

**20± ACRE MOBILE HOME PARK**  
**MENA | POLK COUNTY, ARK**  
**\$199,000**



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

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# 20± ACRES ON POLK ROAD 169

## PROPERTY PROFILE

### LOCATION:

- 179 Polk Road 169  
Mena, AR 71953
- Polk County
- Across from the Iron Mountain  
Wildlife Management Area
- 1± Mile W of CMA Iron  
Mountain Campus
- 2.5± Miles N of CMA  
International Headquarters
- 7± Miles SW of Mena
- 13± Miles W of the West  
Trailhead at Wolf Pen Gap

### COORDINATES:

- 34.52652, -94.33518

### PROPERTY USE:

- Investment
- Development

### PROPERTY INFORMATION:

- 20± Acres
- Predominantly Wooded
- 5 Mobile Home Hook-ups
- Electric, Water and  
Septic to all Pads
- Laundromat on Site
- Water Well with  
Water Storage Tank
- City Water at County Road

### TAX INFORMATION:

- Parcel: 0000-07486-0000
- 2024 Taxes: \$173



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**LUKE ALSTON, ALC**

EXECUTIVE BROKER

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5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

# 20± ACRES ON POLK ROAD 169

**WELCOME TO A 20± ACRE TRACT IN POLK COUNTY, ARKANSAS, OFFERING A WORLD OF USES AND POTENTIAL!** The wooded property is located at 179 Polk Road 169 in Mena, in close proximity to the Christian Motorcyclists Association Iron Mountain Campus and International Headquarters, which hosts numerous people year-round. This tract is primed and ready for the next owner. Once used as a mobile home park, the property has the infrastructure in place to further that endeavor or start over. You will find five established house pads with water, electric, and septic to each, along with individual electric meters that are set up for rental purposes. A laundromat is on site for added convenience. The land is heavily wooded, so you can expect to see local wildlife among the acreage.

If a short-term rental is not your goal, the property is ideal for reestablishing the mobile home park or dropping some tiny houses or barndominiums on the existing pads. The property is located close enough to Wolf Pen Gap to also have a short commute to the trails if that appeals to you. A nice feature that is easily overlooked is the Iron Mountain Wildlife Management Area just across the road. This area offers walk-in access only and can provide unlimited recreational activities.

