



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



15± ACRES WITH A HOME & COTTAGE
2177 HIGHWAY 270 | MENA, AR | POLK COUNTY
\$499,000

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

2177 HIGHWAY 270

15± ACRES WITH A HOME & COTTAGE

PROPERTY PROFILE

LOCATION:

- 2177 Highway 270 W
Mena, AR 71953
- Accessed Via Deeded Easement
- Polk County
- Walkable to the Ouachita
National Forest
- 3± Miles W of the Ouachita
National Hiking Trail
- 3± Miles to Queen
Wilhelmina State Park
- 14± Miles N of the Starting
Point for Trails of Mena
- 15± Miles N of Mena
- 41± Miles SE of Poteau, OK
- 71± Miles NE of Hochatown, OK

COORDINATES:

- 34.69311, -94.36576

PROPERTY USE:

- Residential
- Homestead/Hobby Farm
- Family/Generational Living
- Income-Producing
- Whitetail Deer, Bear,
& Turkey Hunting

PROPERTY INFORMATION:

- 15± Acres
- 1,756± SqFt Main Home
 - 3 Bedrooms/2 Baths
 - Remodeled in 2024
 - Taj Mahal Quartz Countertops
 - Pantry/Laundry
 - 600± SqFt Porch/Covered Deck
 - Walk-Out Basement with Storage
- 458± SqFt Cottage
 - Built in 2022
 - 1 Bedroom/1 Bath
 - Used as an Airbnb
- Income Producing Peony Farm
- David Austin Rose Garden
- Flower Shed with Flower Cooler
- Workshop
- Farm Equipment Available
- 2 Poultry Coops
- Established Landscaping
- Ouachita National Forest Borders 2 Sides
- Well and Septic
- Creeks on Property
- Existing Garden Space

TAX INFORMATION:

- Parcel: 0000-09422-0020
- Parcel: 0000-09422-0010



LUKE ALSTON | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

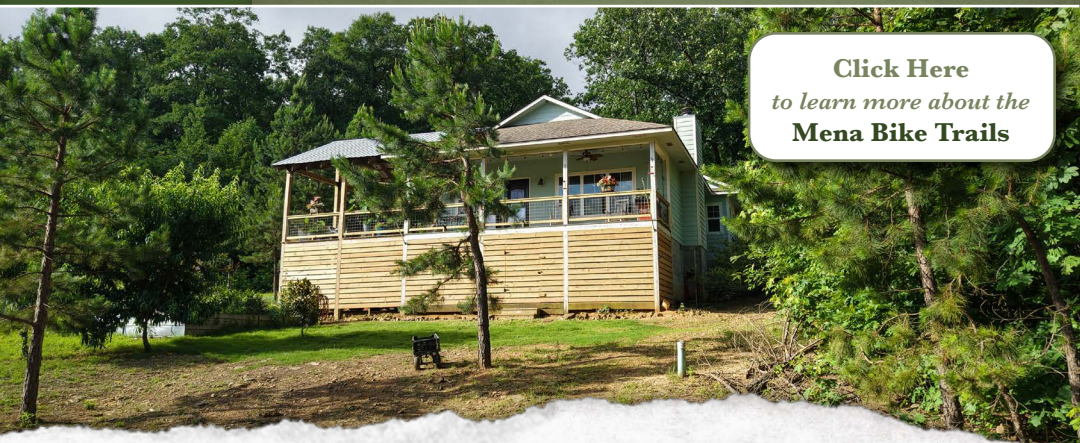


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WELCOME TO 2177 HIGHWAY 270

A BEAUTIFUL HILLSIDE HOME IS THE FOCAL POINT OF THIS 15± ACRE PROPERTY SITUATED JUST OFF HIGHWAY 270 WEST IN POLK COUNTY, ARKANSAS. Bordered on two sides by the Ouachita National Forest and less than three miles via highway from Queen Wilhelmina State Park and Lodge, this property is uniquely positioned for privacy yet easily accessed and is one of very few homes available near the park and the Mena Bike Trails.

