

**3.02± ACRES  
POLK COUNTY, AR  
\$36,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 3.02± ACRES ON POLK ROAD 136

## PROPERTY PROFILE

### LOCATION:

- Polk Road 136
- Cove, AR 71937
- Polk County
- 1.8± Miles W of Cove
- 17± Miles SW of Mena
- 22± Miles NW of Cossatot River State Park
- 24.5± Miles NW of Gillham Lake
- 30± Miles NW of DeQueen Lake
- 43± Miles NE of Hochatown, OK
- 86± Miles NW of Texarkana

### COORDINATES:

- 34.437443, -94.441713

### TAX INFORMATION:

- Parcel 3200-00232-0020: \$100

### PROPERTY USE:

- Home/Cabin Site
- Investment
- Recreational

### PROPERTY INFORMATION:

- 3.02± Acres
- County Road Frontage
- Partially Fenced
- Mountain Views
- Wildlife
- Utilities Available



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**NICK PATE**

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

[nick@smalltownproperties.com](mailto:nick@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO 3.02± ACRES ON POLK ROAD 136

**IF YOU'VE BEEN SEARCHING FOR A SMALL ACREAGE TRACT WITH BIG ARKANSAS BEAUTY, THIS 3.02± ACRE POLK COUNTY PROPERTY CHECKS ALL THE BOXES.** Located in the Ouachita Mountains, within Cove's city limits, this land offers scenic mountain views, a peaceful setting, and a great building site ready for your dream home or weekend getaway, all within driving distance of outdoor recreation, hunting, hiking, and national forest land.

The property is mostly hardwood timber that draws deer and other native wildlife, making it a perfect spot for nature lovers and outdoor enthusiasts. The terrain lays well, providing multiple options for a homesite with privacy while still taking in the surrounding views.

City water and electricity are available, saving you time and expenses when you're ready to build. Whether you're looking to build a full-time residence, a cabin retreat, or hold a solid piece of Arkansas land, this tract offers versatility and long-term value.

**Contact Nick Pate today to schedule a private showing and experience #TheSmallTownWay.**



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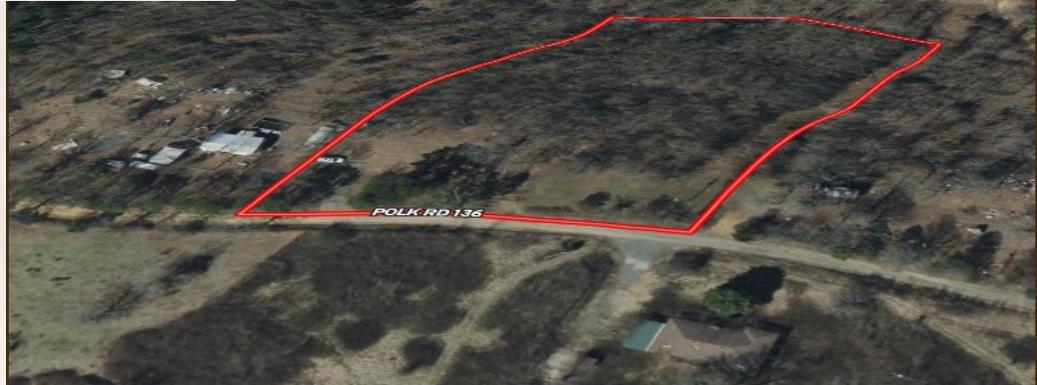
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3D MAPS



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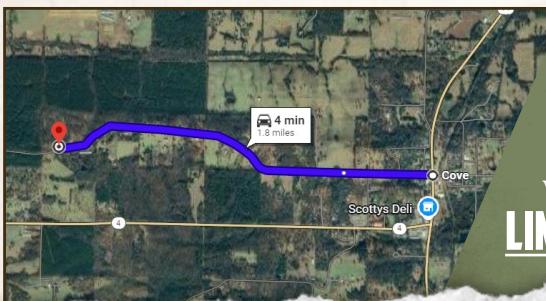
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POLK COUNTY, ARKANSAS

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



Directions From Cove, AR: Travel on W Barton Avenue for 0.4 miles until it turns into Polk Road 136. Continue for 1.4 miles and the property will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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