

110± ACRES ON POLK ROAD 639
POLK COUNTY, AR
\$418,000



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034

110± ACRES ON POLK ROAD 639

PROPERTY PROFILE

LOCATION:

- Polk Road 639
Vandervoort, AR 71972
- Polk County
- Minutes to the Ouachita
National Forest
- 4± Miles E of Cossatot State
Park, Brushy Creek Rec Area
- 10± Miles W of Shady Lake
- 16± Miles S of the Wolfpen
Gap South Trailhead
- 27± Miles NE of Lake Greeson

COORDINATES:

- 34.36095, -94.17028

TAX INFORMATION:

- Parcel 0000-05656-0000: \$130

PROPERTY USE:

- Hunting
- Recreation
- Timberland
- Investment
- Potential Cabin/Camp Site

PROPERTY INFORMATION:

- 110± Acres
- 0.3± Miles of Baker
Creek Frontage
- 10± Year Old Pine Plantation
- Gas Line



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 110± ACRES ON POLK ROAD 639

WELCOME TO A SECLUDED PIECE OF PRIME LAND THAT OFFERS HUNTING AND RECREATIONAL OPPORTUNITIES ALONG WITH A FUTURE TIMBER HARVEST. Situated in Vandervoort, Arkansas, this 110± acre Polk County tract is in an area known to have a large deer population and is completely surrounded by private timber company land.

Two points that make this place very special are the Baker Creek frontage and the pipeline. The southern boundary of this tract is Baker Creek, which offers 0.3± miles of splashing fun. The creek runs into the Cossatot River a few miles south of this location and is known for its crystal-clear waters. "The Pipeline" runs the width of the property, offering unobstructed shooting lanes, and has always been a draw for local hunters to utilize in the fall. This property plays much bigger than it is due to the layout and the access road allowing multiple hunters to take advantage of the land.



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MORE ABOUT 110± ACRES ON POLK ROAD 639

The property is ready for an off-grid cabin or hunting camp, but established vacation rentals are nearby that can be reserved. Ouachita National Forest is a few minutes north if you wish to explore the opportunities beyond the boundaries of this property. The pine timber was planted 10 years ago, so you will have the benefit of several future harvests to put money back in your pocket with this investment.

If owning a piece of land with a world of uses for decades to come is on your radar, give this fine tract a look!

Call Luke Alston today to schedule your personal tour.



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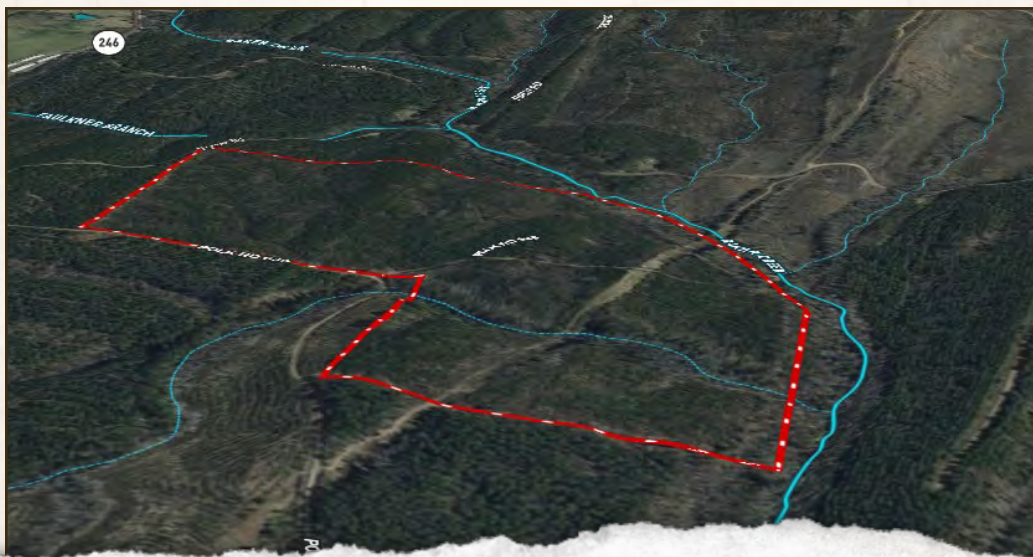
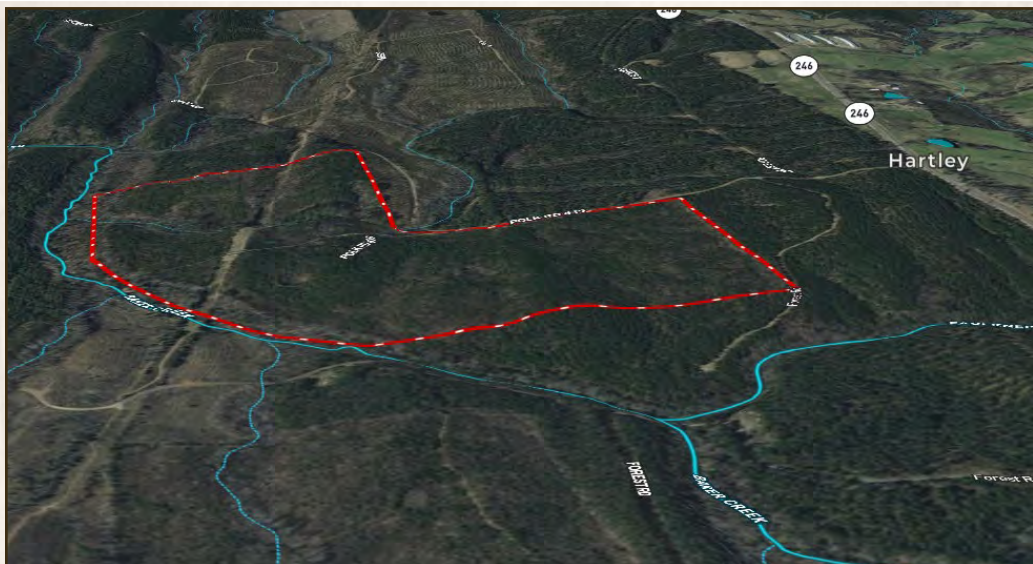
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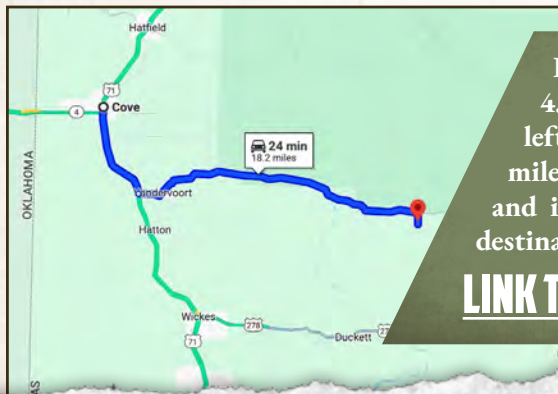
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land **id.** LINK



Directions From Cove, AR: Travel 4.5 miles south on Hwy 71. Turn left on Hwy 246 E and continue 13 miles. Turn right onto Polk Road 639 and in 0.5 miles you will arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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