Nestled in the back corner of the property, you will find a 1,756± square foot home offering three bedrooms with two full baths. In 2024, the home was remodeled, and 300± square feet were added to include an open-concept, eat-in chef's kitchen with a custom-built, wood dining table that perfectly fits the space. High-end features like Taj Mahal Quartzite stone countertops, white oak custom cabinetry, open upper shelving, soft-close lower cabinets, red oak wood floors, and two appliance garages provide all of the storage needed to maintain a very tidy aesthetic. A spacious built-in island is the ultimate place to display food, gather around, or have additional prep space. Imagine crafting meals and gathering with family in a space that extends onto a covered outdoor porch as well as offering panoramic views of Black Fork Mountain and gardens outdoors. With a massive picture window above the farmhouse sink and 9-foot ceilings, you will genuinely be immersed in the surrounding beauty. The openness of the home leads guests throughout and onto a 600+ square foot porch and covered deck area that truly is an extension of the indoor living space, which is sure to be loved by anyone wanting to embrace the beauty of the forest and mountainous scenery.



[Click Here](#)
to learn more about the
Mena Bike Trails



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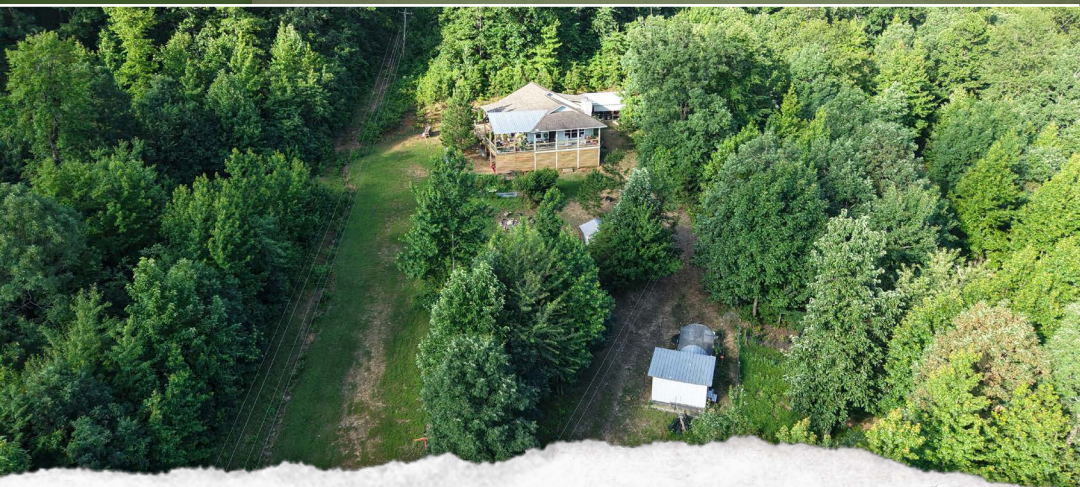


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Enjoy panoramic views from nearly every room in the home. A large open living area with a wood-burning fireplace is at the heart of the house, perfect for relaxing, entertaining, or hosting family gatherings, and it provides convenient flow to the kitchen, deck, and the remainder of the home. The primary suite combines a place to unwind in a relaxing, well-lit bedroom with an ensuite offering a custom tile shower, an expansive walk-in closet and dressing space. Quartz countertops, tile floors, floating shelves, and floor-to-ceiling linen cabinetry complete the spa-like space. The second bathroom, servicing guests and the other two bedrooms, has clean lines, a pedestal sink, and a shower/tub combo. Currently, the third bedroom is set up as a home office but could be reconfigured. Just off the entryway are storage closets and a large room serving as the pantry and laundry room.

In addition to the primary home, this property features a 458± square foot cottage with its own electric service. Built in 2022, the one-bedroom, one-bath cottage has served as an income-producing Airbnb. You will find birch wood flooring throughout, a full kitchen with subway tile backsplash and open wood shelving, custom wood ceilings, a barn door, a coffee bar, and a washer and dryer, and to top it off, it faces one of the most beautiful views on the property! Sit on the front porch or the outdoor seating area around the firepit and take in the magnificent views. Use the cottage for an additional home, as a short-term rental, or for family and guests. The main home and cottage share a well and septic.



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Additionally, this property includes an established flower farm. Peck and Petal Farm currently produces bloom stock for local florists and consists of over 500 peony plants in production, offering income within a local established market. (You can find this business on Instagram under @peckandpetalfarms.) Double your production every three years by dividing the plants. Peonies are drought-tolerant, heirloom plants in high demand for their blooms by local florists, and they can be shipped. The new owner can take over this established farm with a low labor demand, as the typical season only requires about six weeks of work. Also included is a flower shed with electricity and a flower cooler, making the flower farm basically turnkey. A workshop and storage shed are nearby for storing supplies and tools.

