Mena CR 714
164 Polk Road 714
Mena, AR 71953

$340,000
5± Acres
Polk County







SUMMARY

Address
164 Polk Road 714

City, State Zip
Mena, AR 71953

County
Polk County

Type
Residential Property

Latitude / Longitude
34.58109 / -94.268254

Dwelling Square Feet
1,444

Bedrooms / Bathrooms
3 / 2

Acreage
5

Price
$340,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Home and Land for Sale in Mena, Arkansas

Turn-Key Estate with Unlimited Potential: Home on 5 +/- Acres with Option for Shop, Warehouse & Additional 2 Acres. Added 3rd Option For Home, Shop, Warehouse with Two Additional Warehouses and an Additional 10.59 +/- Acres.

Discover the ultimate live-work-play setup at **164 Polk Rd 714, Mena, AR**. This versatile 5 +/- acre estate offers a beautifully updated residence and a private stocked pond, all located in the heart of the Ouachita Mountains' outdoor recreation hub.

The Home: Offered Fully Furnished ($350,000) or Without Furnishings ($340,000)

This 1,444 sq ft, **3-bedroom, 2-bathroom** home has been meticulously remodeled to offer modern comfort and peace of mind. Best of all? **It comes completely furnished ($350,000).** Simply bring your suitcase and start living if purchasing furnished.

- **Modern Upgrades:** New roof, new water heater, and fresh flooring throughout.
- **Chef's Kitchen:** Updated with new kitchen floors, sleek countertops, and brand-new appliances.
- **Reliable Infrastructure:** New, well-equipped with a high-end sand filtration system.
- **Outdoor Living:** Enjoy a spacious deck for amazing mountain views and an attached garage for convenience.

Prime Location & Local Attractions

Mena is rapidly becoming the premier outdoor destination of the Mid-South. This property puts you at the doorstep of adventure:

- **New Mena Mountain Bike Park:** You are just minutes away from the highly anticipated, world-class bike park. Featuring lift-served downhill trails and miles of flowy tracks, this park is transforming the region into a mountain biking mecca.
- **Wolf Pen Gap:** Direct access to over 40 miles of premier ATV and UTV trails.
- **Talimena Scenic Drive:** A short drive to one of the most beautiful scenic byways in the country, especially during the fall foliage season.
- **Queen Wilhelmina State Park:** Located atop Rich Mountain, offering hiking, dining, and incredible "Castle in the Clouds" views.
- **Local Charm:** Only minutes from downtown Mena's historic district, featuring unique local dining (like the iconic Skyline Cafe), antique shops, and the Mena Art Gallery.

Expansion & Financing Options

Looking for even more space? This listing offers an optional expansion:

The Workspace: Shop & Warehouse with an additional 2 acres (Closest to the home, $100,000. OPTION 2: Home, shop, and warehouse on 7 +/- acres $440,000. $450,000 furnished)

Whether you are a craftsman, a collector, or an entrepreneur, the outbuildings on this property are a rare find:

- **3,841 sq ft Warehouse:** Massive footprint for storage, distribution, or a large-scale workshop.
- **650 sq ft Shop:** Perfect for specialized projects, hobby woodworking, or automotive repairs.

Needing even more industrial space and land?

- **Add 10.59 +/- Acres** featuring **two additional workshops** (30x60 and 40x60) for a total asking price of $650,000.
- **Owner Financing:** The seller is offering flexible owner financing terms with **50% down**, making this an incredible opportunity for investors or business owners.

OPTION 3: Home, shop, all 3 warehouses on 17.59 +/- acres. $650,000.

Don't miss out on this unique Arkansas rural retreat. Schedule your tour today!





