SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

80.86± ACRES
POLK COUNTY, AR

$435,000

BLUE RIDGE LANE | MENA

Property Borders the Ouachita National Forest!

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

80.86± ACRES ON BLUE RIDGE LANE

PROPERTY PROFILE

LOCATION:

- Blue Ridge Lane
  Mena, AR 71953
- Access via All-Weather Deeded Easement
- Polk County
- Borders the Ouachita National Forest
- 12± Miles NE of the Wolf Pen Gap North Trailhead
- 14± Miles NE of Mena
- 25± Miles SE of Queen Wilhelmina State Park
- 36± Miles W of Hwy 27 Fishing Village on the Ouachita River
- 65± Miles NW of Hot Springs
- 96± Miles SE of Fort Smith
- 256± Miles NE of Dallas, TX

TAX INFORMATION:

- Parcel 0000-00132-0000: $39
- Parcel 0000-00139-0000: $42

COORDINATES:

- 34.61315, -94.02160

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Potential Hunting Camp
- Timber Investment

PROPERTY INFORMATION:

- 80.86± Surveyed Acres
- Predominantly Hardwoods
- 1,000 Gallon Septic with Lateral Lines
- Year-Round Turbin Creek
- Diverse Topography
- Drilled Water Well
- Plentiful Wildlife
- Mountain Views



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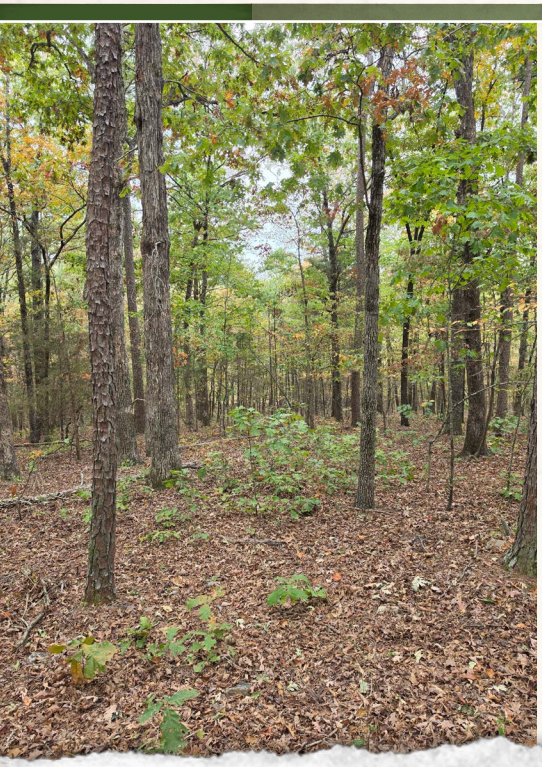
LUKE ALSTON, ALC
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lukealston@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
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Information is believed to be accurate but not guaranteed.

WELCOME TO 80.86± ACRES ON BLUE RIDGE LANE

INTRODUCING 80.86± ACRES IN POLK COUNTY, ARKANSAS, NEAR THE CITY OF MENA! This property is tucked in close to the foot of the Ouachita Mountains in Western Arkansas.

The land is heavily wooded and predominantly hardwood timber. Lots of mast-producing trees provide a sustainable food source for the local wildlife population, including deer, turkey, bears, hogs, and small game. The topography of this tract is very diverse, as it has high ridge tops down to low creek bottoms. Turbin Creek runs along the western border, providing year-round water.







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MORE ABOUT 80.86± ACRES ON BLUE RIDGE LANE

The seller has had a cased well and approved septic system installed on the property. The well is currently powered by a portable generator. Electricity can be brought to the property if the next owner desires, or alternative sources could easily be implemented.

There are several clearings for food plots for improving and drawing in the local game. An all-weather road via a deeded easement gives you unencumbered access to these 80.86± acres.

If you love living or playing in the peace and quiet, then give this Polk County tract a look today!

