

9.22± ACRES
POLK COUNTY, AR
\$129,000

LOOKOUT MOUNTAIN



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

LOCATION:

- Polk Road 119
Mena, AR 71953
- Access via Deeded Easement
- Polk County
- 3.5± Miles N of Downtown Mena
- 4± Miles NW of the Trails at
Mena Trailhead
- 14± Miles SE of Queen
Wilhelmina State Park
- 62± Miles NE of Hochatown, OK
(Beavers Bend State Park)
- 85± Miles SE of Fort Smith, AR

PROPERTY USE:

- Potential Home/Cabin Site
- Investment
- Recreational

PROPERTY INFORMATION:

- 9.22± Acres
- Drilled Water Well
- Wildlife
- Merren Creek
- Electricity Available

COORDINATES:

- 34.6129, -94.2643

TAX INFORMATION:

- 0000-05866-0010: \$7
- 0000-05878-0010: \$2



WELCOME TO 9.22 ACRES IN POLK COUNTY, AR

WELCOME TO POLK ROAD 119, JUST OUTSIDE OF MENA IN POLK COUNTY, ARKANSAS! This unique 9.22± acre property is settled on the side of the beautiful Lookout Mountain, just 4± miles from the Mena bike trails.

A gravel-covered deeded easement provides access to the west property line and all the potential building sites. The lower portion of the property has large rock formations and the headwaters of Merren Creek. Electricity is available nearby, and a water well has already been drilled, cutting down on development costs.

With abundant wildlife and incredible views of the Ouachita Mountain range and Downtown Mena, this tract offers a peaceful setting to build your dream home or cabin and relax.

Contact Luke Alston or Drey Ozanich today to tour this fine property and experience #TheSmallTownWay.



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

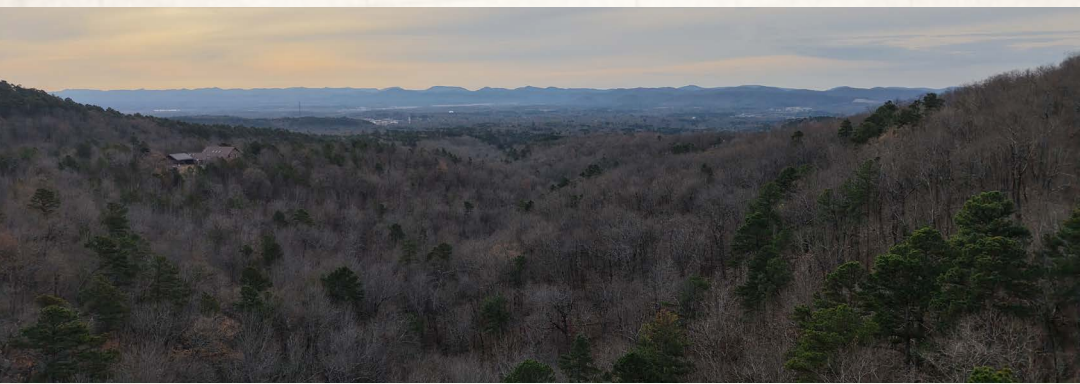
DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