**Let your imagination go to work;  
call Luke Alston today to take a tour.**



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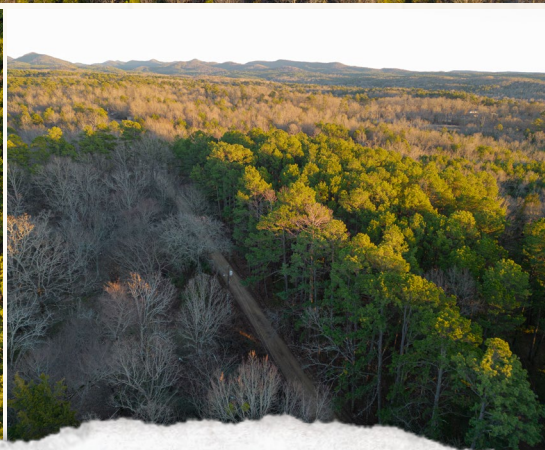
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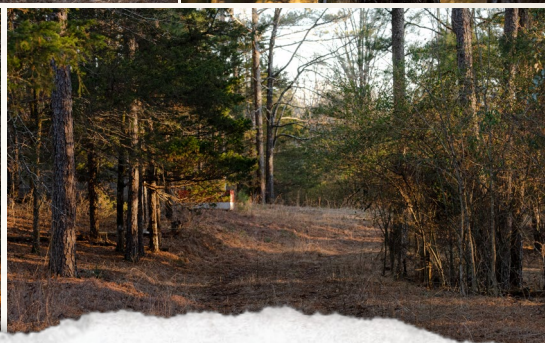
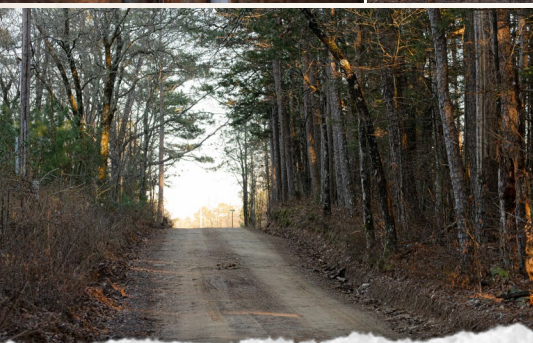
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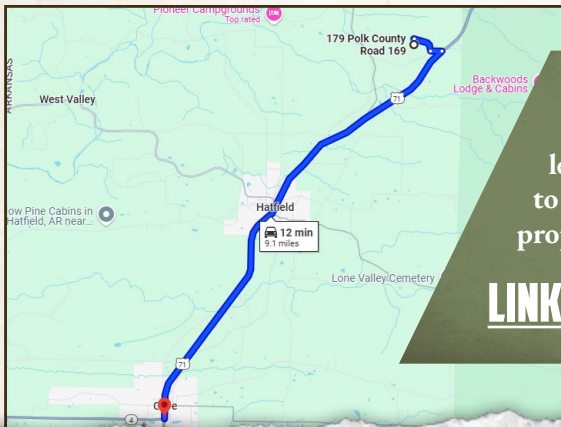
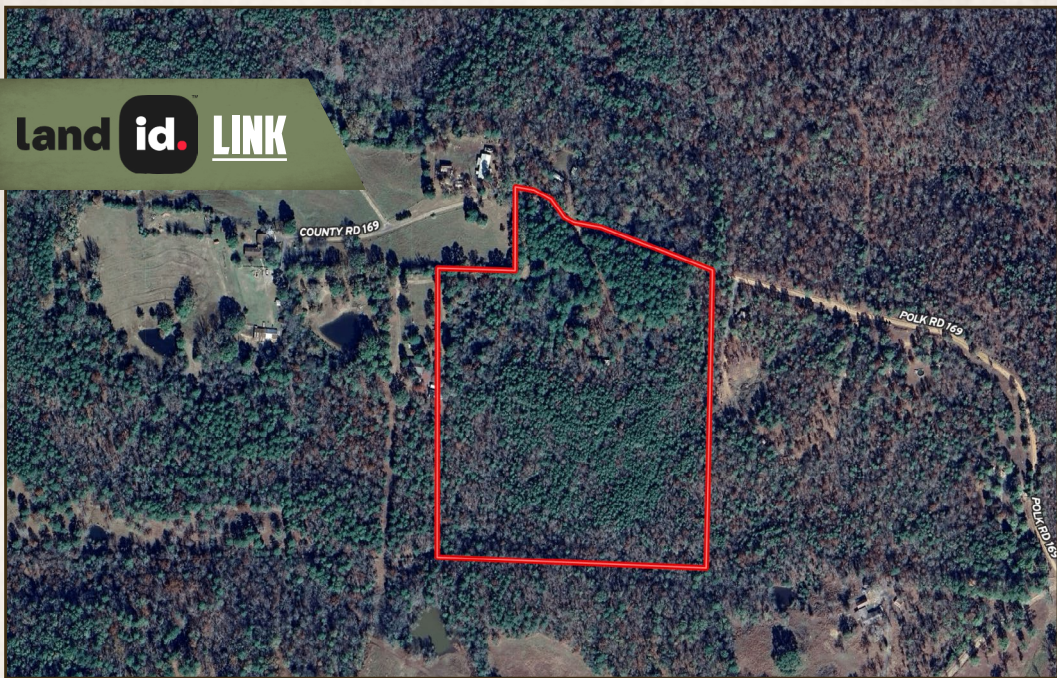
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land **id.** LINK

Directions from Cove, AR: Travel 8.4 miles north on Hwy 71. Turn left on Polk Road 168 and continue to Polk Road 169. Turn right and the property will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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