

34.02± ACRES
POLK COUNTY, AR
\$249,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034

34.02± ACRES IN POLK COUNTY, AR

PROPERTY PROFILE

LOCATION:

- Chaparral Lane
Mena, AR 71937
- Polk County
- 2± Miles NW of the Ouachita
National Forest
- 4± Miles SE of Mena
- 5± Miles N of CMA - Iron
Mountain Camp & Cabins
- 10± Miles NW of Wolf Pen Gap
West Trailhead

TAX INFORMATION:

- TBD

PROPERTY USE:

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

PROPERTY INFORMATION:

- 34.02± Acres
- Ample Road Frontage
- Pond
- Mountain View
- Wildlife
- Wet Weather Stream

COORDINATES:

- 34.547472, -94.274306



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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 THE 34.02± ACRES IN POLK COUNTY

WELCOME TO A 34.02± ACRE WILDLIFE PARADISE IN POLK COUNTY, ARKANSAS, WHERE ENDLESS RECREATIONAL OPPORTUNITIES AWAIT! The raw tract of land is located just two miles northwest of the Ouachita National Forest and only four miles from the town of Mena, meaning you are a short drive from the Wolf Pen Gap four-wheeler trails and the soon-to-be world-renowned mountain bike trails! If you are looking for seclusion, the sprawling acreage provides enough room for creating your OWN trails. As you enter the property from Chaparral Lane, you will notice a small wildlife pond that serves as your gateway to several flat ridges for building sites. Travel further south down each ridge, and you will be stunned at the spectacular mountain views. An abundance of wildlife frequents the area, perfect for the avid hunter or wildlife observer.

With a blank slate and such a prime location, it's time to get creative. This property is worth considering; call Nick Pate today to learn more and schedule a personal tour. Additional acreage is available.



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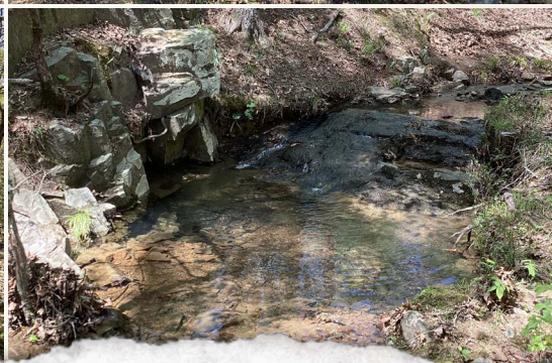
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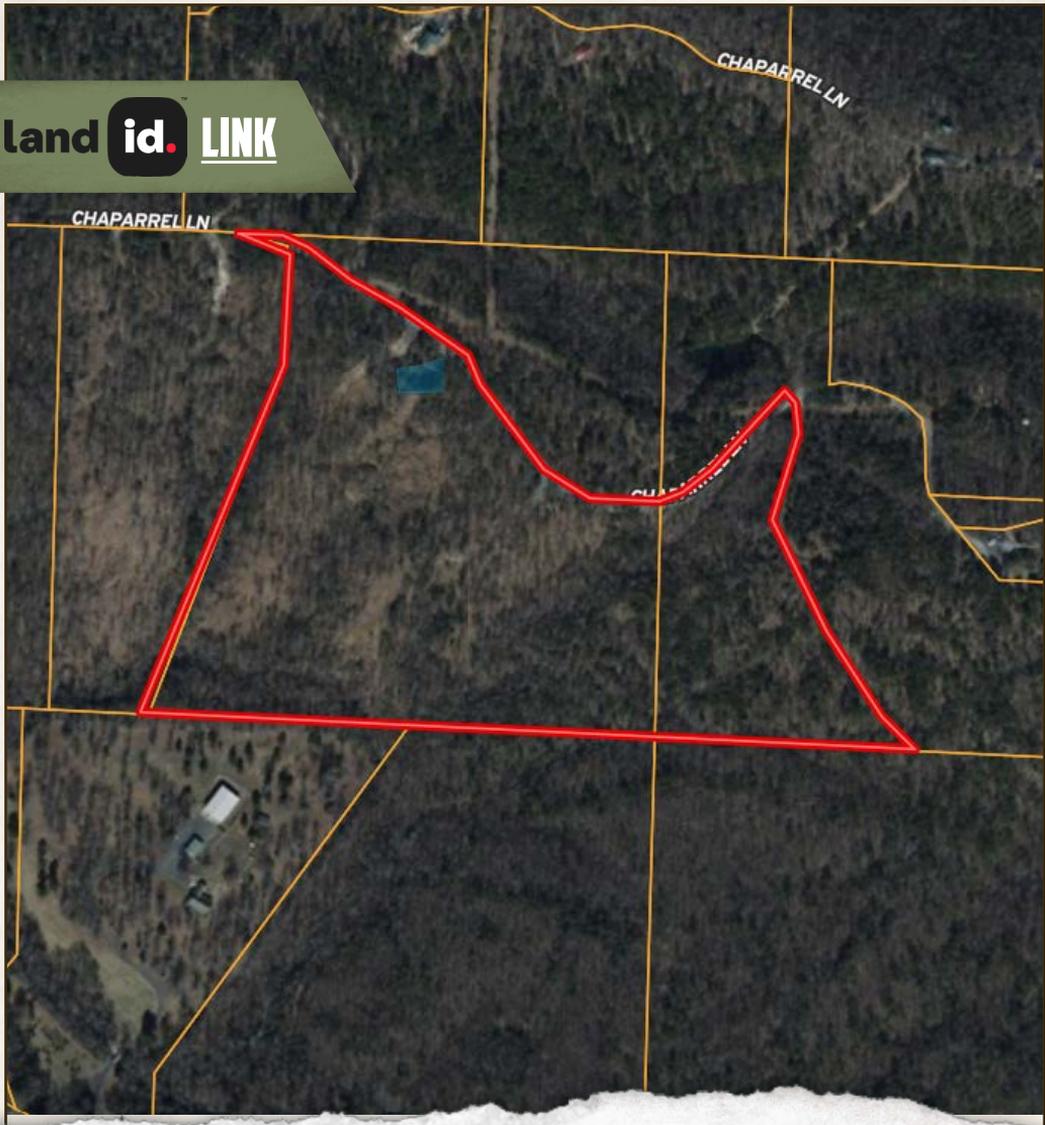
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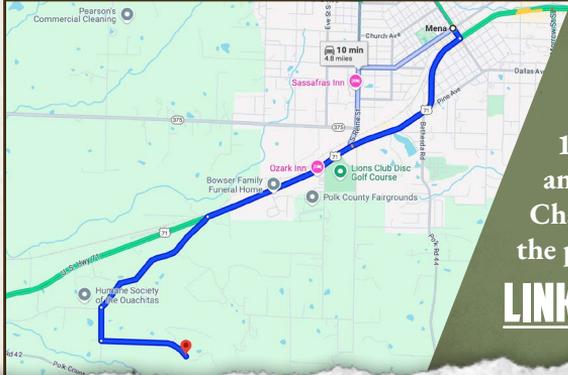
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Directions From Mena, AR: Travel 2.6 miles south on Hwy 71 S. Turn left on Polk Road 50 and continue 1.1 miles. Turn left on Polk Road 412 and proceed 0.3 miles. Turn left on Chaparral Lane and travel 0.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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