



214 DOGWOOD SPRINGS LANE
10.49± ACRES WITH A HOME
MENA, AR | POLK COUNTY
\$410,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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214 DOGWOOD SPRINGS LANE

PROPERTY PROFILE

LOCATION:

- 214 Dogwood Springs Lane
Mena, AR 71953
- Polk County
- 4.8± Miles W of Irons Fork Lake
- 5± Miles S of the Ouachita
National Forest & Ouachita
National Hiking Trail
- 6± Miles N of Mena
- 10.2± Miles NE of the Bike
Trails at Ward Lake in Mena
- 70± Miles W of Lake Ouachita
- 82± Miles S of Fort Smith
Regional Airport
- 255± Miles NE of Dallas, TX

COORDINATES:

- 34.65422, -94.1802

PROPERTY USE:

- Residential
- Guest/Mother-in-Law Quarters
- Recreational
- Hunting

PROPERTY INFORMATION:

- 10.49± Total Acres
- 5.56± Wooded Acres
- 4.93± Acre Homesite
 - 2,752± SqFt Home
 - 3 Bedrooms/2 Baths
 - Bonus Room
 - Wrap-Around Porch
 - Back Deck
 - Two-Car Garage
 - 24' x 30' Insulated Workshop
 - Established Garden Spot
 - Extra Landscaping
- Great Mountain Views
- Wet Weather Creek
- Paved Road Frontage

TAX INFORMATION:

- Parcel 0000-03244-0140: \$5
- Parcel 0000-03244-0150: \$1,517



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WELCOME TO 214 DOGWOOD SPRINGS LANE

WELCOME TO A LOVELY 10.49± ACRE PROPERTY, NOT FAR DOWN DOGWOOD SPRINGS LANE IN MENA, ARKANSAS. This Polk County property is absolutely worth considering if you are in the market for a home with room to roam! You will find a stately white two-story home nestled on approximately five acres, surrounded by the beauty of large hardwoods and mixed perennials. The remaining balance of land is on the opposite side of the road.

A covered porch surrounds the home on three sides, with the entire back of the home offering a large open deck that is perfect for taking in the natural beauty nearby, entertaining family and friends, or soaking up the sun. The detached two-car garage has attic storage, shelving, and electrical outlets and is connected to the home by a covered breezeway that connects to the kitchen, giving you an outstanding space for grilling and enjoying the shade.



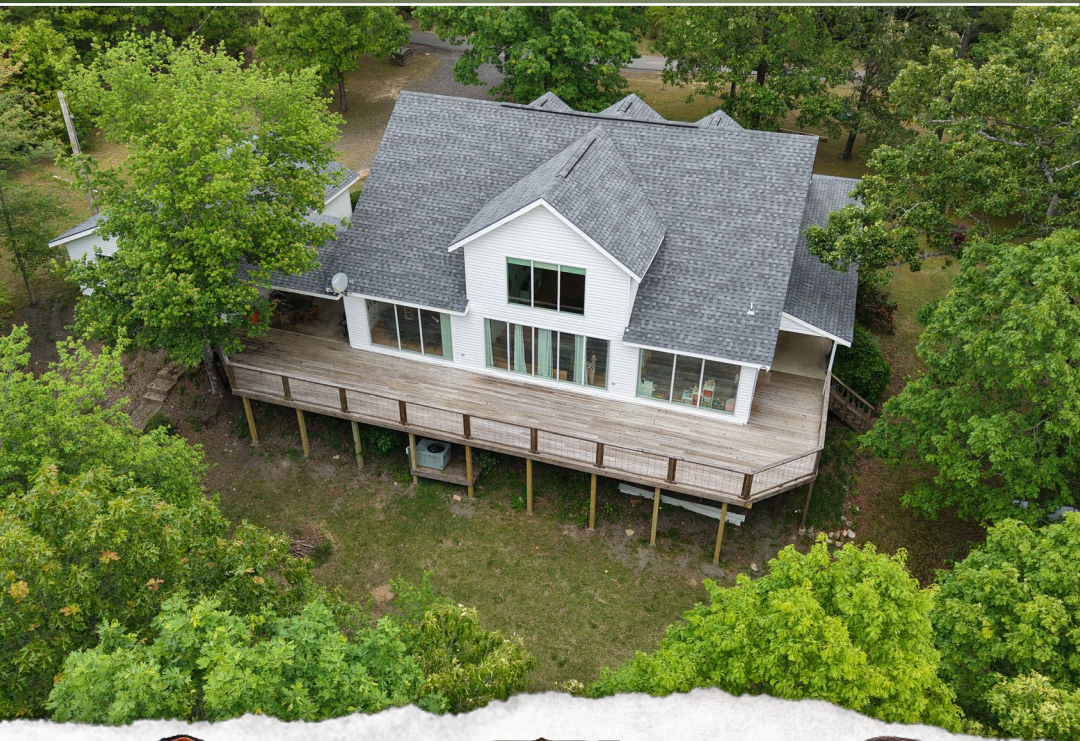
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The 2,752± square foot home offers three bedrooms and two baths. The grand entrance at the front of the home showcases the stairs that lead to the loft, but your eyes won't miss the large and open living area ahead that gives family and guests room to mingle or relax. Whether you love large gatherings in your home or just want to quietly enjoy peaceful and comfortable surroundings, this home offers both options. The floor-to-ceiling windows in the living area carry over to the kitchen on one side and a bonus room on the other that could be a formal dining room, office, or playroom for the kids. There is room in the kitchen for a dining table, and additional storage and prep space is available in the center island. The flow of the home is efficient, with an extra-large laundry room and pantry being accessible from the kitchen as well as from the living area. No matter where you enter the home, you'll have a drop zone tucked away, allowing the main focal points of the home to be well kept.



