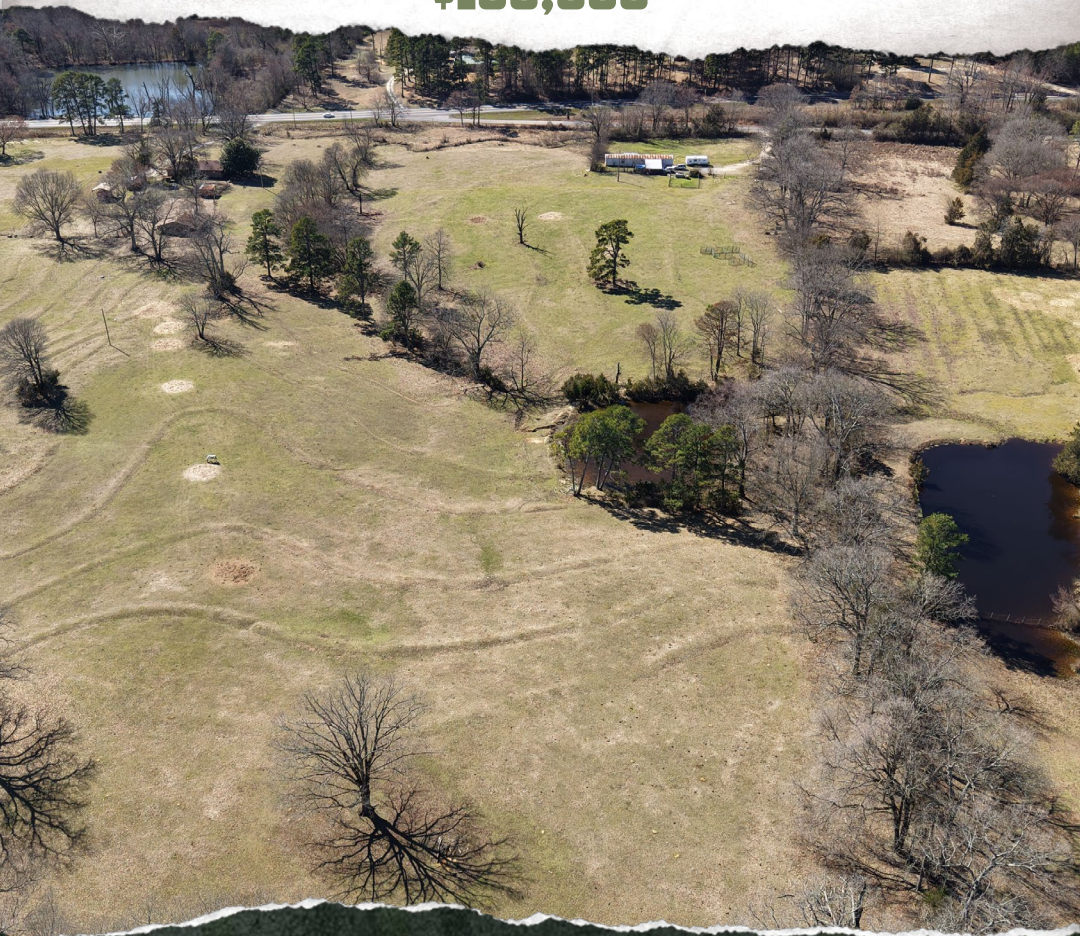




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

19± ACRES
POLK COUNTY, AR
\$100,000



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

19± ACRES ON POLK RD 289

PROPERTY PROFILE

LOCATION:

- Polk Road 289
Cove, AR 71937
- Polk County
- 2± Miles S of Cove
- 19± Miles N of Gillham Lake
- 26± Miles N of DeQueen Lake
- 61± Miles NE of Hochatown, OK

COORDINATES:

- 34.40907, -94.40635

PROPERTY USE:

- Homestead
- Residential
- Livestock Grazing

PROPERTY INFORMATION:

- 19± Acres
- Improved Pasture
- Spring Fed Pond
- Oak Trees
- Highway Frontage
- Two Points of Entry
- Utilities Easily Accessible

TAX INFORMATION:

- Parcel 0000-11466-0000: \$29



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER

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.

19± ACRES ON POLK ROAD 289

INTRODUCING 19± SCENIC ACRES LOCATED IN POLK COUNTY, ARKANSAS, OFFERING MANY OPTIONS FOR ITS NEXT OWNER. Currently, the acreage is used as grazing pasture for cattle and horses. The topography of the land provides character and magnificent views, especially for the person looking to construct a home and overlook their property from the highest elevation. Along the fencerows are some very impressive oak trees that provide shade for the livestock and add natural beauty to the setting. There is a spring-fed pond on the property for livestock watering and will offer a personal fishing retreat. The primary entry point is off Polk Road 289, which is the east boundary of the property. The west boundary of the property is a combination of Highway 71 and Polk County Road 288 frontage, providing an additional point of entry for someone looking for highway visibility or access.

If you are looking for a great place to run livestock or a peaceful place to build a home, this acreage is situated in a small community with local amenities like gas, groceries, a feed store, a coffee shop, and restaurants nearby.

To schedule a private showing, contact Luke Alston today!



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19± ACRES ON POLK ROAD 289 POLK COUNTY, ARKANSAS

land **id.** **LINK**

Midway Independent
Baptist Church

89-71

89-71

POLK RD 289

89-71

POLK RD 289



Directions From Cove, AR: Travel 2 miles south on Hwy 71. Turn left on Polk Road 289 and in 0.5 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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