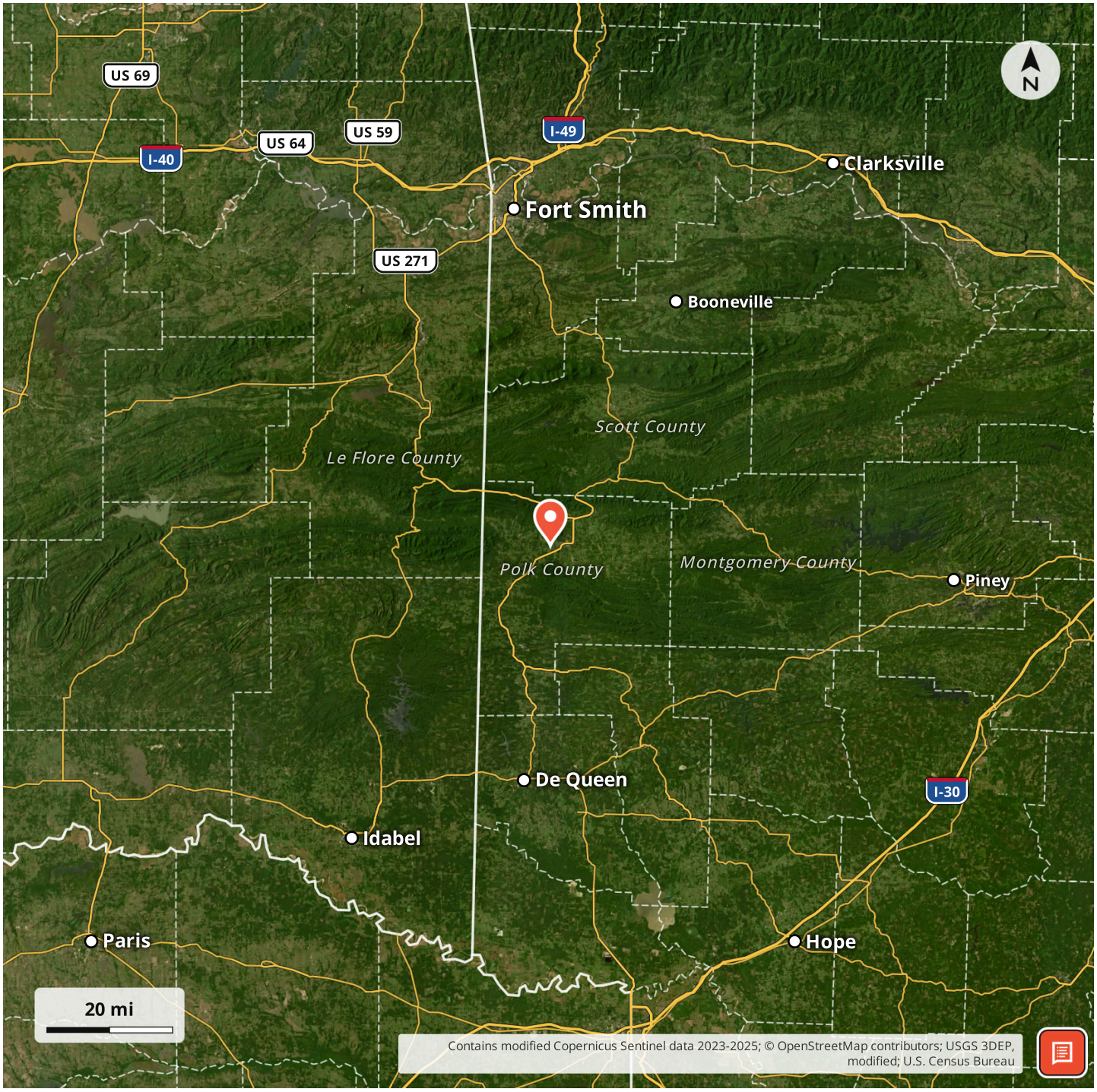



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