

11.24± ACRES
CHAPARRAL LANE TRACT 3
MENA | POLK COUNTY, AR
\$115,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

CHAPARRAL LANE TRACT 3

11.24± 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

COORDINATES:

- 34.54605, -94.27394

TAX INFORMATION:

- TBD

PROPERTY USE:

- Potential Home Site
- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 11.24± Acres
- Home Site
- Mountain View
- Wildlife
- Additional Acreage Available



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NICK PATE

LAND SPECIALIST

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O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

CHAPARRAL LANE TRACT 3 | 11.24± ACRES

WELCOME TO A RAW TRACT OF LAND WITH LOADS OF POTENTIAL. Whether you are looking for a place to build your forever home, a spot for a cabin, or a potential honey hole, this 11.24± acre Polk County, Arkansas parcel is worth considering!

Situated off Chaparral Lane approximately four miles from Mena, adventure awaits. As you enter the gravel drive, you will love the partially wooded ridge that leads to your level, future building site where dogwoods are scattered about. And the bonus is the outstanding mountain view! The location of this property is convenient, being just ten miles from Wolf Pen Gap West Trailhead and two miles from the Ouachita National Forest. *Additional acreage is available.*

Opportunities abound here—call Nick Pate to explore the options.



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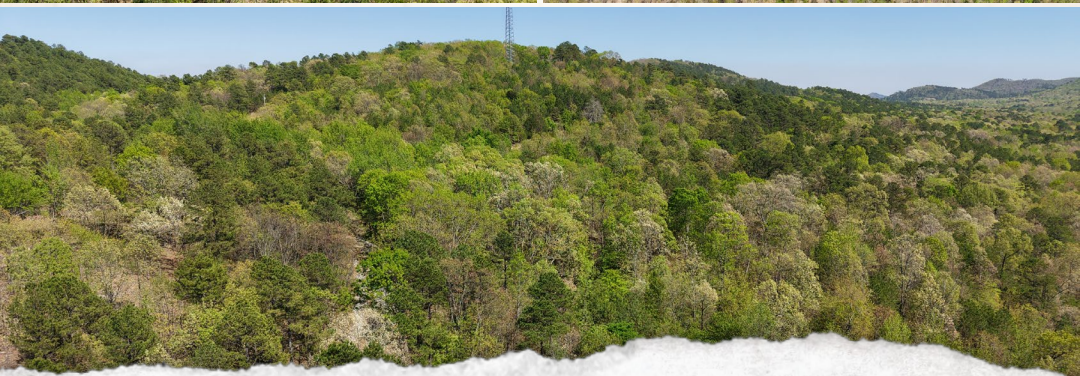
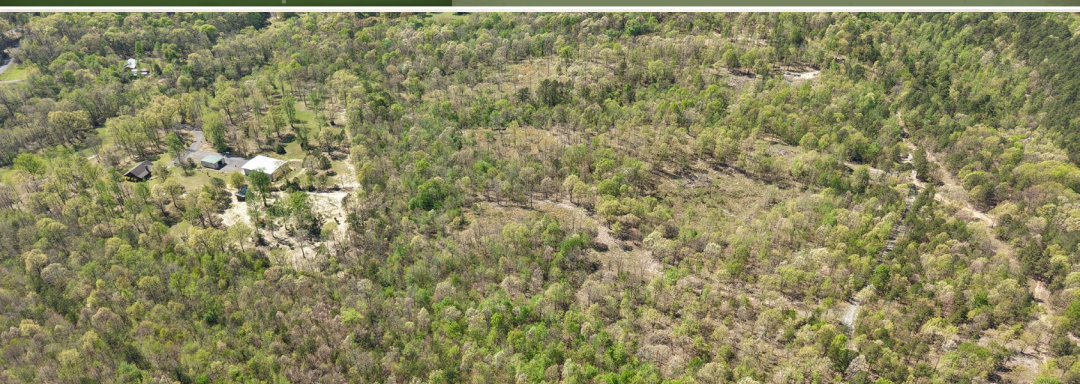
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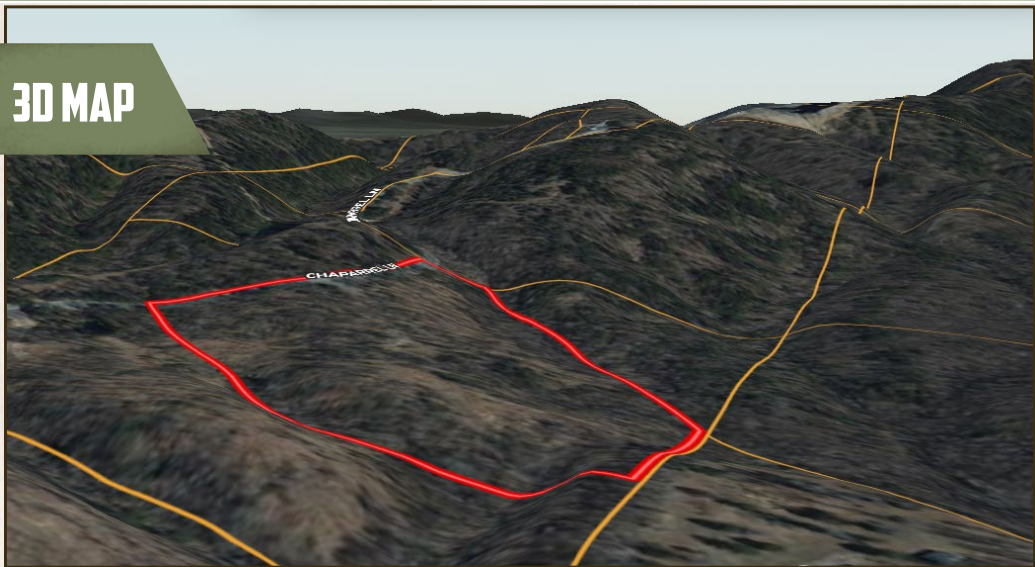
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3D MAP



