



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**5 BUILDABLE TRACTS
MENA | POLK COUNTY, AR
ACREAGE & PRICES VARY**

LAKEFRONT OPPORTUNITIES

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

5 BULDABLE TRACTS

PROPERTY PROFILE

LOCATION:

- Mena, AR 71953
- Polk County
- $1.9 \pm$ Miles SE of Mena
- $3.9 \pm$ Miles SE of The Trails at Mena (Mountain Bike)
- $6.5 \pm$ Miles N of the Wolf Pen Gap ATV West Trailhead
- $60 \pm$ Miles W of Lake Ouachita
- $80 \pm$ Miles S of Ft Smith

COORDINATES:

- 34.559873, -94.219497

PROPERTY USE:

- Potential Home Sites/Homestead
- Investment

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 5 Buildable Waterfront Tracts
- Various Acreage
 - Shared Access to a Stocked Lake
 - Road Frontage
 - Deed Restrictions
 - City Water & Electricity Available

ACREAGE & PRICING:

- Tract 1: $3 \pm$ Acres \$60,000
- Tract 2: $3.77 \pm$ Acres \$70,000
- Tract 3: $4.65 \pm$ Acres \$75,000
- Tract 5: $7.81 \pm$ Acres \$85,000
- Tract 6: $9.62 \pm$ Acres \$170,000



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NICK PATE

LAND SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE 5 BUILDABLE TRACTS IN MENA

JUST MINUTES FROM MENA, ARKANSAS, THIS PROPERTY CONSISTS OF FIVE ADJOINING TRACTS, ALL SHARING ACCESS TO A 5± ACRE STOCKED LAKE. With water, electricity, and county road frontage, properties such as this are a rare find, especially being so close to town!

Each of the five Polk County tracts offers good, usable building sites with easy access from a county-maintained road. City water and rural electricity are available. Whether you're looking to build a home, cabin, or weekend place, these tracts are well suited for various uses.

Located only 6.5 miles from the Wolf Pen Gap West Trailhead, the property is an excellent option for ATV and UTV riders who desire quick access to the trails without giving up the convenient amenities of town. The stocked lake adds recreational value for fishing and provides a scenic setting for all five tracts.

Take advantage of a solid opportunity for a home site, recreational property, or small development in a highly desirable area of Polk County.

Contact Nick Pate to learn more and schedule a personal tour!



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MORE ABOUT THE 5 BUILDABLE TRACTS IN MENA

TRACT #1: 3± ACRES

Tract #1 consists of 3± acres and is mostly wooded, offering privacy and a natural setting. This tract joins the stocked lake and provides an ideal location for a cabin or home tucked into the trees while still enjoying lake access. County road frontage, city water, and rural electricity are available.

TRACT #2: 3.77± ACRES

Tract #2 features 3.77± acres of mostly cleared land with scattered mature shade trees. This tract joins the lake and offers an excellent balance of open ground and shade, making it an ideal homesite with easy access and scenic views. County road frontage, city water, and rural electricity are available.

TRACT #3: 4.62± ACRES

The 4.62± acre lot makes up tract #3, where you will find cleared land with scattered mature shade trees. Joining the stocked lake, this tract provides multiple options for a home or cabin site with room to spread out. Convenient county road frontage and access to city water and rural electricity make it a very usable tract.

TRACT #5: 7.81± ACRES

Consisting of 7.81± acres, tract #5 offers the largest amount of flexibility with the most lake shoreline of all the tracts. Choose from several excellent building sites on this standout place! Ample lake frontage, city water, electricity, and county road frontage make tract #5 highly desirable!

TRACT #6: 9.62± ACRES

Tract #6 is the largest of all, being 9.62± acres. Featuring a phenomenal building site with lakefront views and overall property appeal, this spot joins the stocked lake and offers ample space, privacy, and usability, making it one of the most impressive tracts! County road frontage, city water, and rural electricity are available.



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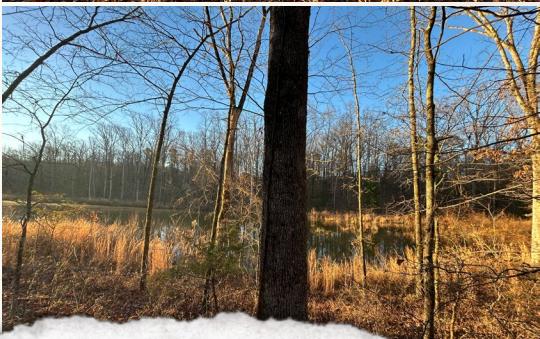
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5 BUILDABLE TRACTS IN MENA

POLK COUNTY, ARKANSAS

TRACT #1 • 3± ACRES • \$60,000



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5 BUILDABLE TRACTS IN MENA

POLK COUNTY, ARKANSAS

TRACT #2 • 3.77± ACRES • \$70,000



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5 BUILDABLE TRACTS IN MENA

POLK COUNTY, ARKANSAS

TRACT #3 • 4.62± ACRES • \$75,000



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5 BUILDABLE TRACTS IN MENA

POLK COUNTY, ARKANSAS

TRACT #5 • 7.81± ACRES • \$85,000



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5 BUILDABLE TRACTS IN MENA

POLK COUNTY, ARKANSAS

TRACT #6 • 9.62± ACRES • \$170,000



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



Directions From the Intersection of Highway 71 North and Highway 8 East in Mena, Arkansas: Travel 1.9 miles south on Highway 8 East. Turn right on Highway 375 East and continue 0.6 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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