

10.60± ACRES
CHAPARRAL LANE TRACT 2
MENA | POLK COUNTY, AR
\$110,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

CHAPARRAL LANE TRACT 2

10.60± ACRES

PROPERTY PROFILE

LOCATION:

- Chaparral Lane
Mena, AR 71953
- Polk County
- 2± Miles to the
Ouachita National Forest
- 4± Miles SW of Mena
- 5± Miles NE of CMA –
Iron Mountain Camp & Cabins
- 10± Miles NW of the
Wolf Pen Gap West Trailhead
- 16± Miles SW of
Irons Fork Lake

COORDINATES:

- 34.54605, -94.27394

TAX INFORMATION:

- TBD

PROPERTY USE:

- Potential Home Site
- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 10.60± Acres
- Wet Weather Creek
- Wildlife Pond
- Mountain Views
- Large Persimmon Tree
- Great Building Spot
- Additional Acreage Available



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NICK PATE
LAND SPECIALIST

C: 479-234-3288

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nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

CHAPARRAL LANE TRACT 2 | 10.60± ACRES

ARE YOU SEARCHING FOR A PLACE TO BUILD YOUR FOREVER HOME? This 10.60± acre property in Polk County, Arkansas, is worth considering! The amazing piece of land is situated off Chaparral Lane, approximately four miles from Mena. As you turn onto the gravel driveway, you will notice a wildlife pond, an old garden spot, and a giant persimmon tree. Further into the property is a perfect home or cabin site that gives way to an outstanding mountain view. A wet-weather creek makes up the western property line and is an excellent source of water for the abundant wildlife.

Conveniently located ten miles from Wolf Pen Gap West Trailhead and only two miles from Ouachita National Forest, this tract is ready for you to make it your own! *Additional acreage is available.*

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



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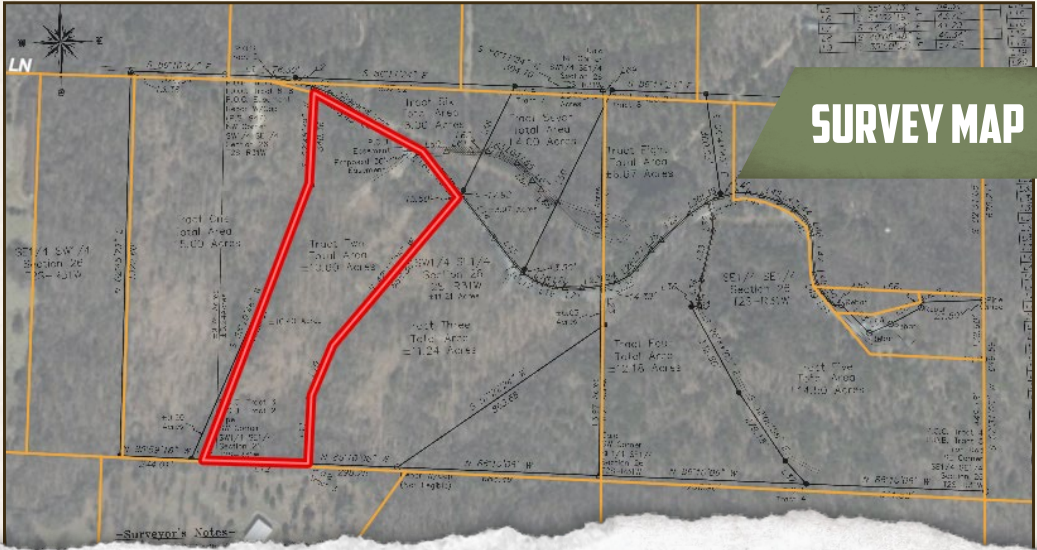
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3D MAP



SURVEY MAP



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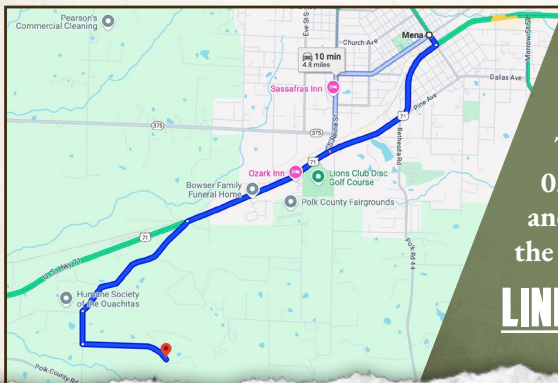
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land id. LINK



Directions From Mena, AR: Travel 1.9 miles on Hwy 71 S. Turn left on Polk Road 50 and proceed 1.1 miles. Turn left on Polk Road 412 and continue 0.3 miles. Turn left on Chaparral Lane and in 0.6 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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