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





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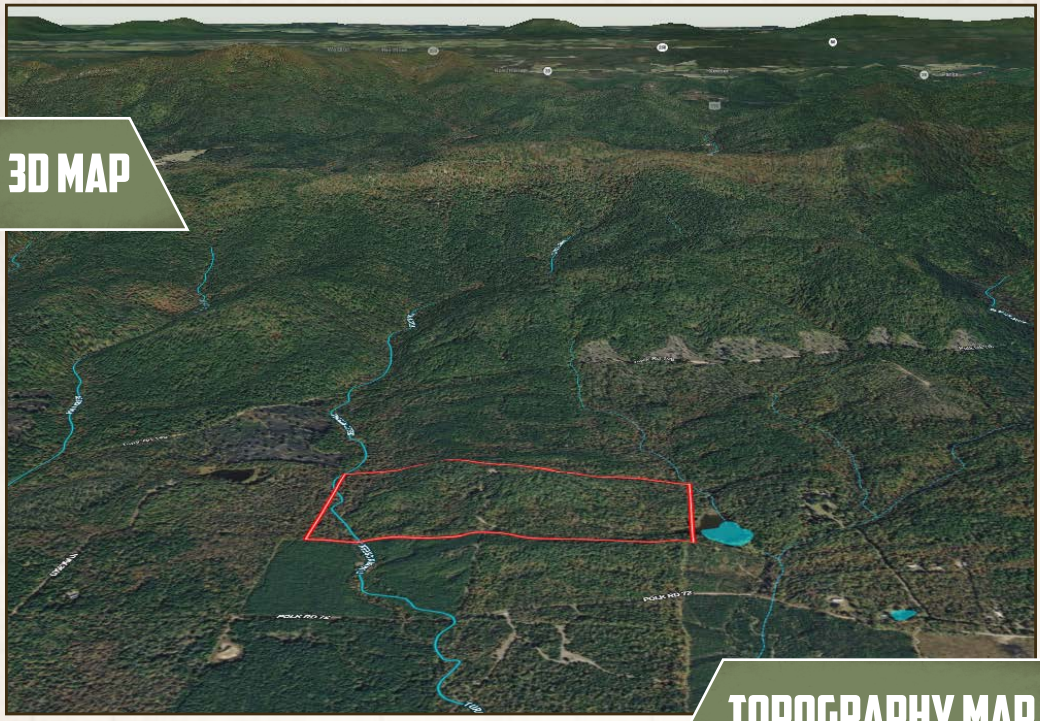


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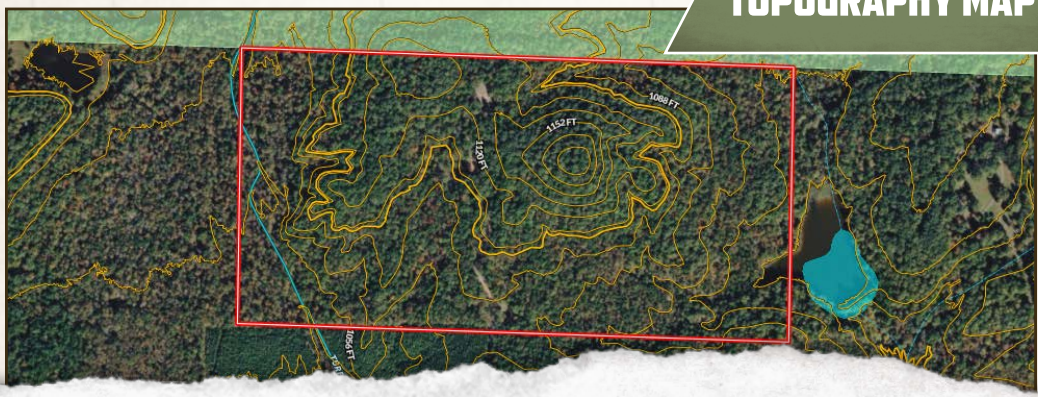
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3D MAP



TOPOGRAPHY MAP





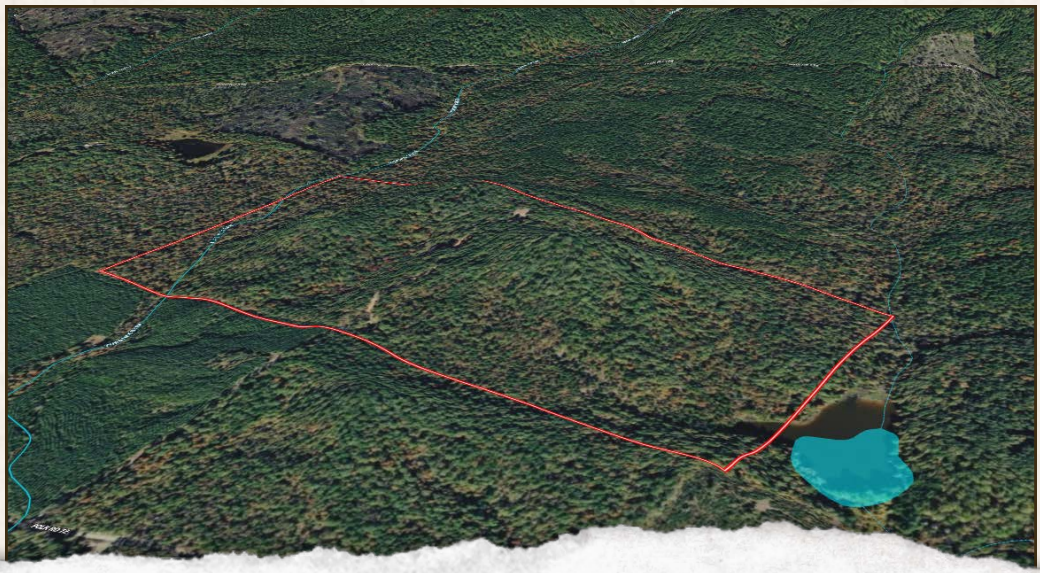
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3D MAPS