The property is landscaped with perennials, including a David Austin rose garden, peach trees, and other mature and established plants, adding to the charm of the cottage and home. There is an established vegetable garden spot and two adorable chicken coops with runs. The chickens provide buckets of eggs each day, and the current owner supplies Airbnb guests with fresh eggs during their stay.



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The remodeling is nearly complete; however, building materials, paint, and other supplies will remain with the home. There is abundant storage under the deck that leads to a walk-out basement, which is accessible from the outside and is big enough to store the farm tractor and implements as well as offering secure storage or root cellar space.

Expand your exploration; from your 15± wooded acres, you have direct access to walk into the forest for hiking and hunting. Or drive your ATV down to the highway, park, and walk directly into the Blackfork Mountain Wilderness. This area is known for whitetail deer, turkey, and bear. In addition to the Ouachita National Forest, other hiking trails are nearby. Take the short drive up the mountain and enjoy breakfast or dinner at Queen Wilhelmina State Park Restaurant, ride the Glory Train, or just enjoy the cooler temperatures at the second-highest peak in Arkansas. The road to the restaurant and lodge is known as the Talimena Scenic Byway and will take you to Oklahoma in a matter of minutes.



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Access to the property is by a deeded easement from the highway to the beginning of the acreage. The easement is a gravel road in excellent condition and offers beautiful views of the forest, wildlife, and the babble of a creek. An additional creek on the property is known to have pools up to six feet deep at times.

Come home to Peck and Petal Farm—you can live here or offer this one-of-a-kind property to guests, or both! The property provides income potential and sustainable living options and is located in an area where there are numerous hunting opportunities and outdoor adventures abound!

Contact Luke or Deedee Alston today to schedule a personal tour!



