



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

2.34± ACRES
POLK COUNTY, AR
\$45,000

2.34± ACRES IN POLK COUNTY

PROPERTY PROFILE

LOCATION:

- 122 Rosson Lane
Mena, AR 71953
- Polk County
- 9± Miles E of Mena
- 14± Miles N of the Wolf
Pen Gap North Trailhead
- 49± Miles W of Ouachita Lake
- 80± Miles S of Ft Smith

COORDINATES:

- 34.60475, -94.10310

TAX INFORMATION:

- 0000-01735-0005
- \$778

PROPERTY USE:

- Potential Residential
- Investment
- Homestead
- Recreational

PROPERTY INFORMATION:

- 2.34± Rural Acres
- Cleared
- Wildlife
- Watering Pond
- Well and Rural Water
- Electricity and Septic



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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 2.34± ACRES IN POLK COUNTY

WELCOME TO 122 ROSSON LANE IN MENA, ARKANSAS! This 2.34± acre Polk County tract is tucked off a private lane, offering that quiet country feel that folks are looking for. The land is mostly open pasture with good grass, perfect for a small homestead, weekend getaway, or even a spot to build your forever home. A little pond adds a nice touch and brings in some wildlife. Utilities are already on-site—electricity, a well, rural water, and a septic system—so you're set up and ready to go.

It's hard to find a place with this kind of setup in a peaceful setting. Take advantage of the opportunity to own a piece of the country with established essentials.

**Contact Nick Pate today to learn more
and experience #TheSmallTownWay!**



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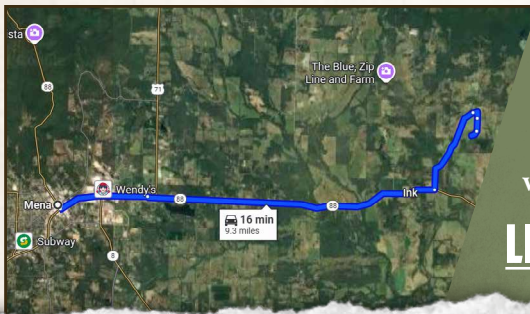
2.34± ACRES **POLK COUNTY, ARKANSAS**

land id. LINK



Directions From the Intersection of State Hwy 71 North and Hwy 88 East in Mena, AR: Travel 5.3 miles east on Hwy 88. Turn left on Polk Road 81 and travel 1.7 miles. Turn right on Polk Road 71 and proceed 0.1 miles. Stay straight on Rosson Lane and in 0.2 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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