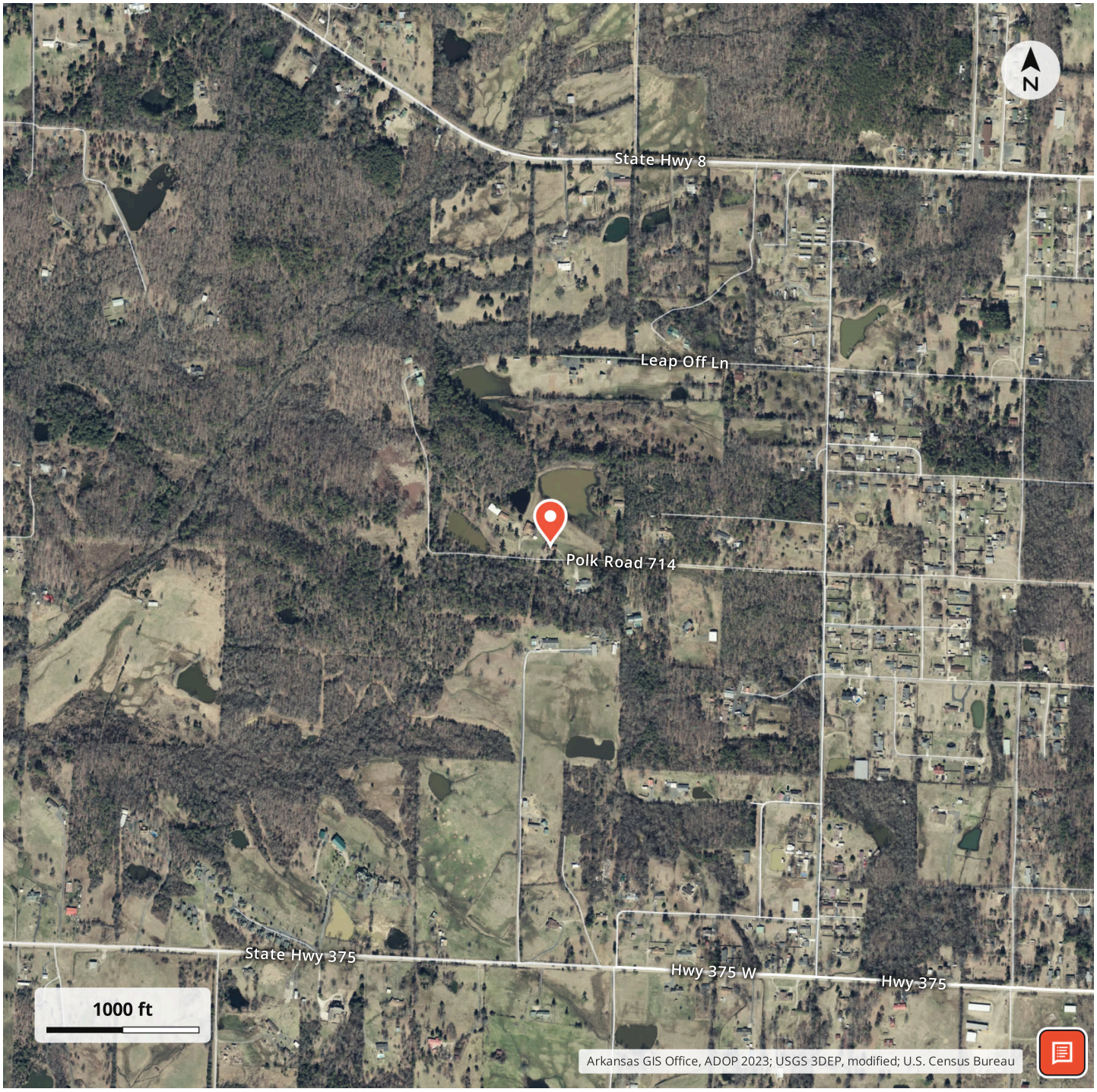




