

60.85± ACRES WITH A HOME MENA | POLK COUNTY, AR \$395,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034

THE POLK 60.85

PROPERTY PROFILE

LOCATION:

- 3600 Hwy 8 East
Mena, AR 71953
- Polk County
- 6± Miles E of Mena
- 3.5± Miles to Wolf Pen Gap
and National Forest

COORDINATES:

- 34.536838, -94.141875

PROPERTY USE:

- Residential
- Homestead
- Investment
- Recreation/Hunting

PROPERTY INFORMATION:

- 60.85± Acres
- Cleared Land
- Mountain Views
- 1,680± SqFt Home
- 3 Bedrooms/2 Baths
- 30×50 Shop
- New Water Well, Septic,
Electrical Service
- Fencing for Livestock

TAX INFORMATION:

- Parcel: 0000-02454-0000
2023 Taxes: \$325
- Parcel: 0000-05150-0020
2023 Taxes: \$5



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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 60.85

INTRODUCING THE POLK 60.85, LOCATED OFF HWY 8 EAST IN POLK COUNTY, ARKANSAS. The very first thing that you see when you drive on to this property is the unbelievable view of the Shady Mountains to the south where the Wolf Pen Gap Trail System is located. You have a 100% unobstructed view of High Point and Eagle Mountains. You can get your side by side or four-wheeler out and be on the trails in 10 minutes from this location. Property is also a haven for the local deer herd and other critters, so if you are a hunter or just enjoy having them around, there is no shortage. The current owner has established food plots on the property for the deer. If your goal is to have livestock on pasture, with some improvements to the land and some perimeter fencing, this property would be suitable for that as well. Some new fencing has been built suitable for horses, sheep, or goats. Muddy Creek runs along the northwest boundary of this property providing your own creek access. Also, right behind the house is a perfect place to construct a large pond for even more enjoyment on this acreage.

Newly drilled water well, electric and septic have been installed to run the shop and home. The shop has a full RV hookup for keeping your investment out of the weather and a bathroom and laundry hookup to make this a very usable space. The three bedroom, two bathroom home is a 2013, 1,680± square-foot double wide mobile home. A new covered porch on the back of the house allows you to enjoy the mountain view. City water is available at the highway if you choose to access it. The property has been surveyed and clearly marked, so you will see what you are getting day one.

**Call Luke Alston to schedule a private tour
and see what this great place has to offer!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

60.85± ACRES WITH A HOME **MENA** **POLK COUNTY, ARKANSAS**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

60.85± ACRES WITH A HOME MENA POLK COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

60.85± ACRES WITH A HOME **MENA** **POLK COUNTY, ARKANSAS**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

60.85± ACRES WITH A HOME **MENA** **POLK COUNTY, ARKANSAS**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

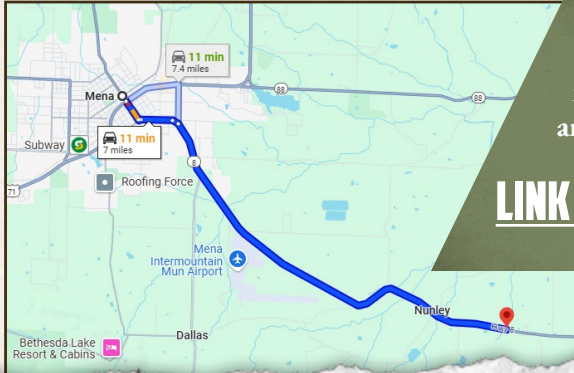
Information is believed to be accurate but not guaranteed.

60.85± ACRES WITH A HOME

MENA | POLK COUNTY, ARKANSAS



land **id.** LINK



Directions from Mena, AR: Travel 6 miles on Hwy 8 East/Morrow Street and the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.