



**140 POLK ROAD 280
COVE | POLK COUNTY, AR**
\$225,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034

140 POLK ROAD 280

PROPERTY PROFILE

LOCATION:

- 140 Polk Road 280
Cove, Arkansas 71937
- Polk County
- 2.1± Miles N of
Cossatot River High School
- 6.2± Miles S of Cove
- 8.8± Miles E of the
Oklahoma State Line
- 16.9± Miles N of Gillham Lake
- 21.5± Miles S of Mena
- 25± Miles N of DeQueen

COORDINATES:

- 34.39671, -94.39526

PROPERTY USE:

- Residential
- Home Based Business in Shops

PROPERTY INFORMATION:

- 1.65± Acre Corner Lot
- 2,000± SqFt Home
- 4 Bedrooms/2 Baths
- Bonus Room & Sunroom
- Handicapped Accessible
- One Level, Wide Hallways
- Walk-in Showers with Handrails
- Established Landscaping
- Mature Shade Trees
- 2 Shops with Private Entrance

TAX INFORMATION:

- Parcel: 0000-11668-0000
(Previously 0015042A)
- \$776



LUKE ALSTON | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

DEEDEE ALSTON | PRINCIPAL BROKER
C: 479-243-6525 | deedee@smalltownproperties.com

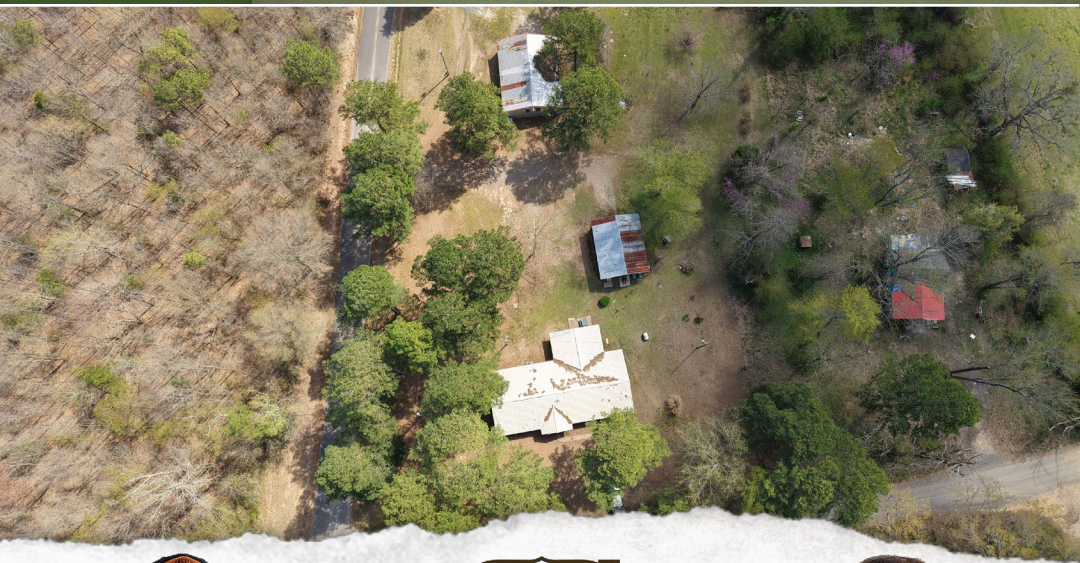
5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 140 POLK ROAD 280

WHETHER YOU'RE LOOKING TO UNWIND IN YOUR SUNROOM, TINKER IN THE SHOPS, OR EXPLORE YOUR CULINARY TALENTS IN THE KITCHEN, THIS POLK COUNTY, ARKANSAS HOME OFFERS THE PERFECT BLEND OF SPACE, COMFORT, AND POTENTIAL. Nestled amidst towering mature pine trees, this nearly 2,000-square-foot rock and frame home with a metal roof offers an ideal mix of rustic charm and amenities, providing the ultimate place to call home. With four bedrooms, two bathrooms, and an array of thoughtful features, this home is a must-see. The home is located just south of Cove, where you have access to a coffee shop, food truck, convenience store with gasoline and diesel, farm store, real estate brokerage, hair and massage salon, and post office. Convenient to many amenities, yet you will certainly enjoy the fact that this property offers the serenity of country living.

A charming entryway welcomes you into this inviting home. The dining room, ideal for family gatherings and entertaining, flows seamlessly into the living area, kitchen, and sunroom. A cozy pellet fireplace with a striking stone wall adds a touch of character and warmth to the living space. The sunroom provides access to the back lawn, where you can access outdoor living, flower beds, the shops, and a greenhouse. It features windows on three sides for panoramic views of the backyard and wooded surroundings.



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MORE ABOUT 140 POLK ROAD 280

The kitchen has a breakfast bar, custom pantry, and ample counter space for meal prep. It also offers an area perfect for a well-stocked coffee bar. Adjacent to the kitchen is a convenient and versatile bonus room that would make the ultimate butler's pantry, sewing room, or office. The separate laundry room is nearby and has additional pantry storage.

Both bathrooms feature walk-in showers. The primary bathroom has linen storage and is accessed from the bonus room. This layout could lend itself to expansion of the primary suite if one chooses. The second bathroom has accessibility features as well and services two bedrooms on the front of the home as well as guests.

The home has central heat and air conditioning. The sunroom, which has a concrete foundation, is heated with propane and cooled by a window unit. Many of the windows in the home have been upgraded to vinyl for energy efficiency.

Situated on 1.65+/- acres with a private drive leading to the two metal shop buildings in the back, this property is perfect for hobbyists or those in need of extra storage. A greenhouse awaits gardening enthusiasts or anyone looking to enjoy fresh produce year-round.

**Call Deedee or Luke Alston today to
make arrangements for your personal tour!**



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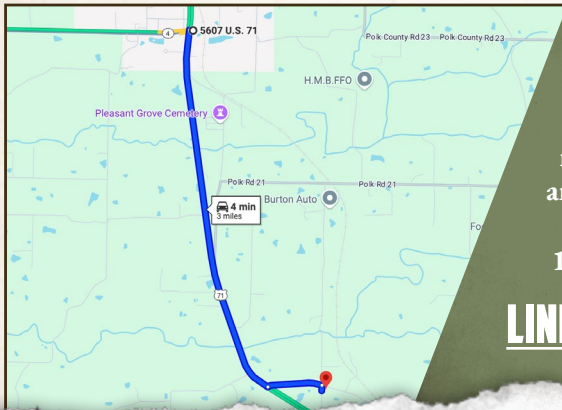
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land id. LINK



Directions From Cove, AR: Travel 2.5 miles south on Hwy 71. Turn left on Polk Road 18 and proceed 0.5 miles. Turn right onto Polk Road 280 and the home is on the corner.

140 Polk Road 280, Cove, AR 71937

[LINK TO GOOGLE MAP DIRECTIONS](#)



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