

5± ACRES
POLK COUNTY, AR
\$40,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

OFFICE (479) 588-1034

THE POLK 5

PROPERTY PROFILE

LOCATION:

- Cardinal Lane
Mena, AR 71953
- Polk County
- 3.5± Miles to Mena
- 79± Miles to Fort Smith
- 251± Miles to Dallas, TX

COORDINATES:

- 34.59751, -94.19546

PROPERTY USE:

- Residential
- Homestead

PROPERTY INFORMATION:

- 5± Acres
- Hardwoods
- Recently Forestry Mulched
- Wet Weather Creek
- Utilities Available at the Road
- No Restrictions/Covenants

TAX INFORMATION:

2023 - \$5

- Parcel: 0000-04052-0000



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LUKE ALSTON, ALC

EXECUTIVE BROKER

C: 479-234-1376

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 THE POLK 5

COME BUILD YOUR NEW HOME OR GET AWAY CABIN ON THIS 5± ACRE TRACT OF VACANT LAND. Situated on Cardinal Lane in Polk County, this nice rural acreage is only five minutes from Mena. The property is ready for your custom home or mobile/modular home. You have the freedom to use the land as you wish, as there are no restrictions or covenants in place. Electricity, public water, and wired internet access are available at the road and just need to be connected. The property was recently forestry mulched to clear the underbrush, leaving a lush canopy of hardwood trees for shade and a natural landscape. A wet weather creek runs across the front of the property with rolling land that has a great house site tucked at the back of the property. Get your building plans together and consider making this place your future homesite.

Call Luke Alston, ALC today!



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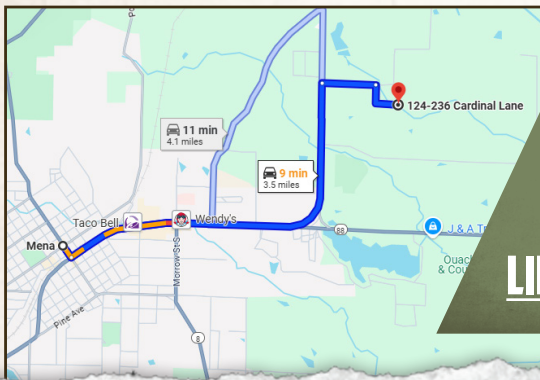
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POLK COUNTY, ARKANSAS



Directions From Mena, AR:
Travel north on Hwy 71. Turn
right on Polk Road 178. Turn right
on Cardinal Lane and the property
will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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