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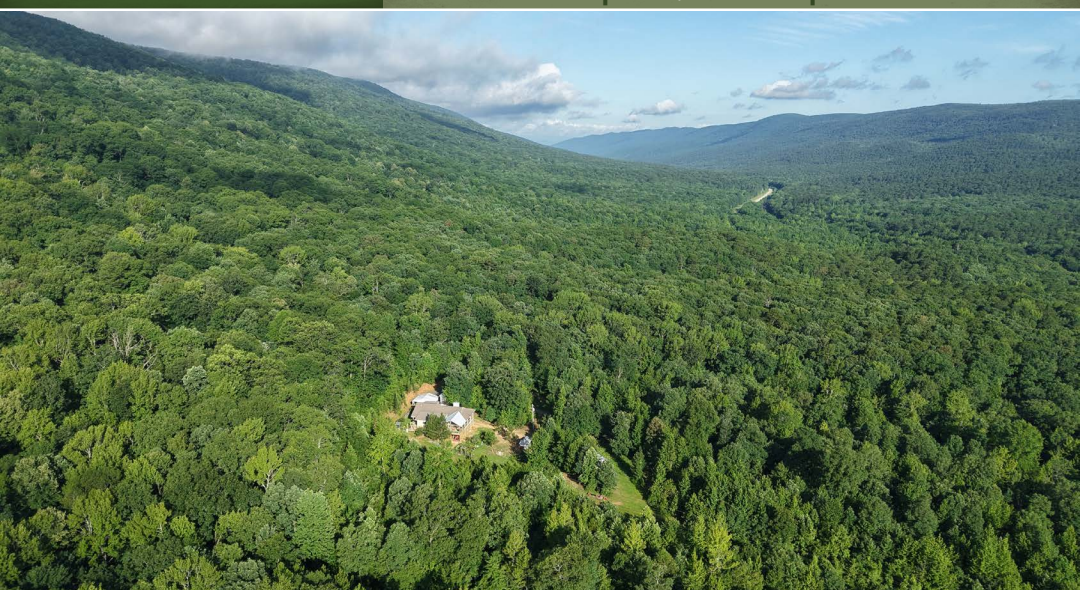
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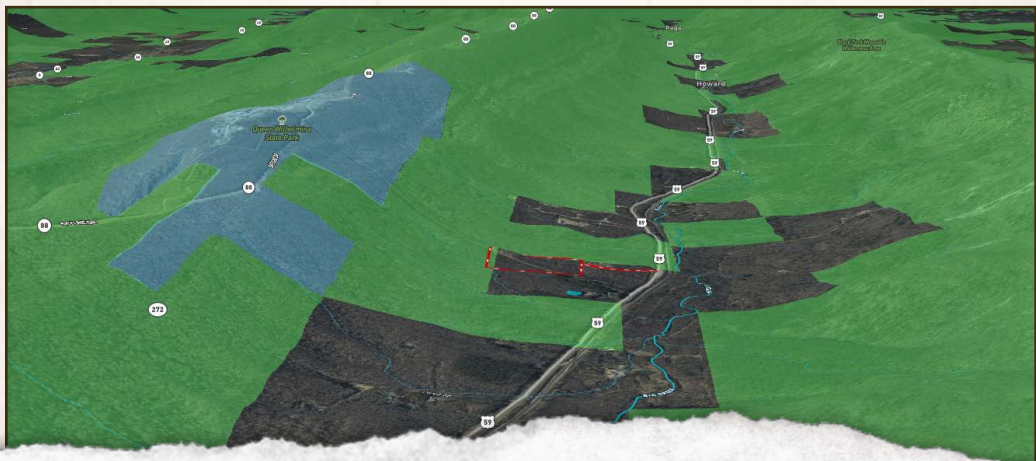
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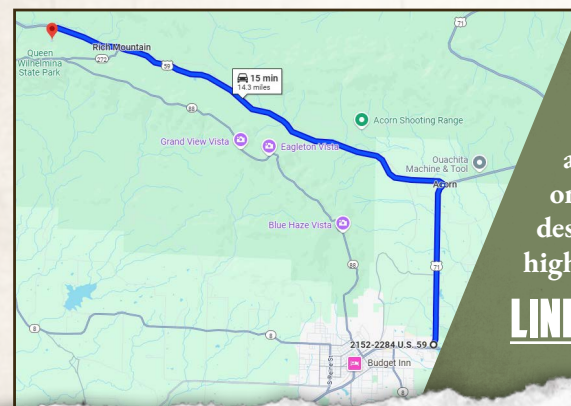
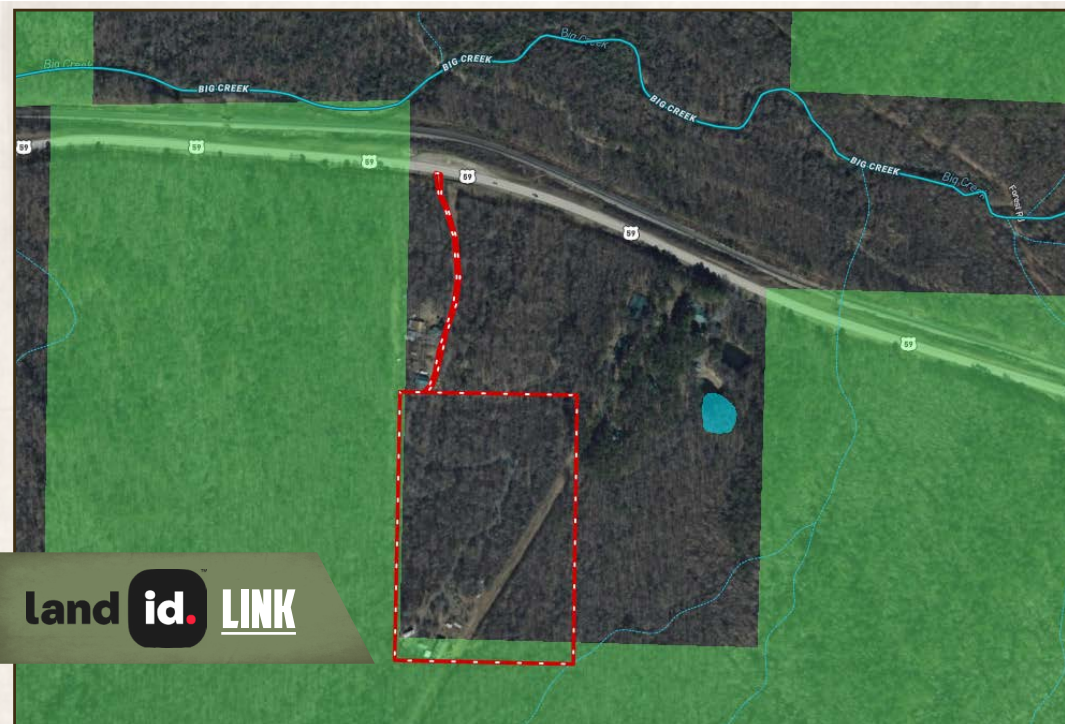
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Directions From Mena, AR: Travel 4 miles north on Hwy 71. Turn left on U.S. 270 at the Acorn community and proceed 10.4 miles to the driveway on the left side of the highway. The destination will be 0.5 miles from the highway, at the end of the driveway.

LINK TO GOOGLE MAP DIRECTIONS



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