



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

806 SAMPSON AVENUE
MENA | POLK COUNTY, AR
\$395,000



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

806 SAMPSON AVENUE

PROPERTY PROFILE

LOCATION:

- 806 Sampson Avenue
Mena, AR 71953
- Inside the City Limits
- Polk County
- < 1 Mile to the Base of the
Talimena Scenic Drive
- 1± Mile S of the Mena Bike Trails
at Ward Lake
- 1± Mile S of the Ouachita
National Forest Visitor
Information Center
- 1.7± Miles W of Mena Regional
Health System
- 2± Miles W of the University of
Arkansas Rich Mountain
- 4.2± Miles W of the Ouachita
Golf and Country Club
- 12± Miles SE of the Queen
Wilhelmina State Park and Lodge
- 87± Miles S of Fort Smith
Regional Airport

COORDINATES:

- 34.58931, -94.24406

TAX INFORMATION:

- Parcel: 6000-01754-0000
- 2024 - \$380

PROPERTY USE:

- Primary Residence
- Two Shops for Storage or Commercial Use
- Bike Trail Base Camp
- Long or Short Term Rental -
Potential for Multiple Units
- Room to Build/Expand
- Investment

PROPERTY INFORMATION:

- 1.54± Acres
- 1,636± SqFt Home
- 2 Bedrooms/2 Bathrooms
- Large Laundry/Bonus Room
- Bullnose Sheetrock Interior
- Sunroom
- 12" Blown Insulation in Attic
- In-Ground Swimming Pool
- Covered Patio and Pool House
- Fenced-In Pool Area
- 2 Shop Buildings with Electricity
- Access via 2 City Streets
- Circle Drive
- Carport
- Room to Expand or
Build Additional Structures
- Garden Space



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WELCOME TO 806 SAMPSON AVENUE

WHETHER YOU'RE A FIRST-TIME BUYER, GROWING FAMILY, OR SOMEONE WHO WANTS WORLD-CLASS RECREATION RIGHT IN YOUR BACKYARD, 806 SAMPSON AVENUE IN MENA, ARKANSAS, DELIVERS. Settle in to mountain-town living, where you will find the ideal balance of comfort and location. Additionally, experience the beauty of all four seasons along with the friendliness of a small-town community within Polk County in western Arkansas.

What makes this 1,636± square foot, two-bedroom, two-full-bath home unique is its location and size, with 1.54± acres of land giving the homeowner/investor one of the larger properties available in this highly sought-after area of Mena. For anyone looking to expand, the corner acreage features two open spaces large enough for additional shops or homes. The existing home is well maintained with recently installed, handscraped wood flooring and a metal roof. Formerly a three-bedroom home, the owners remodeled and expanded to make for a larger primary suite with access through an arched entrance to a spa-like bathroom with a jetted garden tub and custom vanity. There is bonus space within the total square footage. During cooler months, warm up inside around a wood-burning fireplace with an insert and electric blowers. The kitchen is filled with nice upper and lower cabinetry and a unique coffee bar area. The dining space overlooks the sunroom and swimming pool, is filled with natural light, and is the perfect place to gather for morning coffee. The second bathroom serves the other bedroom and guests with double sinks and a custom-tiled stand-up shower.



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MORE ABOUT 806 SAMPSON AVENUE

A beautiful, bright sunroom overlooks the custom in-ground pool. Family and guests can access it through the French doors of the sunroom or the oversized laundry and bonus room that both lead to a covered deck, which serves as an extension of your living space and where you can sit under fans to cool off and relax—a delightful place to retreat and unwind. The 14' x 28' pool has a concrete patio area, a vinyl-sided pool equipment shed, and is fenced in for safety and privacy. Just outside the fence are two buildings to serve as storage/creative space or that could be used as a business. A 16'x24' storage shed in the backyard offers concrete floors, overhangs, and 100 amp electrical service. In the side yard, and accessible by way of a circle drive, is a 30' x 40' red iron shop with a roll-up door and side entrance off the covered 20' x 30' overhang. It is plumbed for a bathroom and has 200 amp electric service of its own. The circle drive provides access from both Sampson Avenue and Mountain View Drive. With a change in zoning, you could establish a business in the shop, which includes a bathroom, concrete floors, and room to create or store equipment, bikes, or vehicles. Expand the existing garden spot, use it as an open lawn, or use the additional acreage for building income-producing units.



