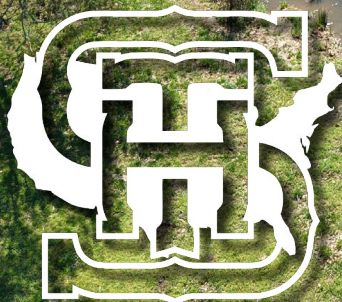


**6± ACRES ON POLK ROAD 32**  
**POLK COUNTY, AR**  
**\$72,000**



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

**OFFICE (479) 588-1034**



# 6± ACRES ON POLK ROAD 32

## PROPERTY PROFILE

### LOCATION:

- Polk Road 32  
Cove, AR 71937
- Polk County
- 3± Miles W of the  
Ouachita National Forest
- 4.5± Miles E of Cove
- 10± Miles N of the  
Brushy Creek Rec Area
- 15± Miles S of Mena
- 49± Miles NE of  
Hochatown, OK

### COORDINATES:

- 34.43974, -94.34534

### TAX INFORMATION:

- Parcel: 001-01276-000 - \$1,575

### PROPERTY USE:

- Pastureland
- Potential Homestead

### PROPERTY INFORMATION:

- 6± Acres
- Improved Pasture
- Pond
- Mountain Views
- Electricity Available
- No Restrictions
- Frontage on 2 County Roads



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HUNTING PROPERTIES  
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**NICK PATE**

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

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

5607 Highway 71 South - Cove, AR 71937

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE 6± ACRES ON POLK ROAD 32

**WELCOME TO YOUR PRIVATE, PEACEFUL PROPERTY IN POLK COUNTY, ARKANSAS.** This 6± acre tract may be limited by size, but not its potential!

Situated on Polk Road 32, approximately five miles east of Cove, the land is currently improved pasture for grazing livestock. If you are searching for a place to call home, this tract offers many options with potential build sites. Make your homestead dreams a reality with locations for barns or other structures. Access is convenient with county road frontage on two sides. Utilities are readily available along the road. A pond offers opportunities for watering livestock and wildlife and for fishing. A key feature of this property is that it is unrestricted.

To the south of the property is a clear view of Whiskey Peak, a local landmark. Ouachita National Forest is a short distance to the east for outdoor adventures, including hunting, hiking, and the Wolf Pen Gap ATV Trail System. Goods and services such as fuel, food, building supplies, and medical facilities are all within a 30-minute drive of your place in the country.

**Contact Nick Pate today to schedule a personal tour.**



property lines are approximate



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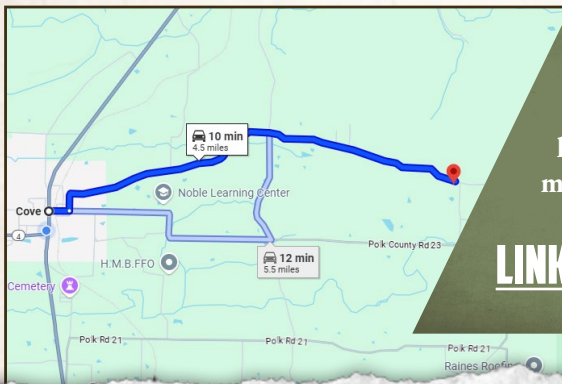
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6 ± ACRES ON POLK ROAD 32

POLK COUNTY, ARKANSAS

land id. LINK



Directions From the 4-Way at East Barton Avenue in Cove, AR: Turn left on Polk Road 32 and travel 4.5 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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