

# 5± ACRES WITH TWO HOMES POLK COUNTY, AR

**\$280,000**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (479) 588-1034



# THE POLK 5 WITH TWO HOMES

## PROPERTY PROFILE

### LOCATION:

- 193 and 201 Cardinal Lane  
Mena, AR 71953
- Polk County
- 79± Miles to Fort Smith
- 133± Miles to Little Rock
- 251± Miles to Dallas

### COORDINATES:

- 34.59751, -94.19546

### TAX INFORMATION:

- Parcels 0000-04054-0000  
(201 Cardinal) \$379
- Parcels 0000-04054-0010  
(193 Cardinal) \$480

### PROPERTY INFORMATION:

- 5.0± Acres
- Two Homes with Separate Utilities
- Primary Home:  
2 Bed/1.5 Bath
- Secondary Home:  
1 Bed/1 Bath with a Loft
- Shop With a Lean-To
- Chicken Coop
- Two RV Sheds
- Large Fire Pit
- Wired Internet Available

### PROPERTY USE:

- Rural Residential
- Investment



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**LUKE ALSTON, ALC**

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5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE POLK 5 WITH TWO HOMES

**WELCOME TO THE POLK 5, A PLACE FULL OF OPPORTUNITY.** Nestled off Cardinal Lane in Mena, Arkansas, you will find 5± acres of wooded serenity boasting two homes. The homes sit on opposite sides of a shared circle drive, each with newer HVAC units and its own electric, public water and septic systems. There is an established well on site.

The primary home offers two bedrooms, one full bath, one half bath and could be converted to offer three bedrooms. There are two living spaces and an additional bonus room that would make the perfect space for an office or plant sanctuary with ample windows and natural light. This home already has a chimney and space for a wood burning stove for alternative heat. A new architectural shingle roof was recently added.

The second home is an A-Frame style offering one bedroom, one bath and an additional lofted sleeping space that could also serve as an art studio or bonus room. The kitchen/dining combo is surrounded by windows. An electric fireplace is available as back up heat.



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# MORE ABOUT THE POLK 5 WITH TWO HOMES

The yard and property has been meticulously kept; you will find several fruit and ornamental trees along with some mature hardwoods that provide good shade and food for the local wildlife population. At one time, there was an established wood working shop...it comes complete with cabinets, workbenches, a roll-up door and side entry, and has a lean- to off the back for mower, atv or other equipment storage. This would also make for a great woodshed. A chicken coop is ready for your flock and comes with a run for protection and space. Additionally, the property has two RV sheds and an outdoor cooking/canning shed just off the back deck where access to water is nearby. Terraced steps lead to the wooded area at the back of the property giving homeowners all the enjoyment of country living.

This place is ideal for multi-generational living or a small homestead. The shop is strategically located between the two homes for each to have ease of access. A large fire pit rounds out this great Polk County property.

Located within minutes of town but still in the country, this Cardinal Lane property could be your next family home with room for guests! If an investment is on your mind, live in one house and rent the other or divide the acreage since each of the homes have individual utilities. Any way you look at it, there are multiple possibilities!

**Call Luke Alston, ALC today to explore the options.**



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POLK COUNTY, ARKANSAS

PRIMARY HOME



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SECOND HOME



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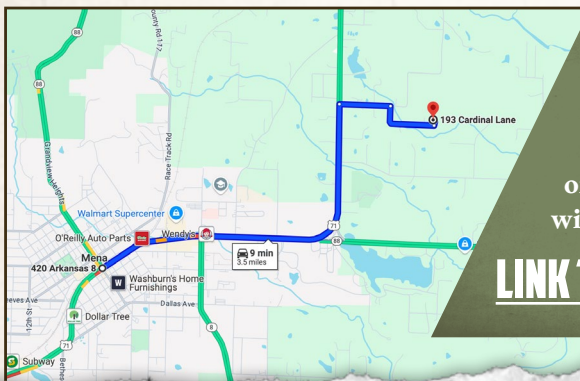


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POLK COUNTY, ARKANSAS



land id. LINK



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 left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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