SURVEY MAP



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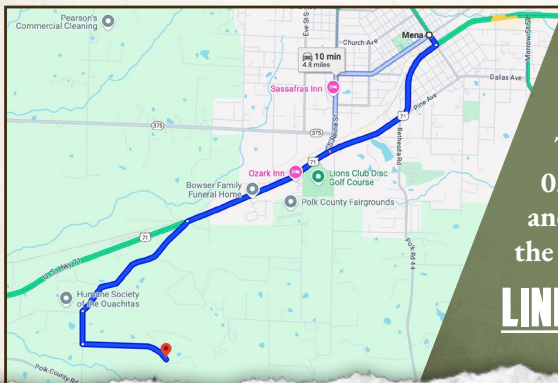
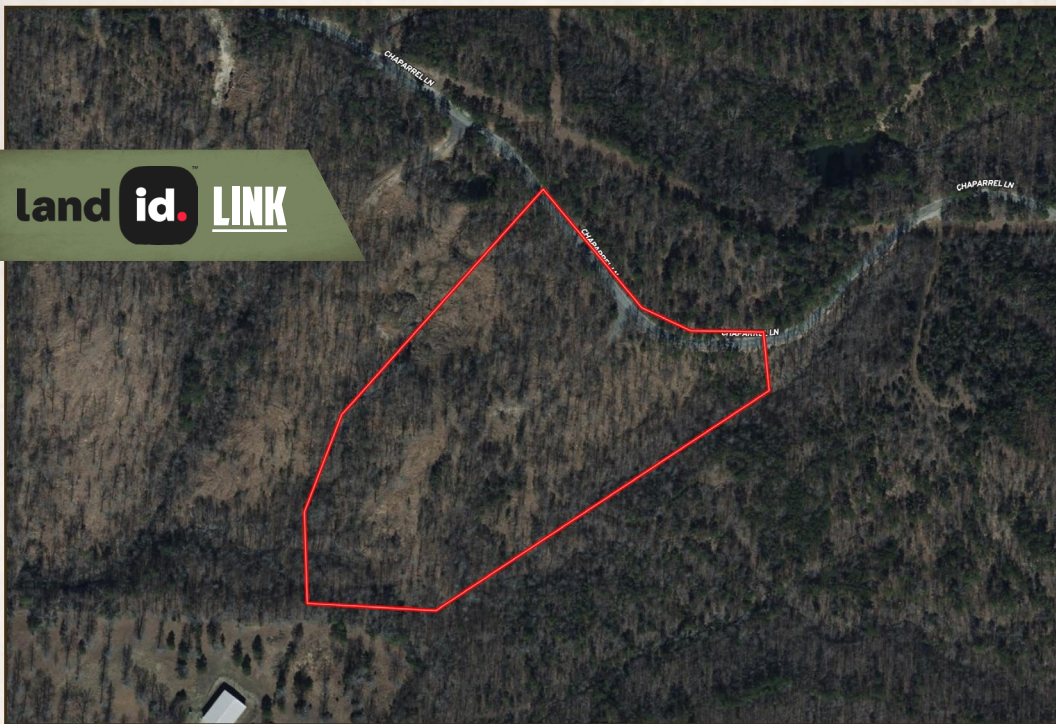
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land id. LINK



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 0.7 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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