



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

825± ACRES
POLK COUNTY, AR
\$3,000,000

LOCATED ON POLK ROAD 201

825± ACRES ON POLK ROAD 201

PROPERTY PROFILE

LOCATION:

- Polk Road 201
Grannis, AR 71944
- Access via Deeded Easement
- Polk County
- 1.7± Miles S of Grannis
- 7± Miles W of Gillham Lake
- 12± Miles NE of De Queen Lake
- 32± Miles SW of Mena
- 66± Miles NW of Texarkana, TX
- 213± Miles NE of Dallas, TX

COORDINATES:

- 34.2137, -94.33565

TAX INFORMATION:

- 0000-09124-0000 (\$152)
- 0000-09133-0025 (\$11)
- 0000-09136-0000 (\$24)
- 0000-09136-0025 (\$147)
- 0000-09224-0000 (\$537)
- 0000-09240-0000 (\$59)
- 0000-09269-0000 (\$114)
- 0000-09218-0010 (\$325)

PROPERTY USE:

- Large Scale Cattle Ranch
- Potential Home/Cabin Site
- Potential Hunting Ranch
- Investment

PROPERTY INFORMATION:

- 825± Total Acres
- 25 Ponds for Livestock Watering
- 3 Retired Chicken Houses
- Several Wet-Weather Creeks
- Carters Creek Frontage
- Fenced & Cross-Fenced
- Steel & Guard Rail Corral
- Water Well at Corral
- Shale Pit
- Abundant Wildlife
- 2 Access Points
- Electricity On-Site



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 825± ACRES ON POLK ROAD 201

INTRODUCING 825± ACRES ON POLK ROAD 201 IN GRANNIS, ARKANSAS—A LARGE-SCALE CATTLE GRAZING OPERATION WITH EVERYTHING A CATTLE RANCHER COULD WANT. This Polk County property features 825± acres of improved pastureland, and the owner has gone to great lengths to make this acreage as efficient and productive as any in Southwest Arkansas. The large rolling hills provide one of the most picturesque scenes that you can imagine. Plenty of water, shade, and forage make this a premier grazing operation. And all the work has been done so that the next owner is able to step in, unload their cattle, and get to making money.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT 825± ACRES ON POLK ROAD 201

Carters Creek runs across the northern section of the acreage, providing fresh water, along with 25 ponds, some of which range up to 2.5± acres. The ponds are strategically located around the 825± acres, so water is never too far for your herd to get to. A big bonus to the acreage is the ample hunting opportunities, as there is a large population of deer that call this tract home.

If you are looking to establish a residence on the property, there are several suitable sites. One in particular is situated at the highest elevation of the property, allowing for you to see nearly every acre of the tract from that location. This is a true once-in-a-lifetime ranch!

**Call Luke Alston today to schedule a private showing
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

825± ACRES **POLK COUNTY, ARKANSAS**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

825± ACRES **POLK COUNTY, ARKANSAS**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

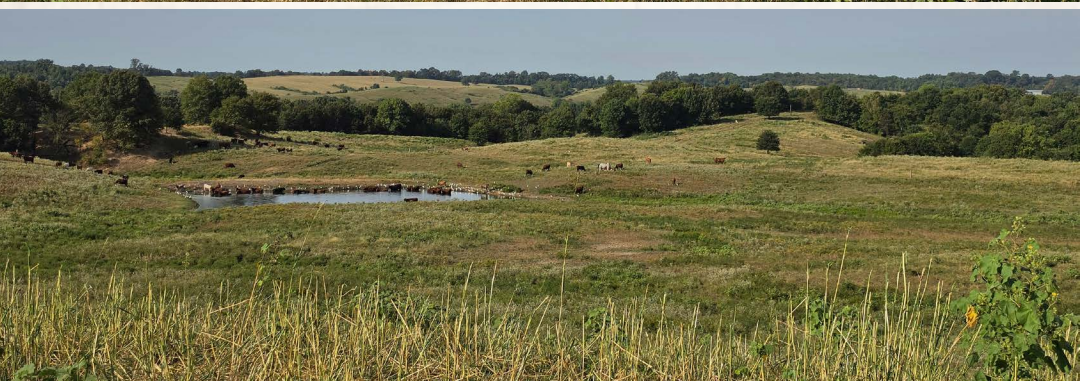
5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

825± ACRES

POLK COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

825± ACRES **POLK COUNTY, ARKANSAS**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