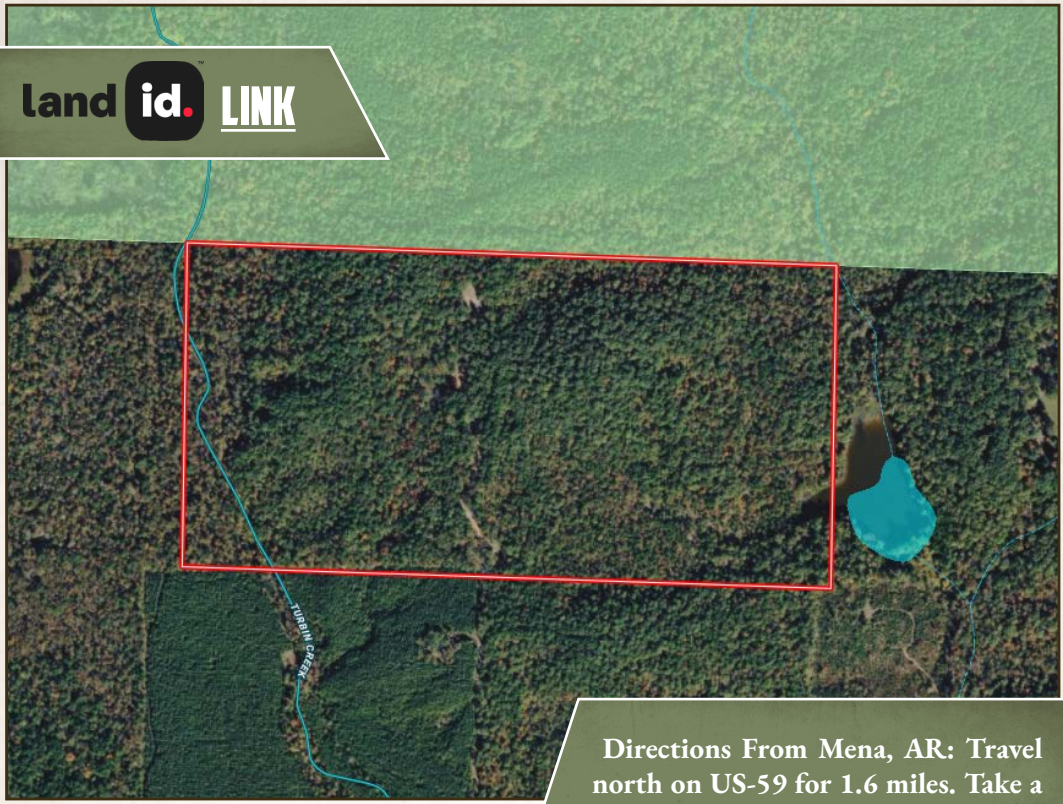
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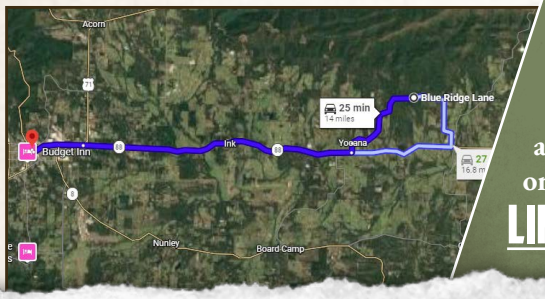
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land id. LINK





Directions From Mena, AR: Travel north on US-59 for 1.6 miles. Take a slight right onto AR-88 and continue east for 9 miles. Turn left onto Polk County Road 71 and proceed 0.3 miles. Turn right onto Polk County Road 72 and travel for 3 miles to Blue Ridge Lane on the left.

LINK TO GOOGLE MAP DIRECTIONS



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