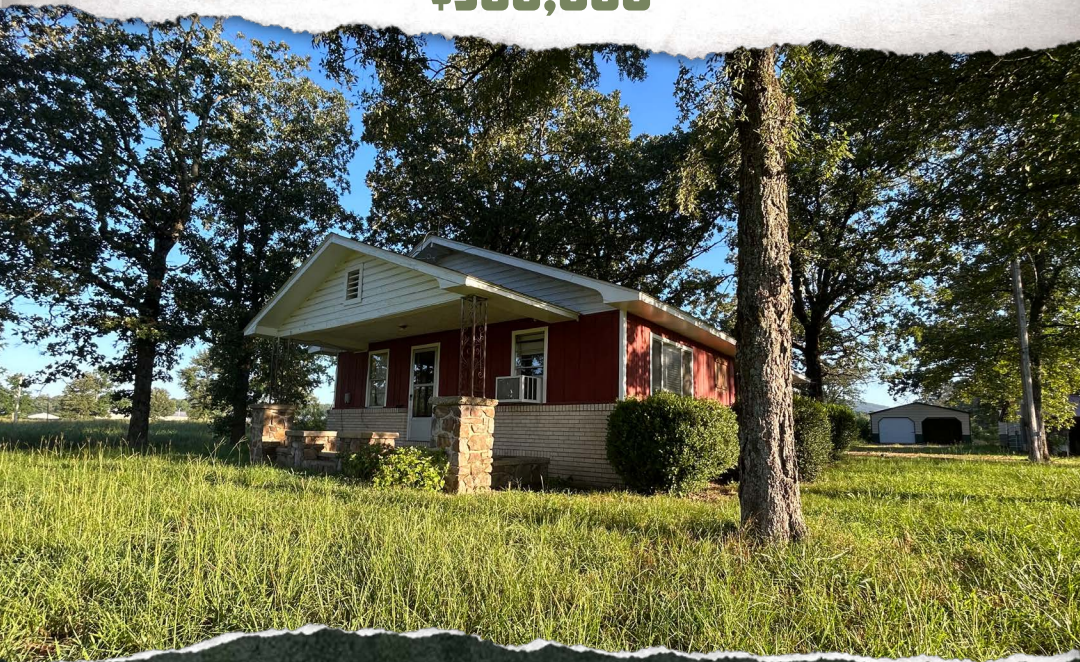




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

31.55± ACRES WITH A HOME
POLK COUNTY, AR
\$300,000



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

118 POLK ROAD 49

PROPERTY PROFILE

LOCATION:

- 118 Polk Road 49
Mena, AR 71953
- Polk County
- 2± Miles SE of the
National Forest Service
- 4± Miles W of Mena
- 4.6± Miles E of Lake Wilhelmina
- 70± Miles W of Lake Ouachita
- 89± Miles S of Fort Smith

COORDINATES:

- 34.59341667, -94.29158333

PROPERTY USE:

- Farming
- Homestead
- Recreational
- Hunting & Fishing

PROPERTY INFORMATION:

- 31.55± Acres
- Fenced/Cross-Fenced
(Ready for Livestock
or Rotational Grazing)
- 2 Bedroom, 1 Bath Home
- Natural Gas
- 2 Private Water Wells
- 54'x100' Shop
- 40'x100' Barn
- 25'x25' Two-Bay Parking Shed
- Several Other Storage Buildings
- Pond
- Additional Acreage Available

TAX INFORMATION:

- Parcel 0000-06198-0000: \$911



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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