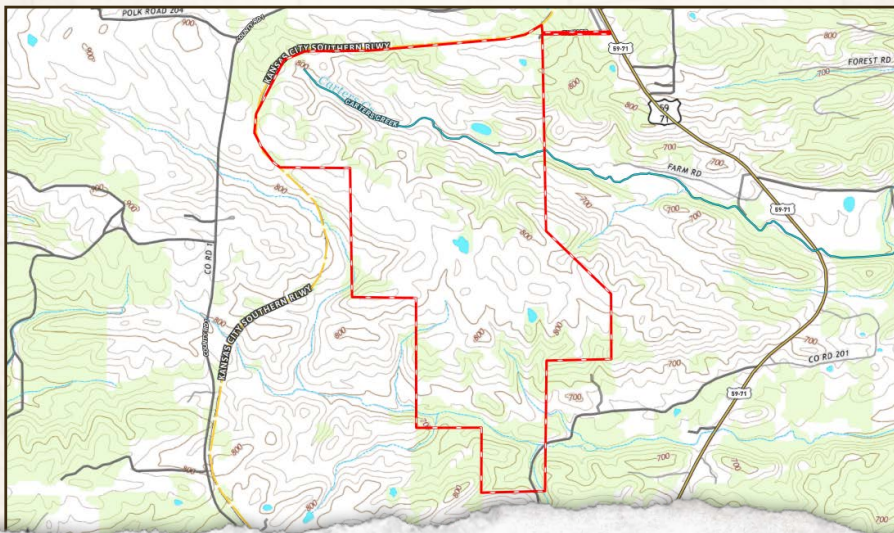
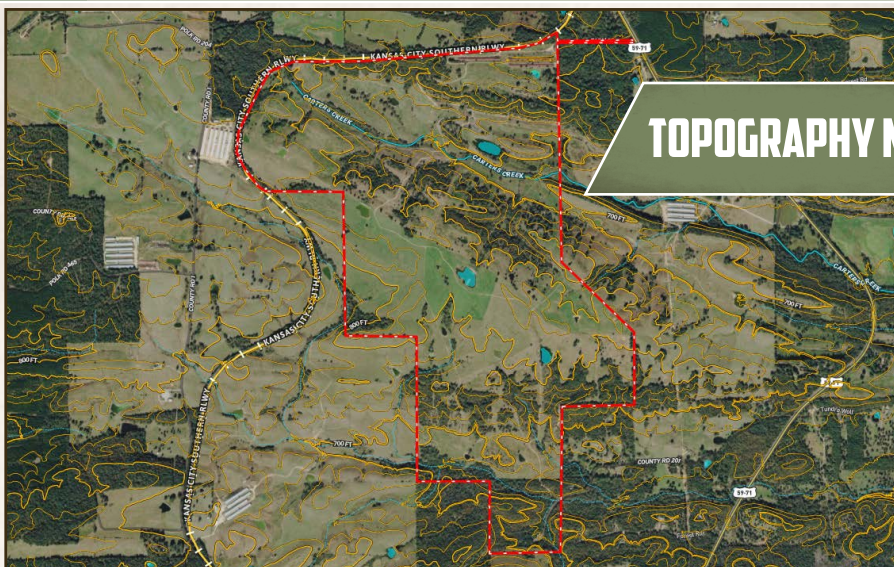
C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

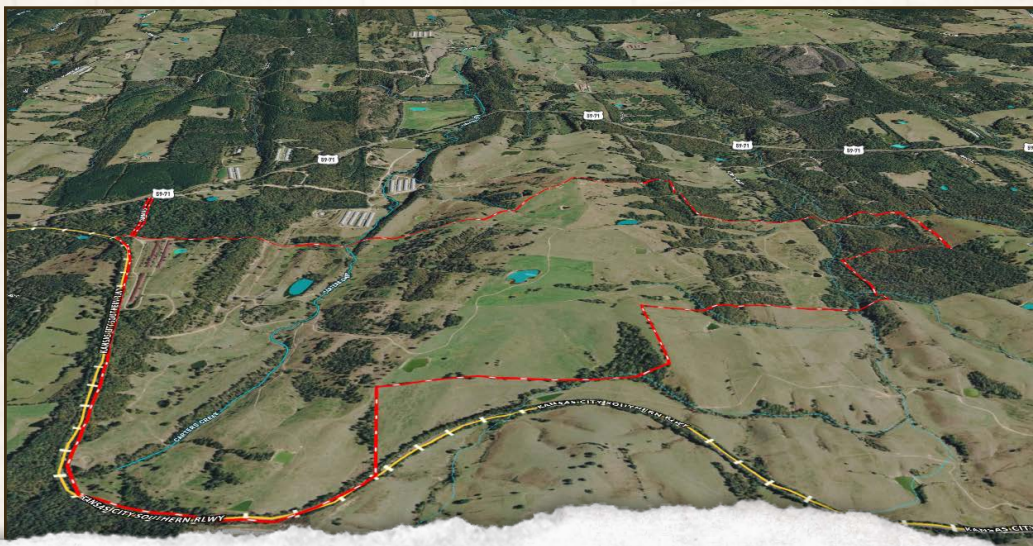
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

825± ACRES **POLK COUNTY, ARKANSAS**



3D MAPS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

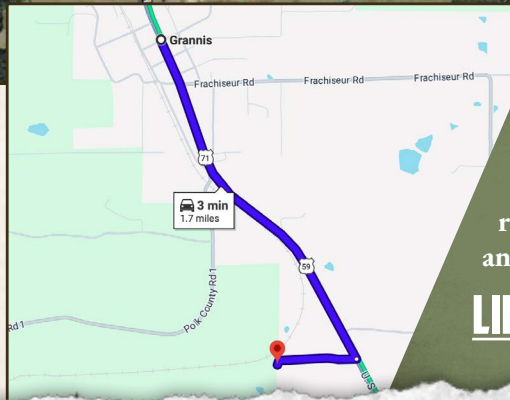
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

825± ACRES POLK COUNTY, ARKANSAS



land id. LINK



Directions From Grannis, AR: Travel south on Highway 71 for 1.5 miles. Turn right onto the easement road, Farm Road, and continue 0.3 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.