

9.22± ACRES
POLK COUNTY, AR
\$112,500

LOOKOUT MOUNTAIN



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

LOCATION:

- Polk Road 119
Mena, AR 71953
- Access via Deeded Easement
- Polk County
- 3.5± Miles N of Downtown Mena
- 4± Miles NW of the Trails at
Mena Trailhead
- 14± Miles SE of Queen
Wilhelmina State Park
- 62± Miles NE of Hochatown, OK
(Beavers Bend State Park)
- 85± Miles SE of Fort Smith, AR

COORDINATES:

- 34.6129, -94.2643

PROPERTY USE:

- Potential Home/Cabin Site
- Investment
- Recreational

PROPERTY INFORMATION:

- 9.22± Acres
- Drilled Water Well
- Wildlife
- Merren Creek
- Electricity Available

TAX INFORMATION:

- 0000-05866-0010: \$7
- 0000-05878-0010: \$2



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

DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

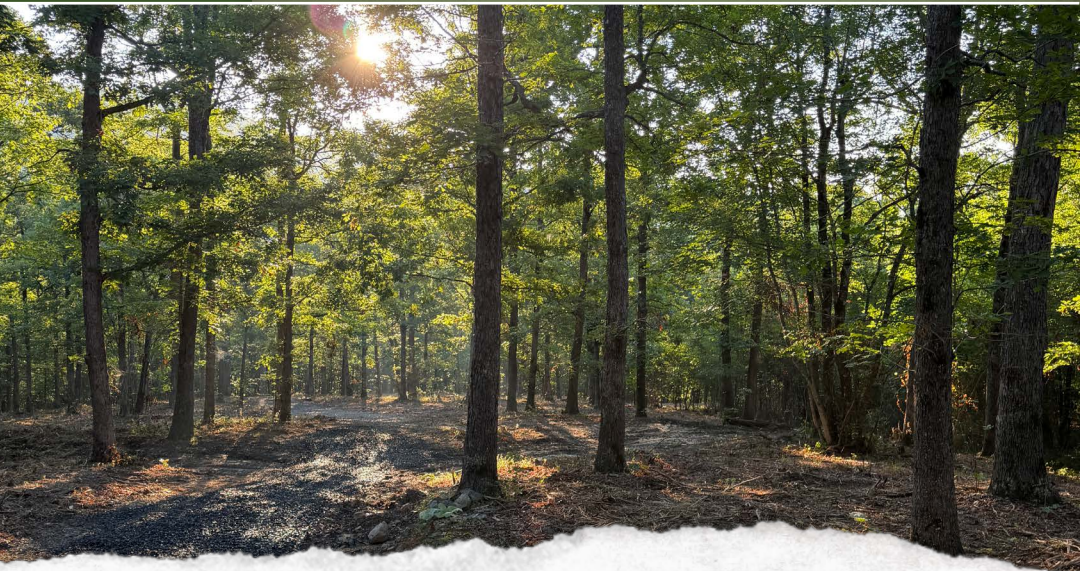
WELCOME TO 9.22 ACRES IN POLK COUNTY, AR

WELCOME TO POLK ROAD 119, JUST OUTSIDE OF MENA IN POLK COUNTY, ARKANSAS! This unique 9.22± acre property is settled on the side of the beautiful Lookout Mountain, just 4± miles from the Mena bike trails.

A gravel-covered deeded easement provides access to the west property line and all the potential building sites. The lower portion of the property has large rock formations and the headwaters of Merren Creek. Electricity is available nearby, and a water well has already been drilled, cutting down on development costs.

With abundant wildlife and incredible views of the Ouachita Mountain range and Downtown Mena, this tract offers a peaceful setting to build your dream home or cabin and relax.

Contact Luke Alston or Drey Ozanich today to tour this fine property and experience #TheSmallTownWay.



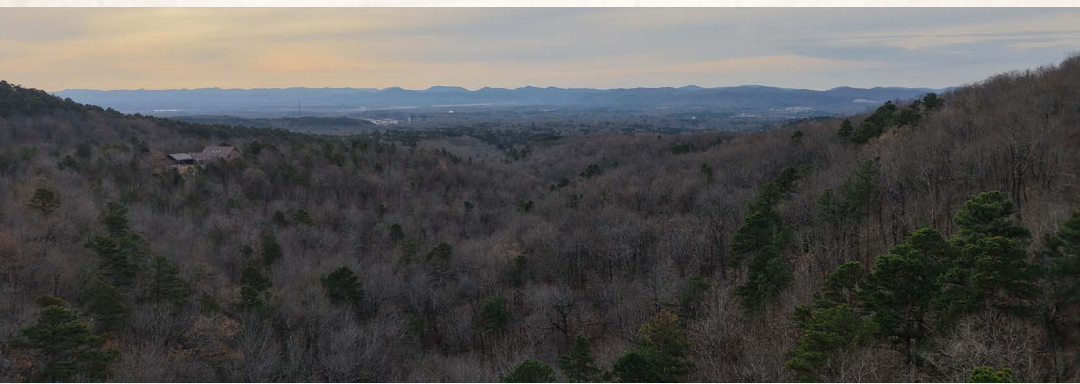
LUKE ALSTON, ALC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com



DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

9.22± ACRES

POLK COUNTY, ARKANSAS



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

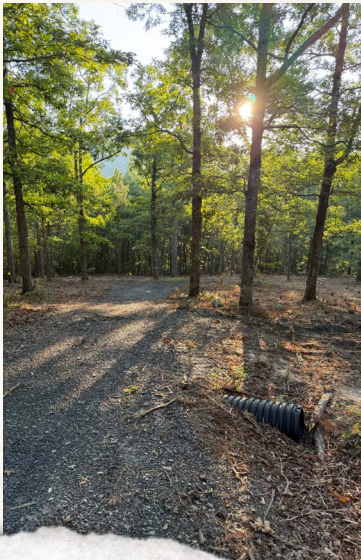
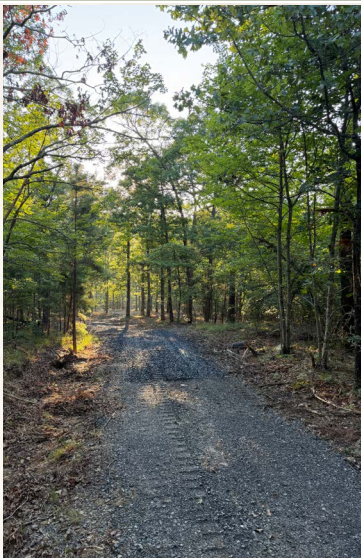
DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

9.22± ACRES

POLK COUNTY, ARKANSAS



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

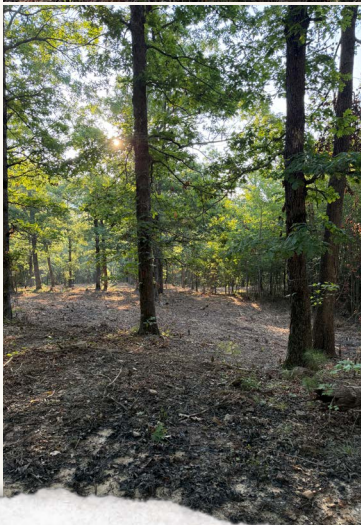
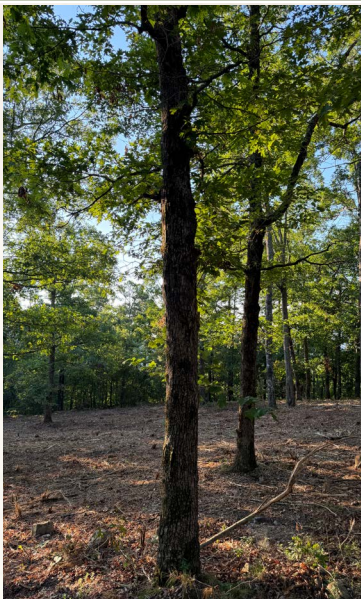
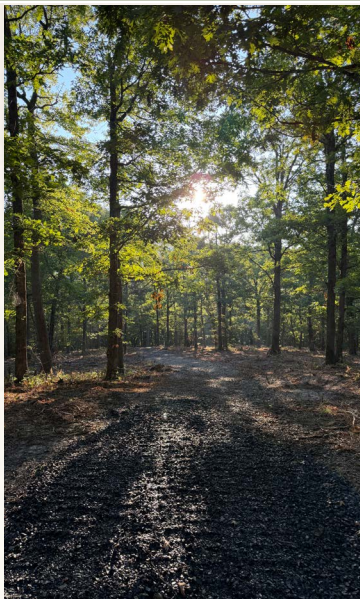
DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

