



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**2983 HIGHWAY 71 NORTH
MENA | POLK COUNTY, AR**
\$175,000



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

2983 HIGHWAY 71 NORTH

PROPERTY PROFILE

LOCATION:

- 2983 Highway 71
Mena, Arkansas 71953
- Polk County
- 1.2± Miles S of Ouachita River
School District - Acorn Campus
- 2.5± Miles N of the University
of Arkansas Rich Mountain
- 53± Miles SE of Poteau, OK

COORDINATES:

- 34.62189, -94.20478

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 0.9± Acres
- 1,600± SqFt Home
- 3 Bedrooms/2 Baths
- Storm Shelter
- City Water and Well
- Ample Storage
- Carport & Garage/Workshop
- Raised Garden Beds

TAX INFORMATION:

- Parcel 0000-03540-0025: \$773



LUKE ALSTON | EXECUTIVE BROKER
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JAMES JACOBS | LAND SPECIALIST
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 2983 HIGHWAY 71 NORTH

AT THE BASE OF SOME OF THE PRETTIEST MOUNTAINS SURROUNDING MENA, AR, YOU'LL HAPPEN UPON A COZY 1,600± SQUARE FOOT HOME. Nestled on a 0.9± acre lot, the home is located just outside of the city limits. Its neutral white frame gives a farmhouse aesthetic on the exterior. The interior of the Polk County home offers two large bedrooms, both with walk-in closets, carpeted floors, built-in drawers and storage, along with additional space for a sitting area. The primary bedroom has an ensuite for convenience, but a three-piece bathroom with a walk-in shower is convenient to other rooms. The smaller third bedroom is situated at the rear of the house with access to the back deck, offering privacy or the option to use the room any way that serves you. Vinyl plank flooring is found throughout the remainder of the home. The kitchen and island are centrally located between the living area and dining room and boast nearly new appliances and a window view of the yard. The dining room has patio door access to the paved carport that could serve as a covered area for outside parties and gatherings. Inside is a nice-sized laundry room with built-in cabinetry, two closets for pantry items, linens, vacuum cleaners, etc., and the natural gas water heater. The washer and dryer are roughly 3 to 4 years old and will remain with the home. Recent updates include a natural gas furnace and new vinyl windows. A 22 kW Generac whole home generator is available for emergency power.



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MORE ABOUT 2983 HIGHWAY 71 NORTH

The home is situated just off Highway 71 and offers covered parking in the carport as well as a garage space with a workshop area, benches, and storage. Right inside the carport is a new storm shelter for added security and peace of mind. Through the gate to the backyard, you will find a shed and lean-to for equipment and other dry storage. There are so many storage features on this property, including one more standalone shed with electricity and a concrete floor. Everyone will fight over this space as it could be used by anyone in the home...whether it be a she-shed, playhouse, garden shed, tool shed, or a man cave. The covered back deck overlooks the fenced-in yard and provides a peaceful view of the mountains. Raised garden beds are in place and ready for your cut flower or vegetable garden. Masonite siding, gutters, a water well, and city water add to the overall convenience and low-maintenance living this home provides. This move-in ready home truly covers all the bases and is just minutes from downtown Mena.

Call Luke Alston or James Jacobs today to schedule a showing and make 2983 Highway 71 your new address!



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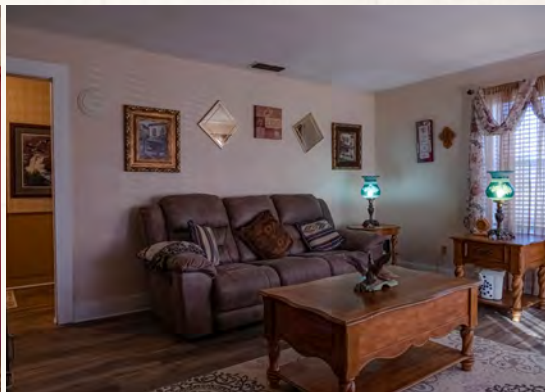


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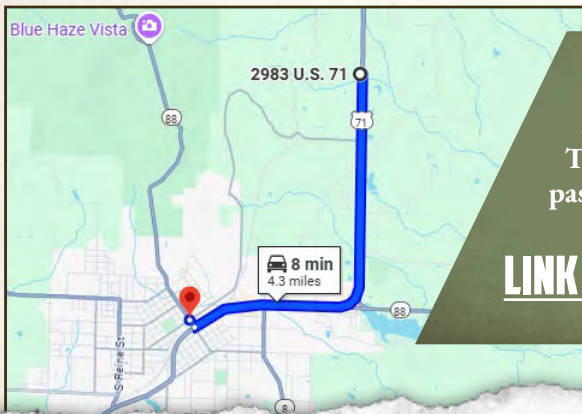
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land **id.** LINK



Directions From Mena, AR: Travel north on Highway 71 towards Acorn. The home will be on the left 2 miles past the city limit sign.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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