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The large primary suite is just off the main entryway and overlooks the covered porches on two sides, giving you natural lighting and gorgeous views to awaken to. Conveniently connected to the primary suite is a walk-in closet with floor-to-ceiling built-ins. The primary bath features a walk-in shower, a separate corner soaking tub, and separate vanities. The neutral palette and natural light will give you options for any decor. Also on the main level is another spacious bedroom that has a walk-in closet and is connected to a three-piece bathroom, which also services guests with an entrance from the main living space.

The sizeable upstairs loft is three spaces, separated by interior walls yet open to the balcony and floor-to-ceiling picture windows that grace the very large main living area below, providing a framed view of the outdoors.



Property Lines are Approximate



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MORE ABOUT 214 DOGWOOD SPRINGS LANE

There is a feeling of rural living here; however, you are roughly six miles from Mena, the county seat of Polk County, where you will find restaurants, shops, art galleries, churches, retail stores, and more. Mena and Polk County have much to offer all the while maintaining a small-town feel.

The home was originally built in 2006 but has recent upgrades such as a new roof in 2022, a new water heater, and new paint and carpet in 2023. In addition to the garage, there is a separate 24' x 30' insulated workshop with an overhead door, two entrance doors, a bathroom, and cabinetry, all on a concrete slab, giving it the potential to be converted to additional living space or whatever you choose. Nearby is an established garden spot with its own 200 amp electric service. Currently, the home is on rural water, but a working well is also available. This, along with low-maintenance vinyl siding on the home, garage, and shop, and an owned propane tank plumbed to the home for gas wall heat, provides sustainable backup to other utilities. Established internet is available through Starlink.

An additional 5.56± acres across the road gives the owners room to roam, hunt, or explore and offers seclusion along with fantastic views of the woodlands.

**Contact Deedee or Luke Alston today to schedule a private tour
and make 214 Dogwood Springs Lane your new address!**



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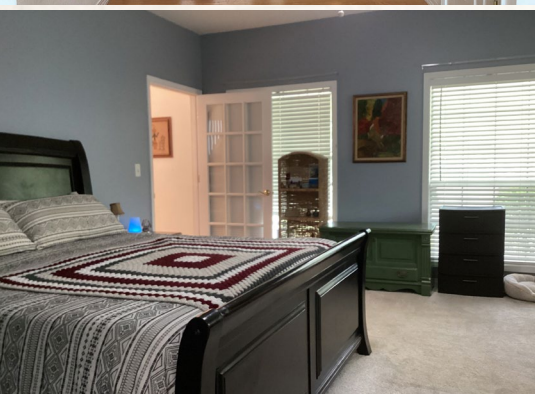
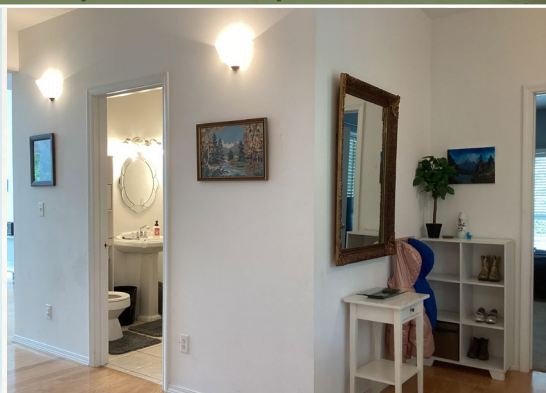


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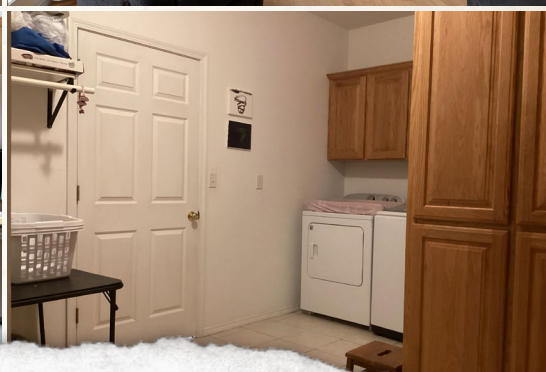
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Information is believed to be accurate but not guaranteed.



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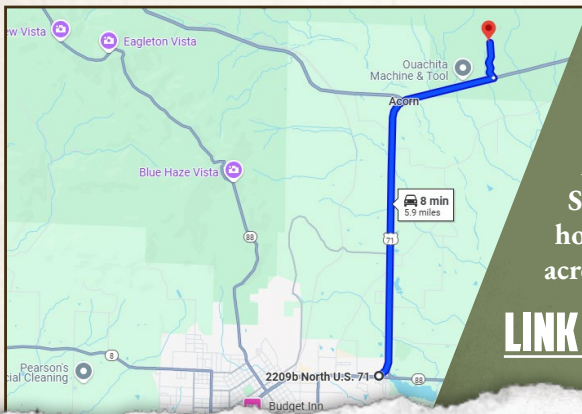
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land id. LINK



Directions From Mena, AR:
Travel 5 miles north on US Highway 71, beyond the town of Acorn. Turn left onto Dogwood Springs Lane and in 0.5 miles, the home will be on the left and additional acreage will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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