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

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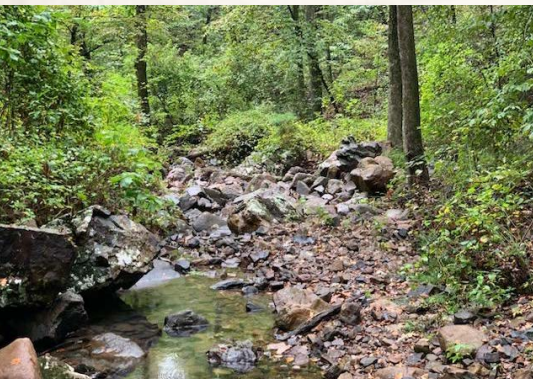
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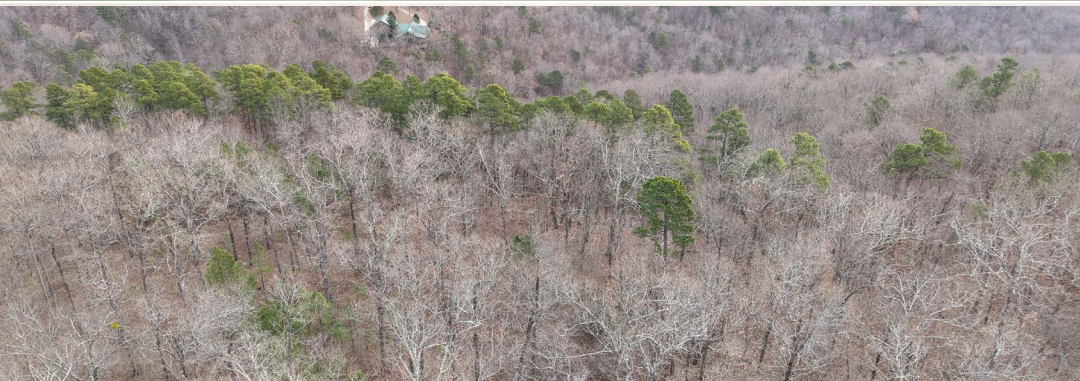
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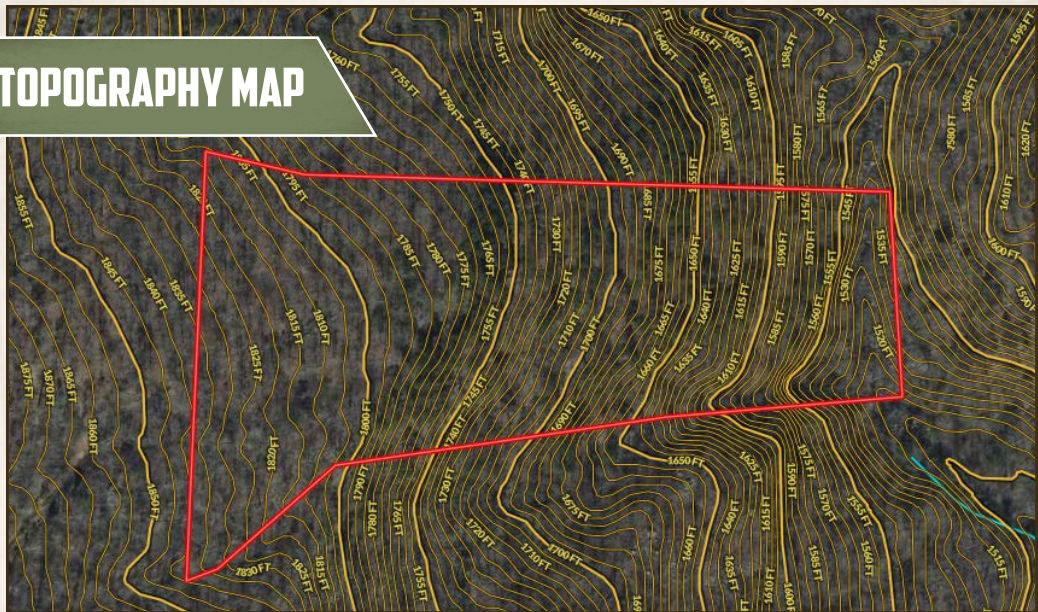
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TOPOGRAPHY MAP



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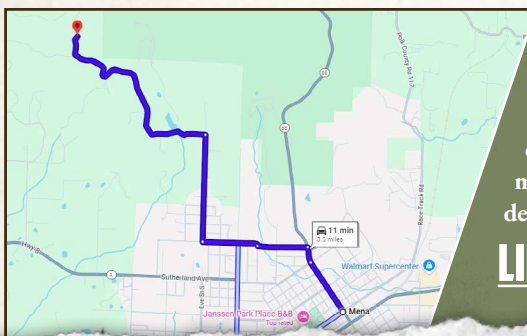
POLK COUNTY, ARKANSAS

land id. LINK



Directions from Mena, AR: Travel for 0.4 miles on Mena Street. Turn left onto Warner Avenue and continue for 0.4 miles. Turn right onto Missouri Avenue and proceed for 0.4 miles. Turn right onto N Eve Street and continue for 0.7 miles. Turn left onto Polk County Road 119 and travel for 1.5 miles. Turn right onto the gravel road and the destination will be ahead in 1,100 feet.

LINK TO GOOGLE MAP DIRECTIONS



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