

**3.02± ACRES**  
**POLK COUNTY, AR**  
**\$60,000**



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

OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE POLK 3.02

# PROPERTY PROFILE

## LOCATION:

- Polk Road 612  
Mena, AR 71953
- Polk County
- 1.7± Miles SE of the Wolf Pen  
Gap North Trailhead
- 5.7± Miles SE of Board Camp
- 14± Miles E of Mena
- 76± Miles W of Hot Springs

## COORDINATES:

- 34.479355, -94.061798

## PROPERTY USE:

- Potential Residential
- Investment
- Recreation

## PROPERTY INFORMATION:

- 3.02± Wooded Acres
- Beautiful Hilltop Homesite
- Borders the Ouachita  
National Forest
- Direct Access to the Wolf Pen  
Gap ATV Trail System
- Abundant Wildlife
- Last Private Tract on Polk  
County Road 612 Before  
Entering the National Forest

## TAX INFORMATION:

- 0000-02891-0125
- \$80



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**NICK PATE**

LAND SPECIALIST

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[nick@smalltownproperties.com](mailto:nick@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

# WELCOME TO 3.02± ACRES ON POLK ROAD 612

IF YOU'VE BEEN LOOKING FOR THAT HARD-TO-FIND TRACT BORDERING THE NATIONAL FOREST, THIS 3.02± ACRE PROPERTY DESERVES A SERIOUS LOOK. Located in the Board Camp Community of Polk County, Arkansas, this tract is the last piece of private property on Polk County Road 612 before you enter the Ouachita National Forest and the Wolf Pen Gap ATV Trail System. Opportunities like this don't come along often.

The property features a beautiful hilltop setting ideal for building a cabin, weekend getaway, or vacation rental. With direct access to the Wolf Pen Gap ATV Trail System, you can leave your cabin on your ATV/UTV and hit the trails without ever loading a trailer.



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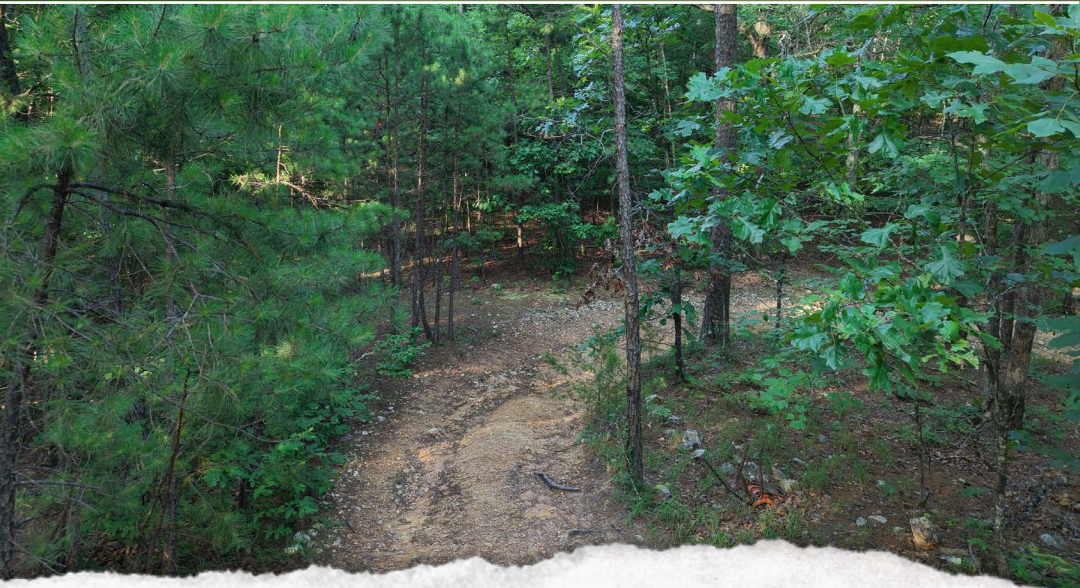
# MORE ABOUT 3.02± ACRES ON POLK ROAD 612

If you enjoy hunting or simply being surrounded by wildlife, you'll appreciate the abundance of deer, turkey, black bear, and other native wildlife that call this area home. With the national forest bordering the property, you'll have thousands of acres to explore right out your back door.

Properties with Forest Service boundaries have always been in demand, and with ATV tourism continuing to grow in the area, this tract also offers excellent potential as an investment property for a nightly rental cabin or recreational retreat.

Whether you're looking for a place to build, invest, hunt, ride, or simply escape to the Ouachita Mountains, this property checks all the boxes.

**Contact Nick Pate today to learn more  
and experience #TheSmallTownWay!**



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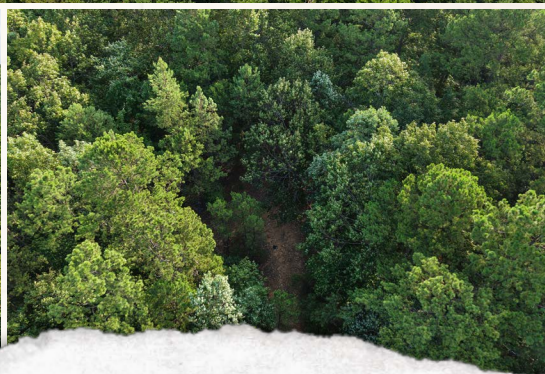
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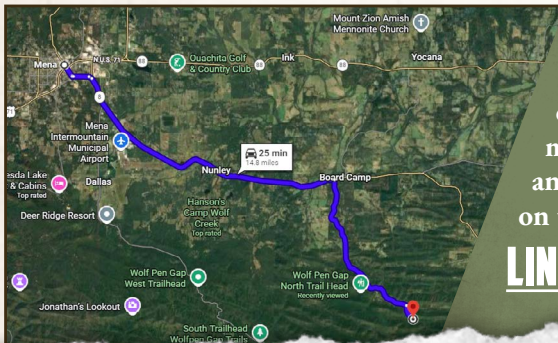
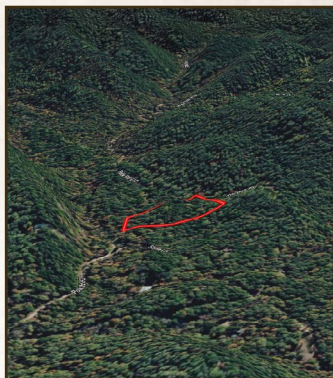
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POLK COUNTY, ARKANSAS

land id. LINK



Directions From Mena, AR: Travel 8 miles SE on Hwy 8 East. Turn right on Polk Road 61 and continue 4.9 miles. Turn right on Polk Road 612 and proceed 0.4 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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