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MORE ABOUT 806 SAMPSON AVENUE

This property sits in a tree-lined neighborhood with Ward Creek as the back boundary line. Situated just minutes from downtown, you'll have quick access to Highway 71, coffee shops, gas and groceries, restaurants, the art gallery, Ouachita Little Theatre, and other shops, businesses, and boutiques.

The well-maintained property offers the perfect blend of comfort and convenience and is uniquely positioned at the base of Grandview Heights, which leads to the Ouachita National Forest Visitors Center, Basecamp for the Mena Bike Trails at Ward Lake, and the Talimena Scenic Drive, which leads to Arkansas' second-highest peak at Queen Wilhelmina State Park.

With the projected growth of Mena due to the bike trail project, this property offers an opportunity to be in the heart of the action.

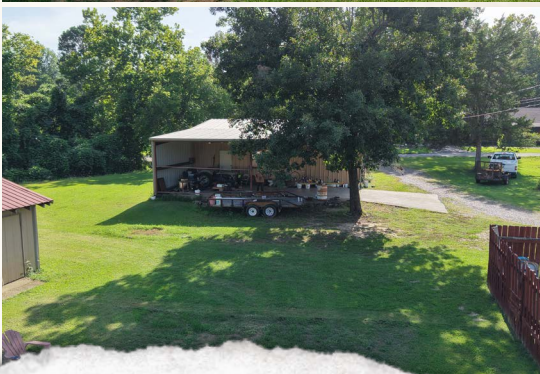
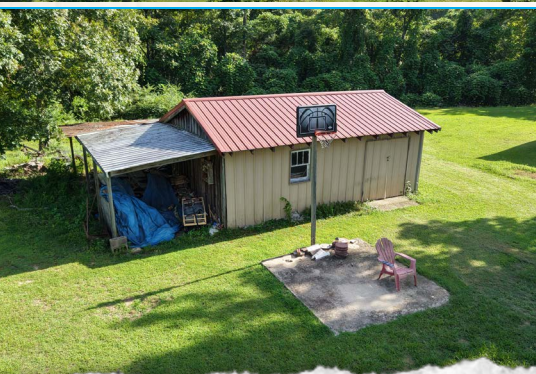
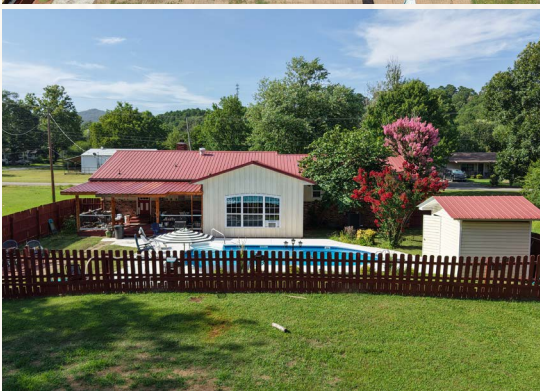
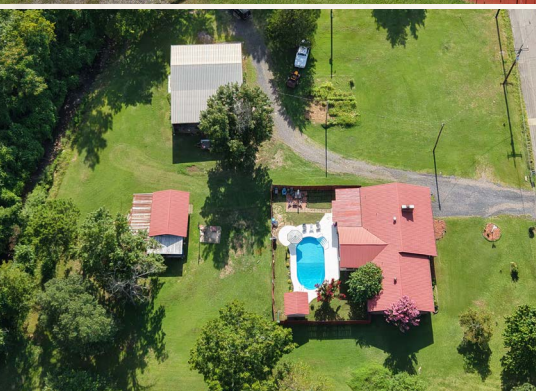
Call Luke or Deedee Alston, the listing brokers, today for a personal tour and make 806 Sampson Avenue your new address!



