



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

**31± ACRES WITH A
HOME & BARNDOMINIUM
POLK COUNTY, AR
\$649,000**



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

THE POLK 31

PROPERTY PROFILE

LOCATION:

- 956 Polk 31
Hatfield, Arkansas 71945
- Polk County
- 10± Miles to Oklahoma
- 13± Miles to Mena
- 16± Miles to the Cossatot River
- 25± Miles to Gillham Lake
- 31± Miles to DeQueen Lake
- 87± Miles to Hot Springs
- 230± Miles to Dallas, TX

COORDINATES:

- 34.45123, -94.37554

PROPERTY USE:

- Residential
- Small Farm/Homestead
- Investment

PROPERTY INFORMATION:

- 31± Total Acres
- Custom Built Split Level
2,534± SqFt Home
- 3 Bedrooms/2 Bathrooms
- New Appliances
- 5,000± SqFt Barndominium
Under Construction
- Pasture and Woods
Fenced & Cross-Fenced
- Barn with Loft and Corral
- Chicken Coop
- 2 Ponds
- Mountain Views
- Large Fenced Garden Area
- Gazebo

TAX INFORMATION:

- Parcel 0000-10993-0000
- 2023 Taxes: \$800
- Previous Parcel: 0014476B



LUKE ALSTON | EXECUTIVE BROKER
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WELCOME TO THE POLK 31

WELCOME TO THE POLK 31 SITUATED ON THE PICTURESQUE WESTERN SIDE OF ARKANSAS IN POLK COUNTY NEAR THE OUACHITA NATIONAL FOREST. Located only 13± miles south of the county seat of Mena, this property is also within 30± miles of both Gillham Lake and DeQueen Lake, making it a prime location for outdoor recreation. This 31± acre tract features a primary home, a barndominium that is currently under construction, a barn with a loft and corral, and much more.

The primary home is a vinyl and cedar-sided split-level home offering 2,534± square feet of heated and cooled living space. Three bedrooms, each with walk-in closets, and two bathrooms complete the home. The three-piece guest bath offers a walk-in shower, and you'll find the laundry room conveniently tucked off to the side. The primary ensuite features plenty of storage, a long vanity, and a walk-in tub with a shower head. The spacious kitchen adjoins the dining area and includes custom cabinetry, granite countertops, soft close drawers and doors, and uplighting. High-end stainless steel appliances are less than 2 years old and will stay with the home upon purchase. Additional features include a farmhouse sink with a pull-down faucet, an electric range, double ovens, and a pot filler.



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MORE ABOUT THE POLK 31

You will find laminate flooring throughout the home for easier cleaning and maintenance and spray foam insulation for additional energy efficiency and noise reduction. The home offers central heat and air, an ornate standalone wood stove in the main living area, and a wood-burning furnace in the walk-out basement. A well, with a water softener system, serves as the water supply to the home. The home's metal roof, guttering, vinyl windows, and storm doors provide low maintenance. A covered wood deck expands on two sides for convenient access in and out. Upstairs, you can access the wraparound deck from the dining room and two of the bedrooms. Downstairs, a partially finished basement has its own separate workshop, pantry, open storage area, windows, and an access door to the two-car attached covered carport.



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MORE ABOUT THE POLK 31

Aside from the primary home, on the back of the property, there is a 50' x 100' bardominium, which is currently under construction. This space is waiting for the new owners to bring their custom interior finishing touches. The 5,000± square foot metal building features red iron trusses, vinyl windows, entrance doors, walk-out sliding doors, and two stories of wood framing, electrical, and plumbing. The custom cedar and black iron stair banister nods to the potential of this home, giving you the option to take the design direction towards modern and clean or rustic. The framed living space is two stories. There are two bay doors, a side entrance door, and windows for additional natural light on the shop side of the building. A water well, septic, and electrical service is in place separate from the primary home. An approximately 30' x 30' pad is already in place for an additional structure, carport, or parking pads.

