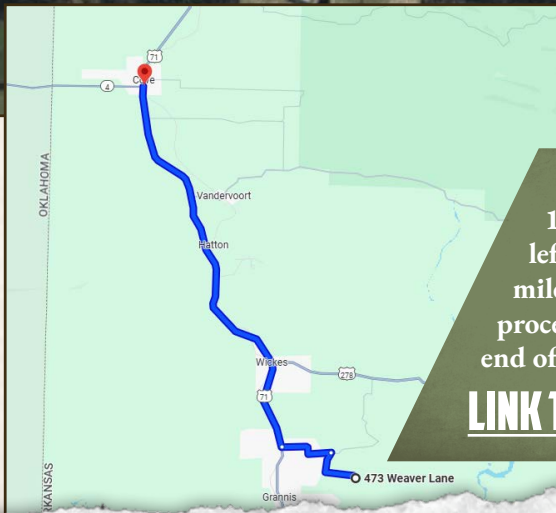
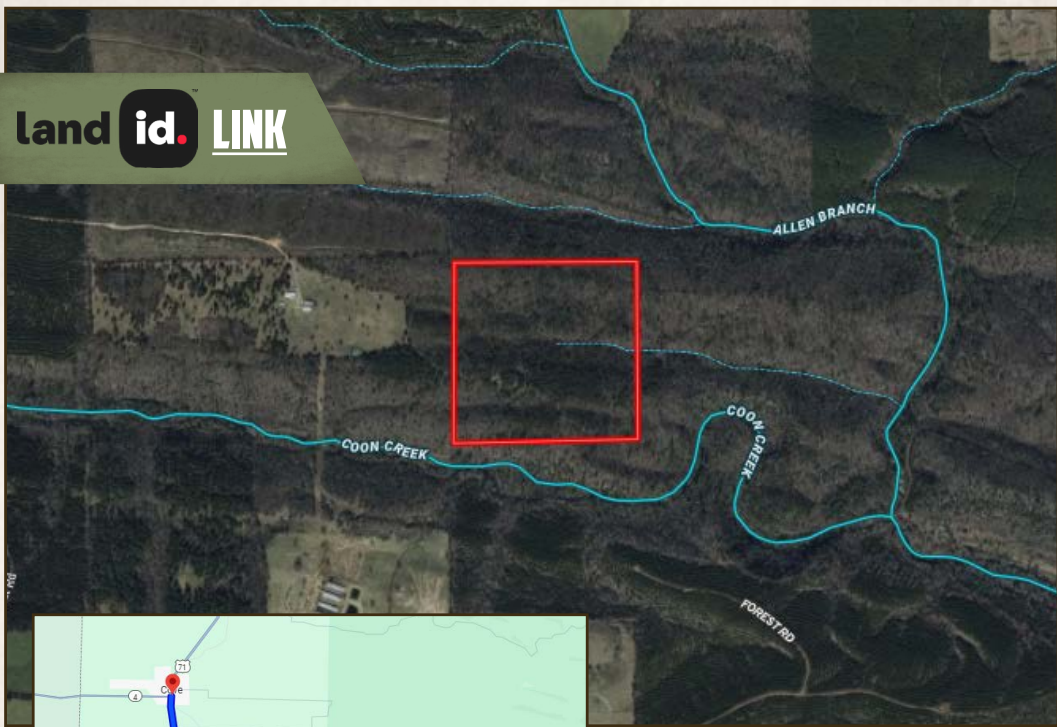
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GRANNIS

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 continue 1.8 miles. Turn right on Weaver Lane and proceed 1.8 miles to the property at the end of the road.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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