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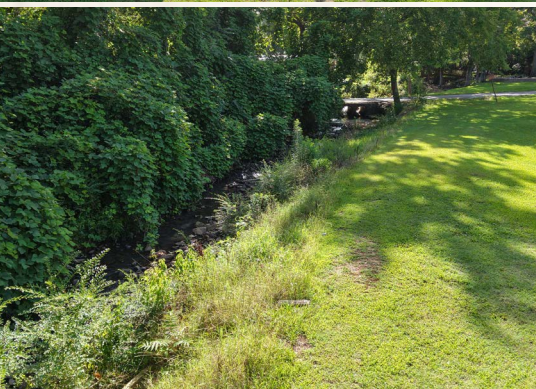


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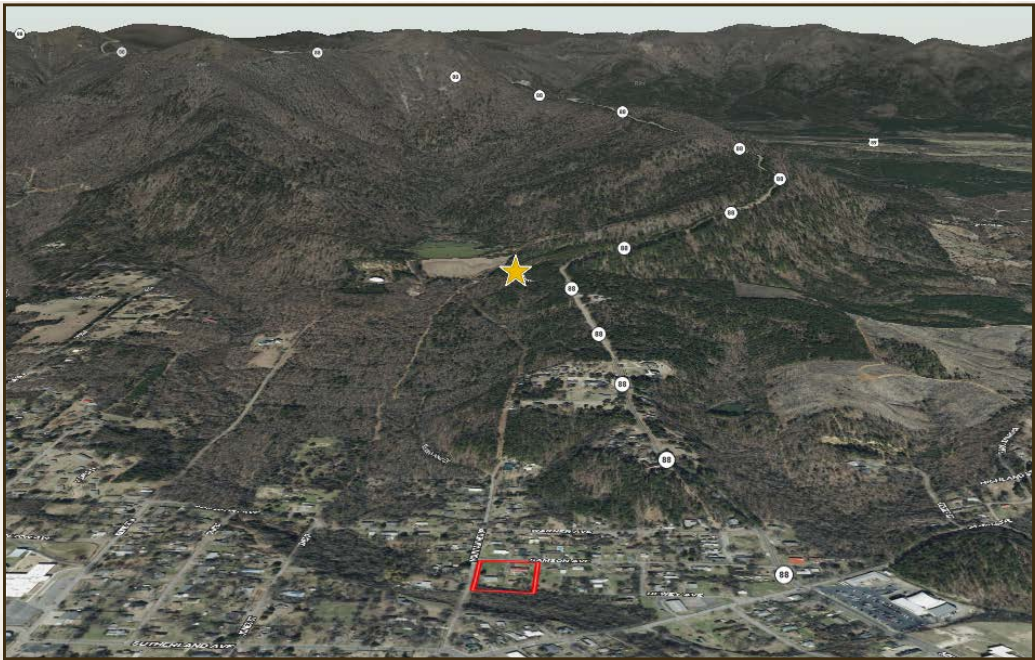


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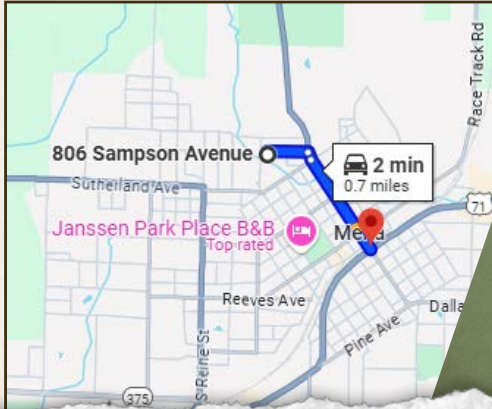
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land id. LINK



Directions From Mena, AR: Travel 0.5 miles northwest on Mena Street. Turn left on Sampson Avenue and continue 0.2 miles to the home on the left.

Physical Address:
806 Sampson Avenue | Mena, AR 71953

[LINK TO GOOGLE MAP DIRECTIONS](#)



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