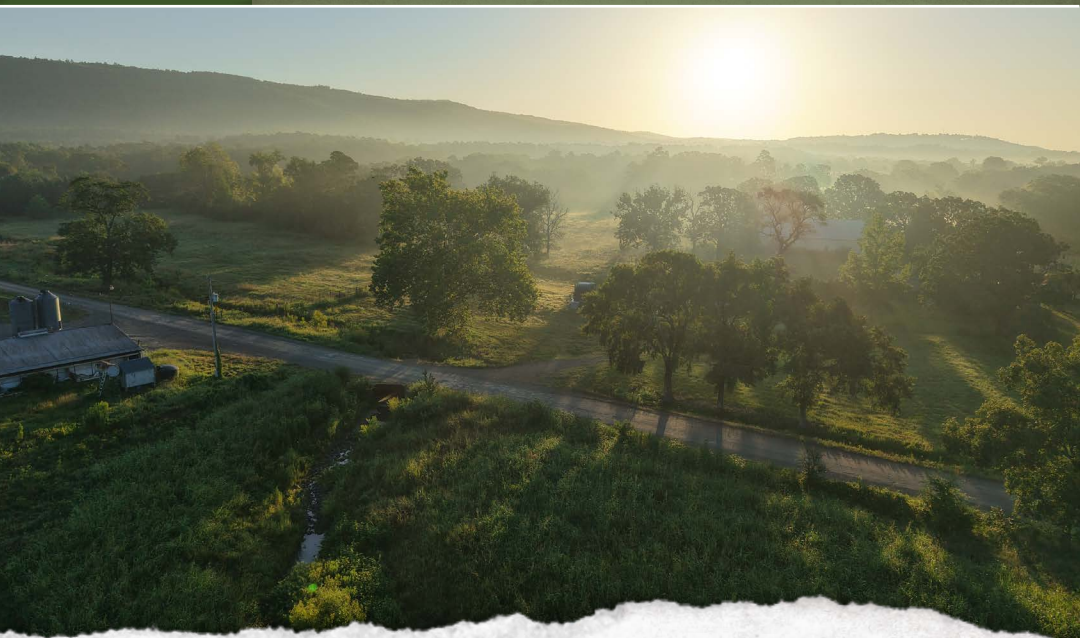
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Information is believed to be accurate but not guaranteed.

WELCOME TO 118 POLK ROAD 49

ARE YOU READY FOR YOUR NEXT CHAPTER? Welcome to a charming country homestead in Polk County. Nestled in the heart of the Arkansas countryside is a 31.55± acre fenced and cross-fenced property featuring a home, multiple storage buildings, a shop, a barn, and a pond! Situated just four miles west of Mena, the property is perfect for livestock, farming, or simply enjoying the peace and quiet of rural life. The home features 1,252± square feet of comfortable living space with two bedrooms and one bath.

This property is set up and ready to work, featuring two wells for water access, natural gas, and a host of outbuildings to suit various needs. You'll find a massive 54'x100' shop with electricity for equipment or hobby use, a 40'x100' barn ideal for hay storage or livestock shelter, and a 25'x25' two-bay parking shed. Several other storage buildings offer room for tools, feed, or gear. There's also a nice pond, adding to the functionality and charm—perfect for watering animals or an afternoon of relaxing by the water.



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MORE ABOUT 118 POLK ROAD 49

Whether you're running a small operation or looking for a place to expand, this turnkey place is ready. The infrastructure is established; now it's time for a new owner to make it theirs.

Take advantage of the opportunity to own a piece of Polk County land with all the right improvements. Additional acreage is available.

