



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

28.66± ACRES
POLK COUNTY, AR
\$190,000

ROCK CREEK FRONTAGE



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

28.66± ACRES ON POLK ROAD 41

PROPERTY PROFILE

LOCATION:

- Polk County Road 41
Mena, AR 71953
- Polk County
- 6± Miles SW of Mena
- 7.3± Miles SW of
the Trails at Mena
- 14.4± Miles NW of the
Wolf Pen Gap West Trailhead
- 17.2± Miles S of the Queen
Wilhelmina State Park
- 56.1± Miles NE of
Hochatown, OK
- 89± Miles S of Fort Smith
- 96± Miles N of Texarkana, TX
- 243± Miles NE of Dallas, TX

COORDINATES:

- 34.56575, -94.32045

TAX INFORMATION:

- Parcel: 0000-06745-0020
- Parcel: 0000-06728-0025
- \$47

PROPERTY USE:

- Potential Livestock Operation
- Potential Home/Cabin Site
- Hunting & Fishing
- Investment

PROPERTY INFORMATION:

- 28.66± Surveyed Acres
- Improved Pasture
- Mixed Timber
- Highway 375 Frontage
- County Road Frontage
- Rock Creek Frontage



LUKE ALSTON, ALC | EXECUTIVE BROKER
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 28.66± ACRES ON POLK ROAD 41

WELCOME TO A VERSATILE 28.66± ACRE TRACT JUST MINUTES FROM MENA, ARKANSAS, LOCATED ON POLK COUNTY ROAD 41. This Polk County property offers a desirable mix of open pasture and timber, giving you the best of both worlds. Improved pastureland stretches across the western portion of the property, while mixed timber and natural cover occupy the eastern side. The combination provides excellent potential for a homesite, recreational use, and small-scale agricultural operations.

Along the western boundary, mature timber and brush create a natural privacy screen from Highway 375 while still providing the convenience of highway frontage and easy access. A potential home or cabin site sits in the southwest portion of the property, offering the opportunity to enjoy peaceful country living without giving up the amenities and convenience of being just minutes from Mena.



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MORE ABOUT 28.66± ACRES ON POLK ROAD 41

One of the standout features of this Polk County tract is Rock Creek, which forms the eastern boundary. The clear, cool water provides an ideal place to swim, fish, explore, or simply relax and enjoy the natural beauty of the Ouachita Mountains. Currently, there is no fencing for livestock, but the pasture is annually harvested for hay and has produced strong yields. With the addition of appropriate fencing and a rotational grazing plan, the acreage could support a small herd.

Whether you're looking for a place to build a home, run a small livestock operation, cut hay, enjoy the creek, or simply own a piece of the Arkansas countryside, this property offers an excellent combination of location, usable acreage, privacy, pasture, timber, and year-round recreational appeal.

Call Luke Alston or Drey Ozanich today to schedule a private showing and experience #TheSmallTownWay!



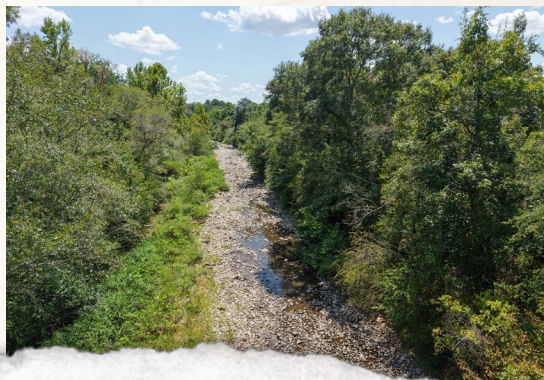
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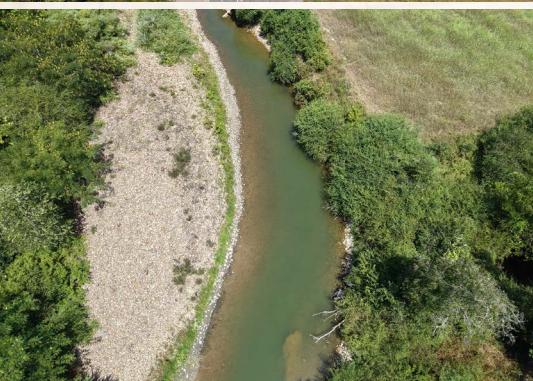
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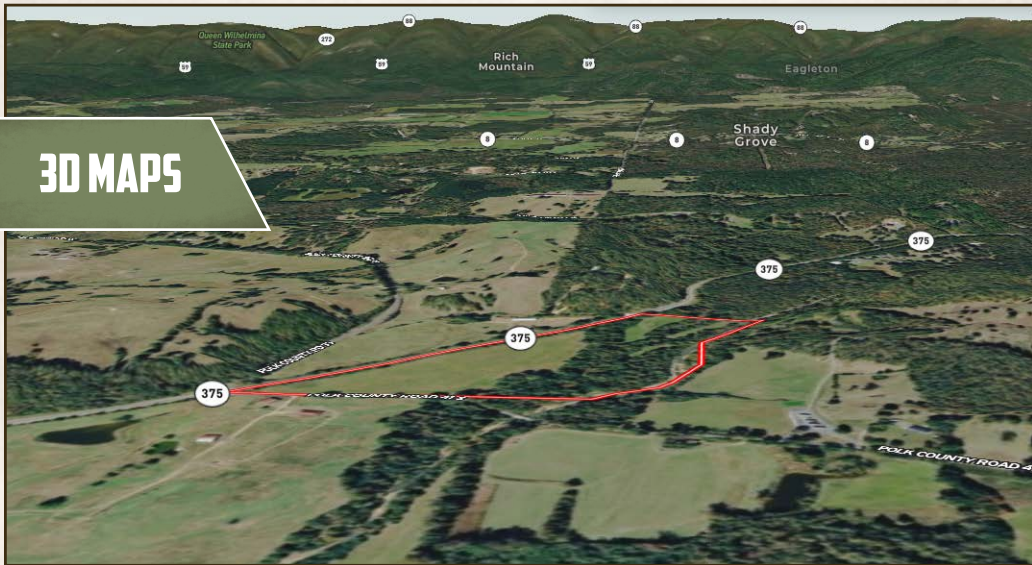
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3D MAPS



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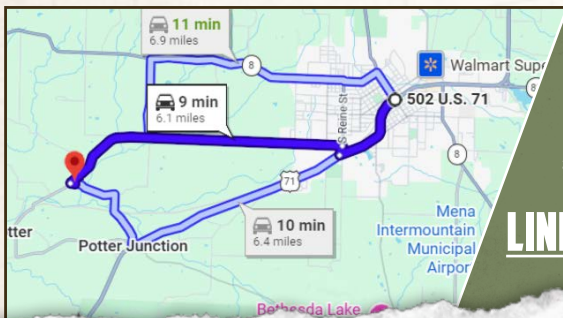
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POLK COUNTY, ARKANSAS

land id. **LINK**



TOPOGRAPHY MAP



Directions From Mena, AR: Travel south on AR-375 for 4.5 miles. Turn left onto Polk County Road 41 to arrive at the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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