

**10.60± ACRES**  
**CHAPARRAL LANE TRACT 2**  
**MENA | POLK COUNTY, AR**  
**\$110,000**



**SMALLTOWN**  
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# CHAPARRAL LANE TRACT 2

## 10.60± ACRES

## PROPERTY PROFILE

### LOCATION:

- Chaparral Lane  
Mena, AR 71953
- Polk County
- 2± Miles to the  
Ouachita National Forest
- 4± Miles SW of Mena
- 5± Miles NE of CMA –  
Iron Mountain Camp & Cabins
- 10± Miles NW of the  
Wolf Pen Gap West Trailhead
- 16± Miles SW of  
Irons Fork Lake

### COORDINATES:

- 34.54605, -94.27394

### TAX INFORMATION:

- TBD

### PROPERTY USE:

- Potential Home Site
- Hunting
- Recreational
- Investment

### PROPERTY INFORMATION:

- 10.60± Acres
- Wet Weather Creek
- Wildlife Pond
- Mountain Views
- Large Persimmon Tree
- Great Building Spot
- Additional Acreage Available



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**NICK PATE**

LAND SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# CHAPARRAL LANE TRACT 2 | 10.60± ACRES

**ARE YOU SEARCHING FOR A PLACE TO BUILD YOUR FOREVER HOME?** This 10.60± acre property in Polk County, Arkansas, is worth considering! The amazing piece of land is situated off Chaparral Lane, approximately four miles from Mena. As you turn onto the gravel driveway, you will notice a wildlife pond, an old garden spot, and a giant persimmon tree. Further into the property is a perfect home or cabin site that gives way to an outstanding mountain view. A wet-weather creek makes up the western property line and is an excellent source of water for the abundant wildlife.

Conveniently located ten miles from Wolf Pen Gap West Trailhead and only two miles from Ouachita National Forest, this tract is ready for you to make it your own! *Additional acreage is available.*

**Contact Nick Pate today for more details  
and to schedule a personal tour.**



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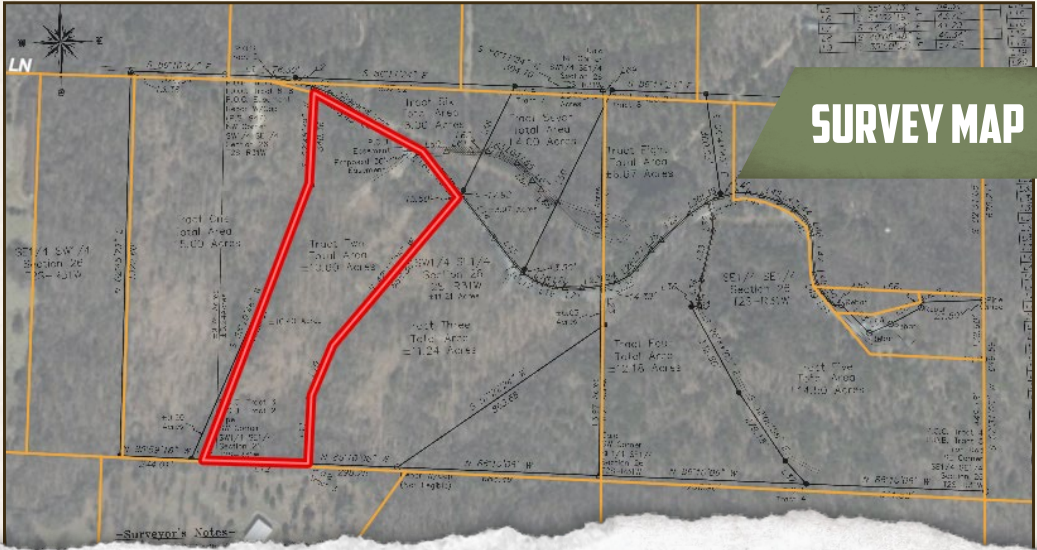
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## 3D MAP



## SURVEY MAP



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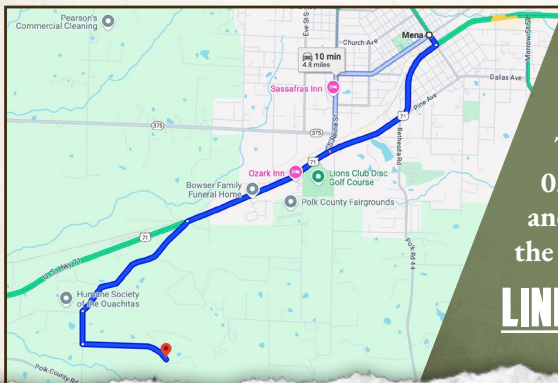
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land id. LINK



Directions From Mena, AR: Travel 1.9 miles on Hwy 71 S. Turn left on Polk Road 50 and proceed 1.1 miles. Turn left on Polk Road 412 and continue 0.3 miles. Turn left on Chaparral Lane and in 0.6 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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