In addition to the home and bardominium, you will find a rustic barn with a nice, usable loft, partial concrete flooring, and a small corral. The 31± acres include mature hardwoods with fenced and cross-fenced pasture. Several portable storage buildings are on-site, along with a small coop for the chickens. Two ponds serve as a water supply for the livestock and also fishing opportunities. Another building spot offering panoramic views is at the top of the hill where deer have been seen roaming.

With two homes and at least one additional building site, this property can be divided to offer the unique opportunity for investment or multi-generational living.

Contact Luke or Deedee Alston today to schedule a private showing and make 956 Polk 31 your new address.



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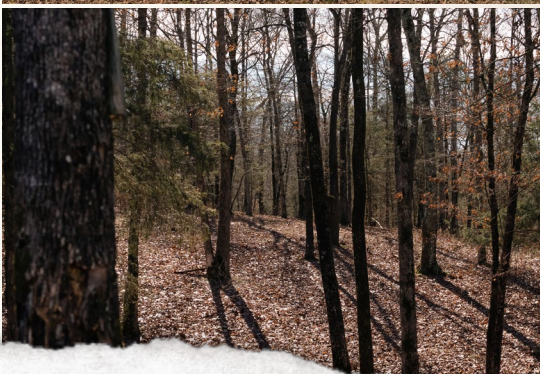
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Information is believed to be accurate but not guaranteed.

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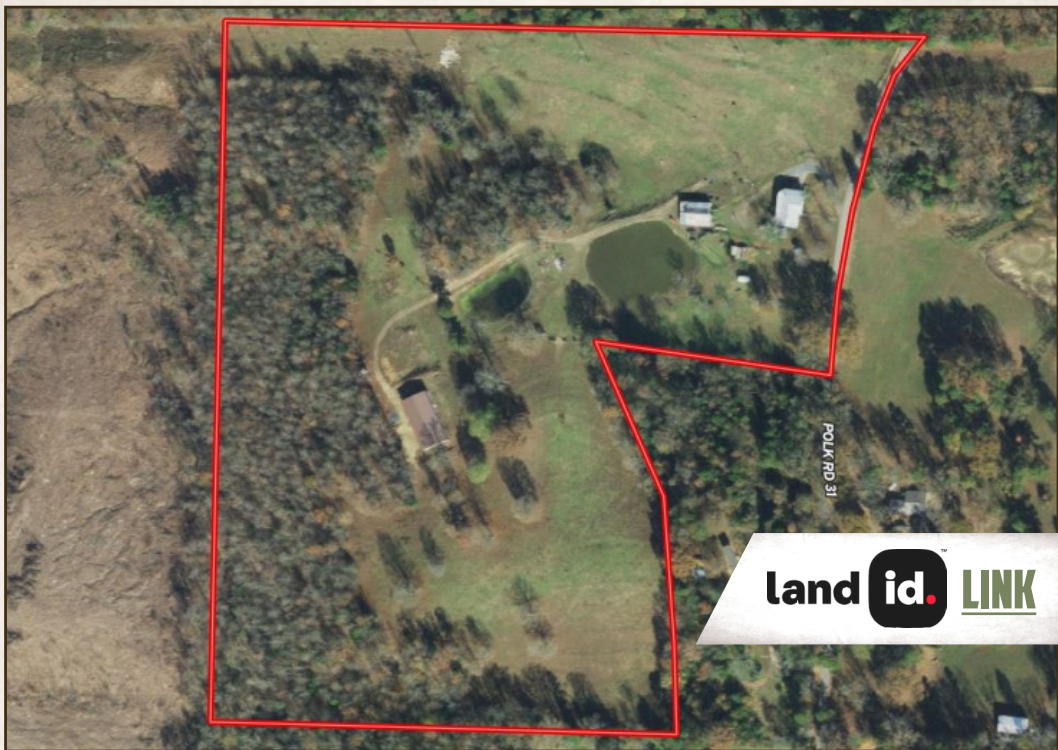
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land id. **LINK**



Directions From Highway 71 South in Cove, AR: Turn left at the caution light onto East Barton Avenue. At the stop sign turn left onto Polk County Road 32. Continue 2.5 miles to Polk 31 and turn left. The property will be on the left in 0.2 miles.

LINK TO GOOGLE MAP DIRECTIONS



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