



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

311 POLK ROAD 152
HATIFIELD | POLK COUNTY, AR
A HOME ON 2.2± ACRES | \$410,000



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

311 POLK ROAD 152

PROPERTY PROFILE

LOCATION:

- 311 Polk Road 152
Hatfield, AR 71945
- Polk County
- Dead-End Road
- 5.9± Miles W of Hatfield
- 16.8± Miles SW of Mena
- 32.6± Miles NW of Gillham Lake
- 38.7± Miles N of Dequeen Lake
- 95± Miles N of Texarkana
- 54.7± Miles NE of Hochatown, OK
- 58± Miles NE of Broken Bow Lake, OK

COORDINATES:

- 34.49775, -94.43986

PROPERTY USE:

- Residential
- Fishing
- Recreational
- Investment

TAX INFORMATION:

- Parcel: 0000-10598-0000 - \$787

PROPERTY INFORMATION:

- 2.2± Acres
- 450'± Frontage
on the Mt. Fork River
- Road Access to the River
- 1,600± SqFt Home
(Not in Flood Plain)
- 3 Bedroom/2 Bath
- 800± SqFt of Wheelchair
Accessible Porches and
Covered Decks
- Built in 2020
- Walk-In Primary Closet
- Custom Wood Kitchen
Cabinets/Counter Tops
- Vaulted Wood Ceiling in
Living/Kitchen Area
- Well and Septic
- 10x16 Storage Building
Lofted on 2 Sides with Power
- 30 Amp Camper Plug on
Outside of Storage Building
- Wildlife



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NICK PATE

LAND SPECIALIST

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nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 311 POLK ROAD 152

INTRODUCING A BEAUTIFUL 2.2± ACRE PROPERTY SITUATED ON A DEAD-END COUNTY ROAD OVERLOOKING THE MOUNTAIN FORK RIVER IN WESTERN ARKANSAS. The focal point of the Polk County property is a cabin-style home with 1,600± square feet featuring three bedrooms, two baths, and a conveniently located utility room off the kitchen and primary bathroom. From the front of the property, you will notice a welcoming 8x40 covered front porch with a wheelchair ramp. Once you enter through the front door, you are drawn to the combination of rough-cut beams and vaulted wood ceilings that lie over the living room and kitchen. In the kitchen you will find custom wood cabinets, eye-catching live-edge wood countertops, and an island. The home offers a large primary bedroom with a walk-in closet accompanied by a spacious bathroom with a custom-tiled walk-in shower. On the north side of the home, you will find two guest bedrooms with a shared bathroom.



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MORE ABOUT 311 POLK ROAD 152

One of the highlights of this residence is the covered 12x40 porch that overlooks the famed Mountain Fork River that flows into Broken Bow Lake in Oklahoma. This part of the river is known as the "Ol Miller Eddy swimming hole."

This amazing property provides 450± feet of river frontage, offering unlimited opportunities for floating, swimming, and fishing. The current owners have caught several species of fish, such as largemouth and smallmouth bass, catfish, and bream.

**Do not miss out on this "needle in a haystack!"
Call Nick Pate today to schedule a personal tour
and make 311 Polk Road 152 your new address!**



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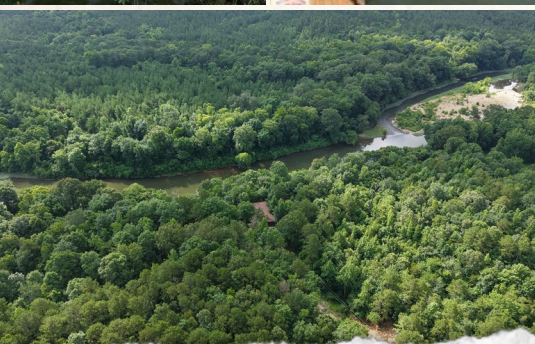
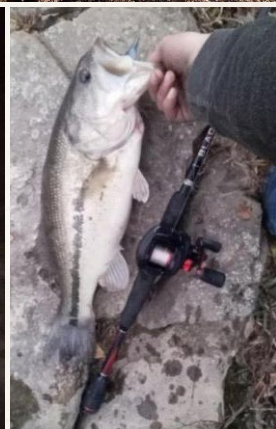
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3D MAPS



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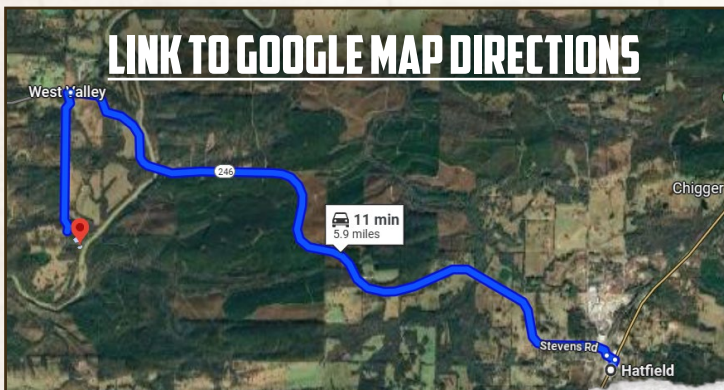
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POLK COUNTY RD 1

land **id.** LINK



LINK TO GOOGLE MAP DIRECTIONS



Directions From Hatfield, AR:

Travel 4.8 miles west on
Highway 246. Turn left
on Polk Road 152 and
continue 1 mile to the
driveway on the left.

311 Polk Road 152
Hatfield, AR 71945



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