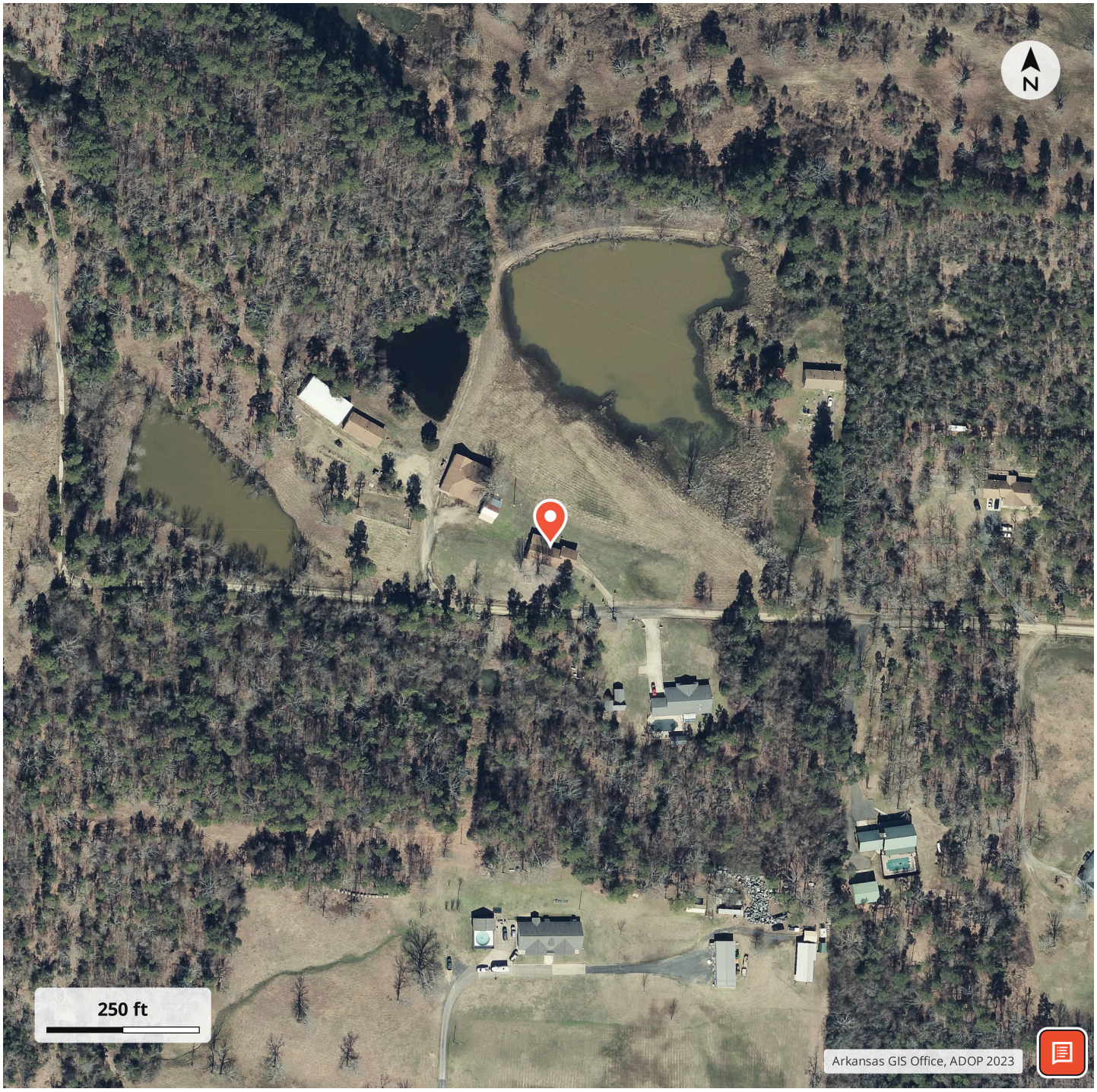
Regional Map



Locator Map


N
State Hwy 8
Leap Off Ln
Polk Road 714
State Hwy 375
Hwy 375 W
Hwy 375
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
Barling, AR 72926

NOTES

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DISCLAIMERS

Some photos may contain areas outside the listed property. For reference only. Pictures for the optional warehouses and acreage are alsc within the photos and are separated from the main option of home and 5 acres. Pictures of workshop and warehouses are strictly to show the additional options for purchase.

Mossy Oak Properties Field, Farm, and Homes
1200 Fort Street
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https://www.mossyoakproperties.com/