**Contact Nick Pate today to learn more
and to schedule a personal tour.**



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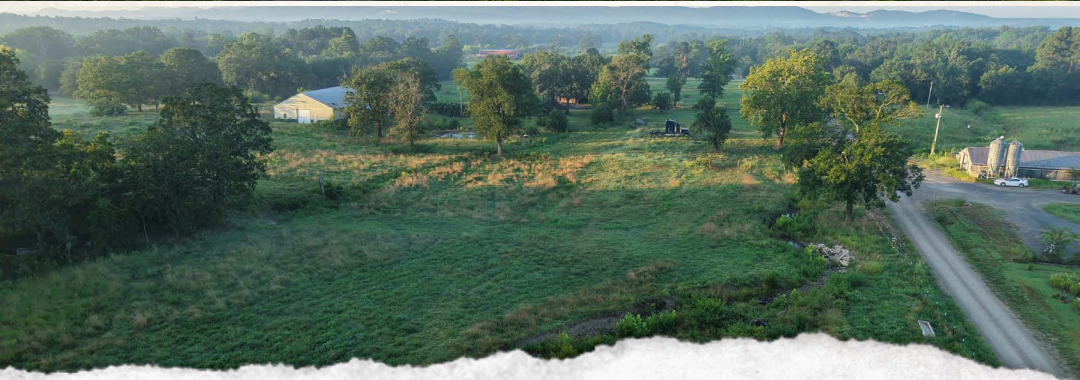
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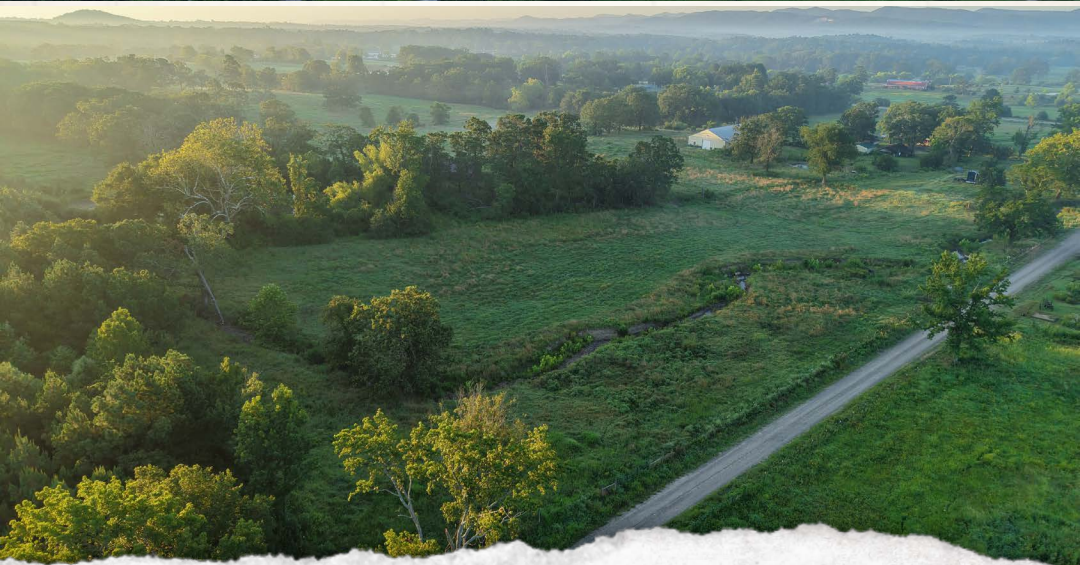
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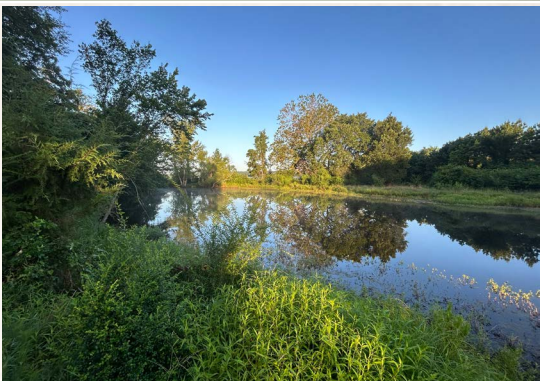
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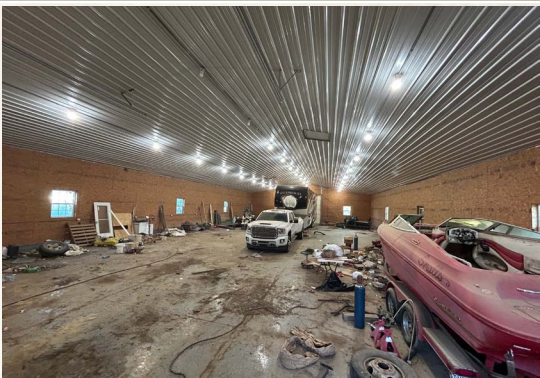
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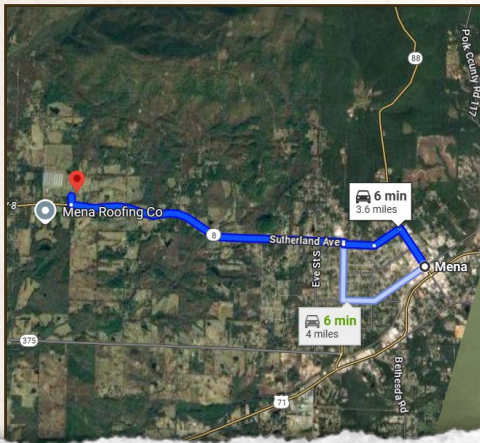
