



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

13.67± ACRES
POLK COUNTY, AR
\$129,900



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

13.67± ACRES IN POLK COUNTY, AR

PROPERTY PROFILE

LOCATION:

- Chaparral Lane
Mena, AR 71937
- Polk County
- 2± Miles NW of the Ouachita
National Forest
- 4± Miles SE of Mena
- 5± Miles N of CMA - Iron
Mountain Camp & Cabins
- 10± Miles NW of Wolf Pen
Gap West Trailhead

COORDINATES:

- 34.547028, -94.272417

TAX INFORMATION:

- TBD

PROPERTY USE:

- Potential Home/Cabin Sites
- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 13.67± Acres
- Pond
- Existing Well
- Electricity on Site
- Mountain View
- Wildlife
- Additional Acreage Available



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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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE 13.67± ACRES IN POLK COUNTY

WELCOME TO 13.67± ACRES OF RECREATIONAL HEAVEN APPROXIMATELY TWO MILES NORTHWEST OF THE OUACHITA NATIONAL FOREST. This Polk County, AR, property offers an abundance of opportunities for outdoor enthusiasts, located just a short drive from the Wolf Pen Gap four-wheeler trails and the mountain bike trails in Mena. After enjoying a full day on the trails, you can relax on this phenomenal tract of land that offers mountain views, a small pond, and an abundance of wildlife. If you are interested in building your forever home or a cabin, this is an ideal property. You will find an existing water well and electricity next to a level area, perfect for building. There are several other locations on this tract that would suit your investment needs for cabin rentals. Additional acreage is available.

Call Nick Pate for more details and to schedule a tour!



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13.67± ACRES **POLK COUNTY, ARKANSAS**



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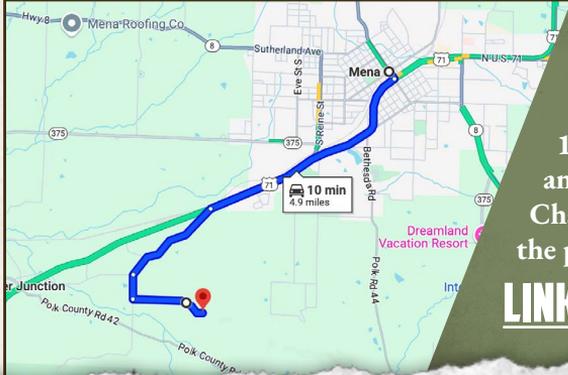
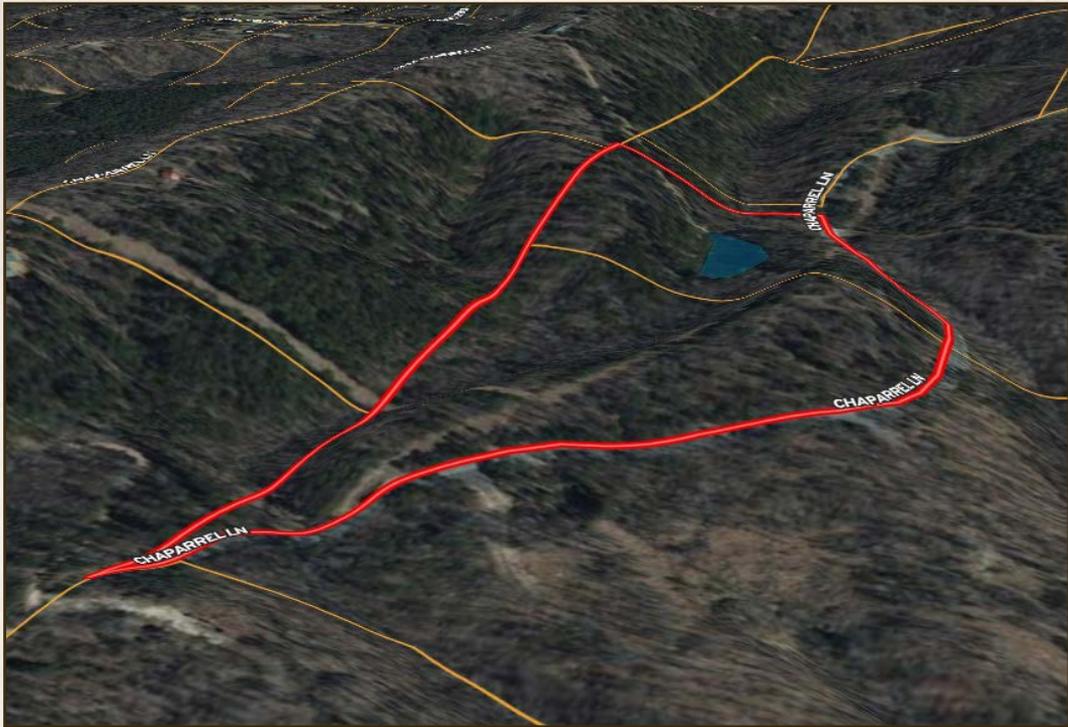
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POLK COUNTY, ARKANSAS



Directions From Mena, AR: Travel 2.6 miles south on Hwy 71 S. Turn left on Polk Road 50 and continue 1.1 miles. Turn left on Polk Road 412 and proceed 0.3 miles. Turn left on Chaparril Lane and travel 0.7 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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