9.22± ACRES

POLK COUNTY, ARKANSAS



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

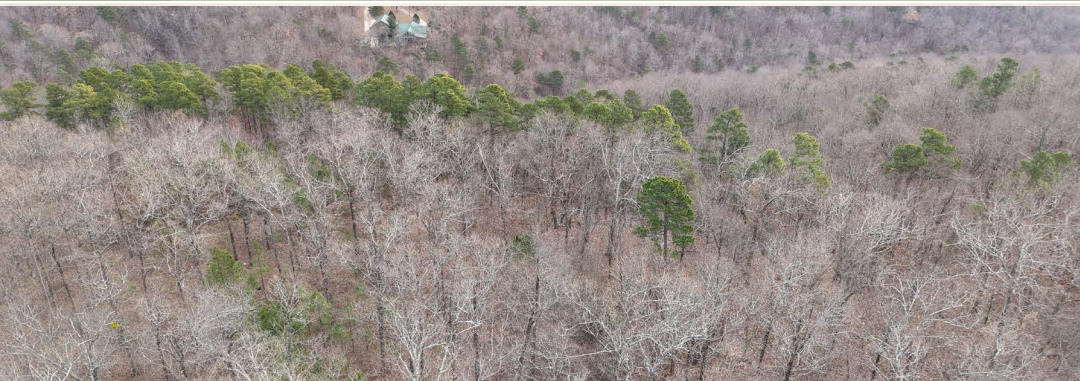
DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

9.22± ACRES

POLK COUNTY, ARKANSAS



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



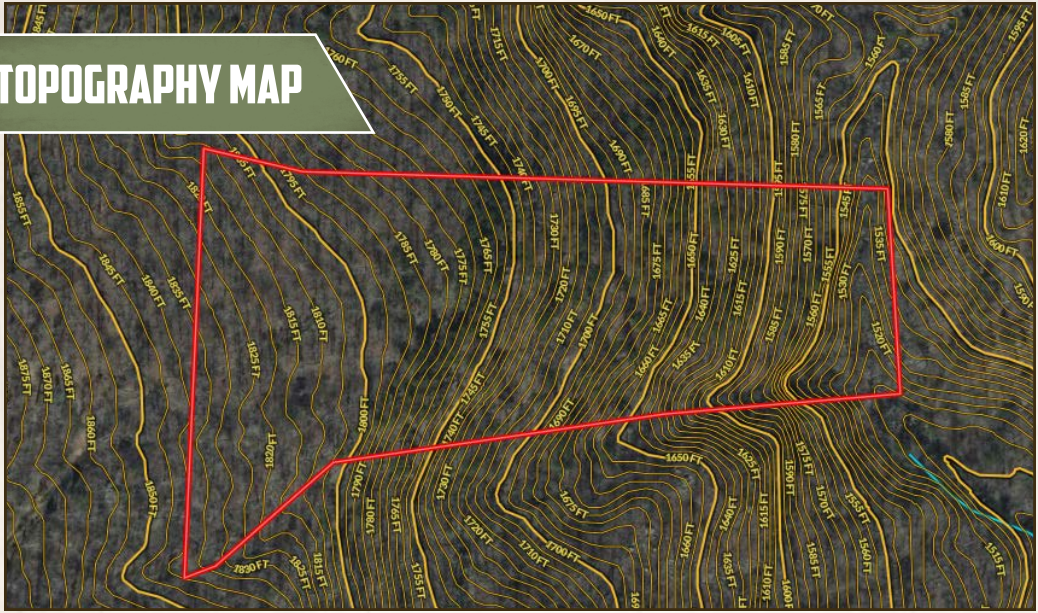
DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

9.22± ACRES POLK COUNTY, ARKANSAS

TOPOGRAPHY MAP



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



DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

9.22± ACRES

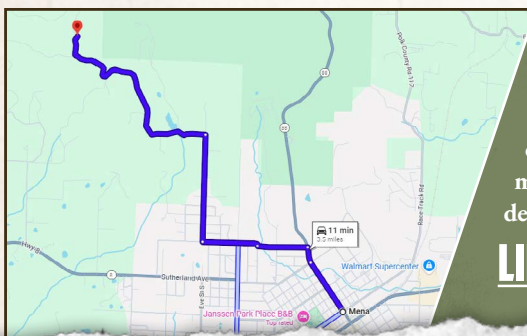
POLK COUNTY, ARKANSAS

land id. LINK



Directions from Mena, AR: Travel for 0.4 miles on Mena Street. Turn left onto Warner Avenue and continue for 0.4 miles. Turn right onto Missouri Avenue and proceed for 0.4 miles. Turn right onto N Eve Street and continue for 0.7 miles. Turn left onto Polk County Road 119 and travel for 1.5 miles. Turn right onto the gravel road and the destination will be ahead in 1,100 feet.

LINK TO GOOGLE MAP DIRECTIONS



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



DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com