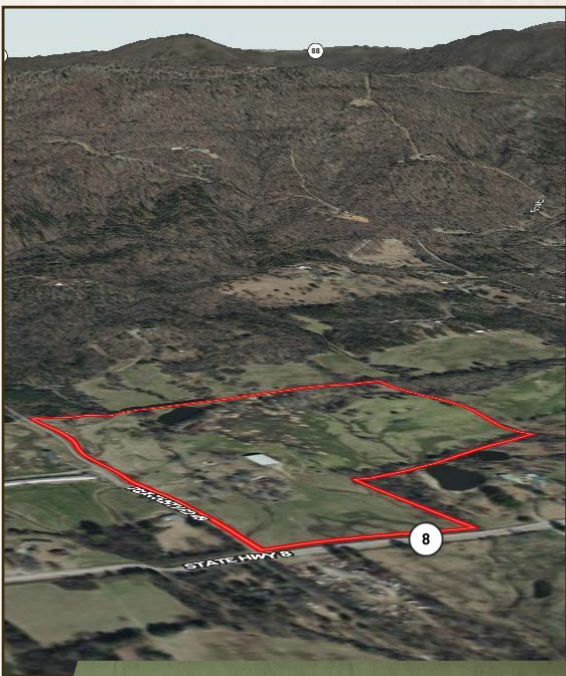
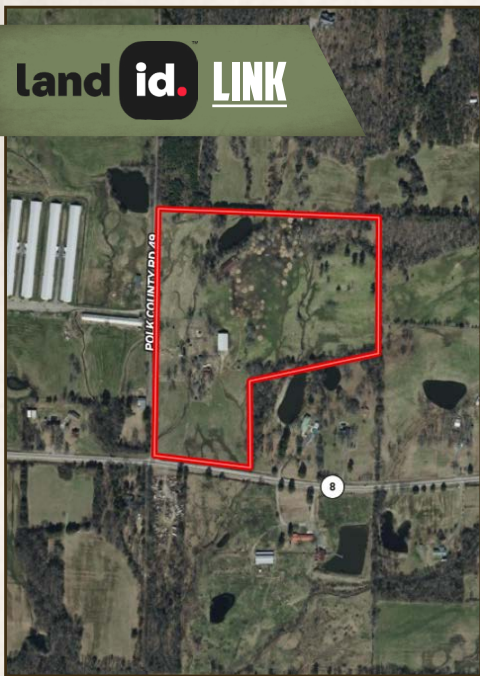
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land id. LINK



Directions From the Intersection of State Highway 8 and West Boundary Road in Mena, AR: Travel 1.8 miles west on State Highway 8. Turn right on Polk Road 49 and continue 0.1 miles to the property on the right.

Physical Address:
118 Polk Road 49 | Mena, AR 71953

[LINK TO GOOGLE MAP DIRECTIONS](#)



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