

Mena CR 714
164 Polk Road 714
Mena, AR 71953

\$398,000
7.200± Acres
Polk County



Mena CR 714
Mena, AR / 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

1444

Bedrooms / Bathrooms

3 / 2

Acreage

7.200

Price

\$398,000

Property Website

<https://www.mossoakproperties.com/property/mena-cr-714-polk-arkansas/101829/>



PROPERTY DESCRIPTION

Turn-Key Estate with Unlimited Potential: Home, Shop, Warehouse & Acreage

Discover the ultimate live-work-play setup at **164 Polk Rd 714, Mena, AR**. This versatile 7.2 +/- acre estate offers a beautifully updated residence, massive industrial-grade workspaces, and a private stocked pond-all located in the heart of the Ouachita Mountains' outdoor recreation hub.

The Home: Fully Furnished & Move-In Ready

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.** Simply bring your suitcase and start living.

- **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.

The Workspace: Shop & Warehouse

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.
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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.
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Expansion & Financing Options

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

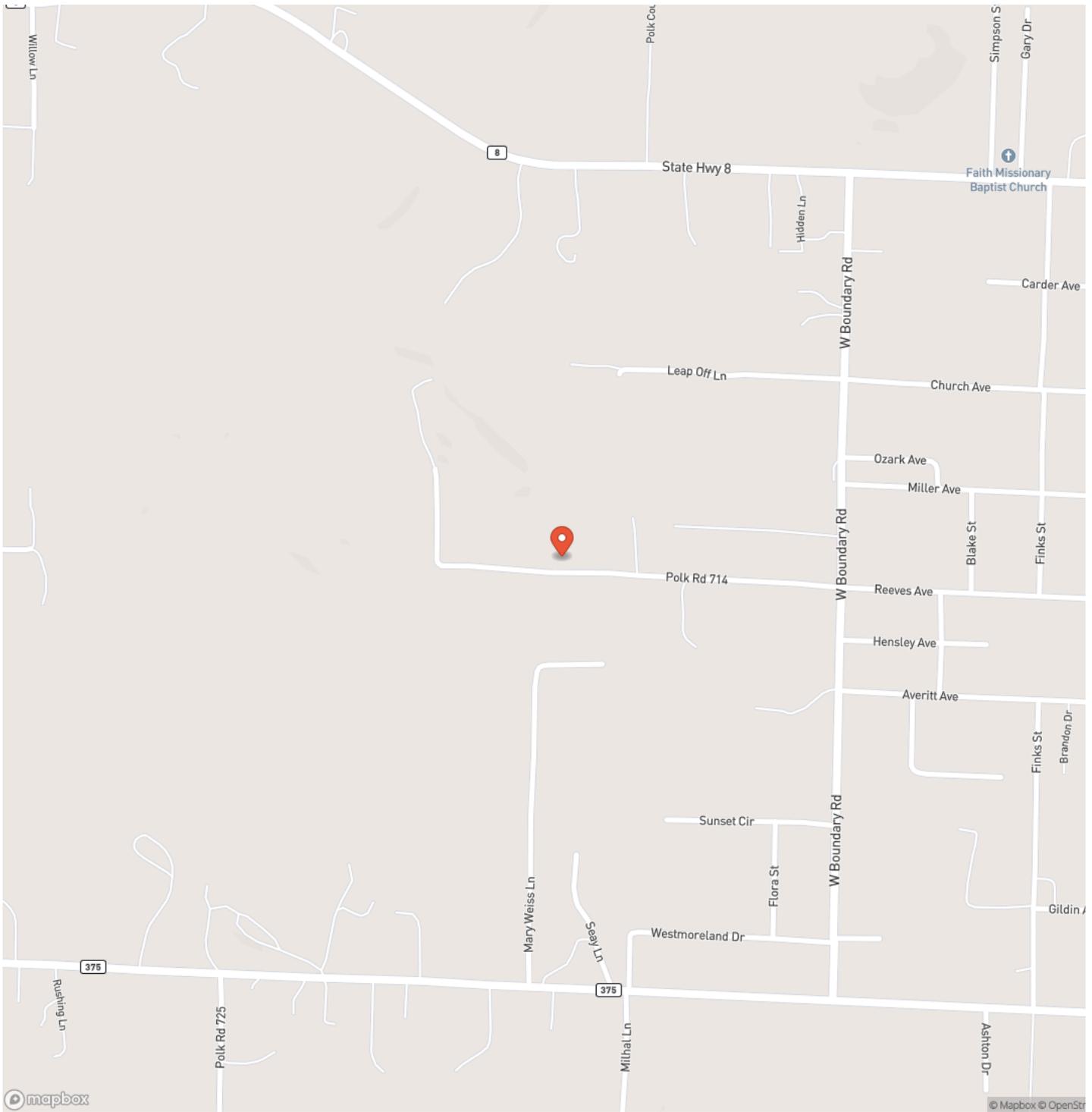
- **Add 10.59 +/- Acres** featuring **two additional workshops** (30x60 and 40x60) for a total asking price of \$650,000.
- **Owner Financing:** The seller is offering flexible owner financing terms with **50% down**, making this an incredible opportunity for investors or business owners.

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

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Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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