

20± ACRES
MENA | POLK COUNTY, ARK
\$195,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

20± ACRES ON POLK ROAD 169

PROPERTY PROFILE

LOCATION:

- 179 Polk Road 169
Mena, AR 71953
- Polk County
- Across from the Iron Mountain
Wildlife Management Area
- 1± Mile W of CMA Iron
Mountain Campus
- 2.5± Miles N of CMA
International Headquarters
- 7± Miles SW of Mena
- 13± Miles W of the West
Trailhead at Wolf Pen Gap

COORDINATES:

- 34.52652, -94.33518

PROPERTY USE:

- Investment
- Development

PROPERTY INFORMATION:

- 20± Acres
- Predominantly Wooded
- Water Well with
Water Storage Tank
- City Water at County Road

TAX INFORMATION:

- Parcel: 0000-07486-0000
- 2024 Taxes: \$173



LUKE ALSTON, ALC | EXECUTIVE BROKER
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20± ACRES ON POLK ROAD 169

20± PRIME ACRES IN POLK COUNTY, ARKANSAS, OFFERING A WORLD OF USES AND POTENTIAL! The wooded property is located at 179 Polk Road 169 in Mena, in close proximity to the Christian Motorcyclists Association Iron Mountain Campus and International Headquarters, which hosts numerous people year-round. This tract could be developed to accommodate overflow guests from the CMA rally or your own private tract of land with access to the Iron Mountain Wildlife Management Area just across the road. Once used as a mobile home park, the property has infrastructure in place to further that endeavor or can be cleared to carry out your own plans. The land is heavily wooded, so you can expect to see local wildlife among the acreage. The property is ideal for reestablishing the mobile home park, and this area is known for hosting hundreds of visitors, including overnight campers seeking a place to stay each year for the CMA Changing of the Colors Rally.



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With the projected tourism growth in our area and lack of hotels, there is potential to build an income-generating RV park, tiny houses, or cabins on the existing pads. The property is located close enough to Wolf Pen Gap to also have a short commute to the trails. This area offers your choice of recreational activities, from hunting and camping to ATV riding. Its location offers the private beauty of the mountains in Western Arkansas yet is only a few minutes from Mena. With the existing water well and electricity on this tract, plus city water available at the road, the land is ready for further development.

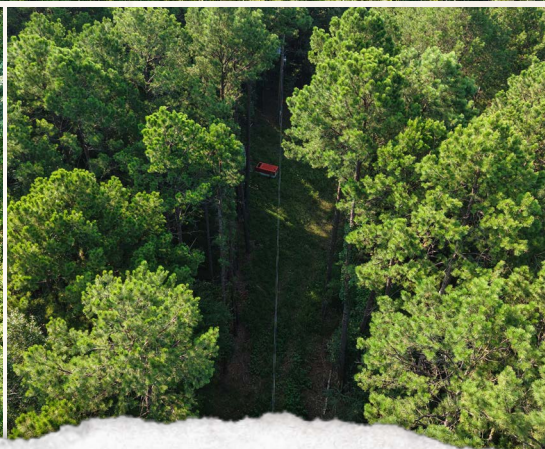
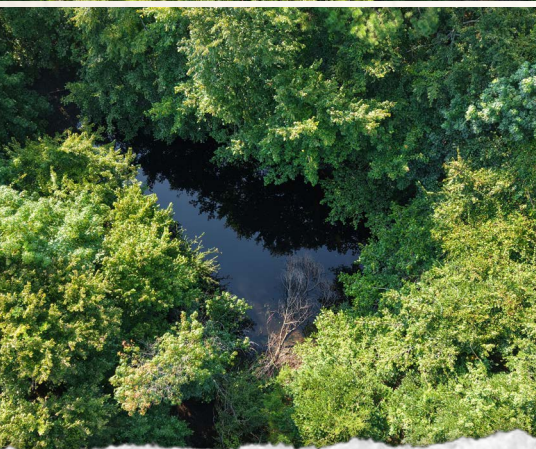
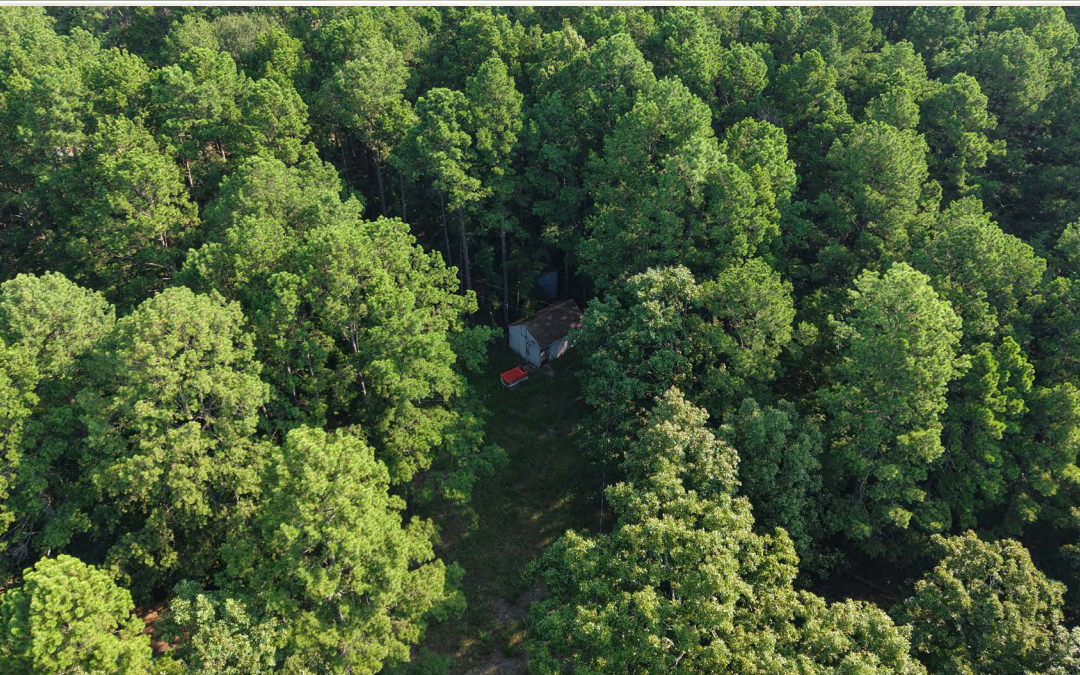
**Let your imagination go to work; call Luke Alston or
Drey Ozanich today to take a tour.**



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

Information is believed to be accurate but not guaranteed.

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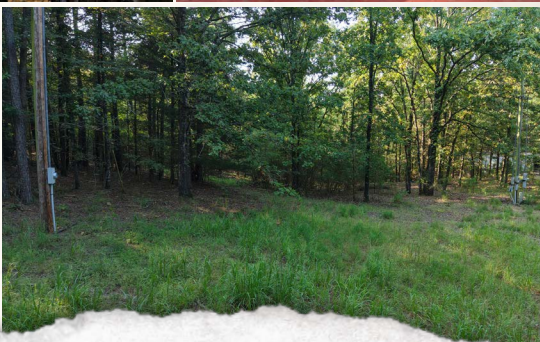
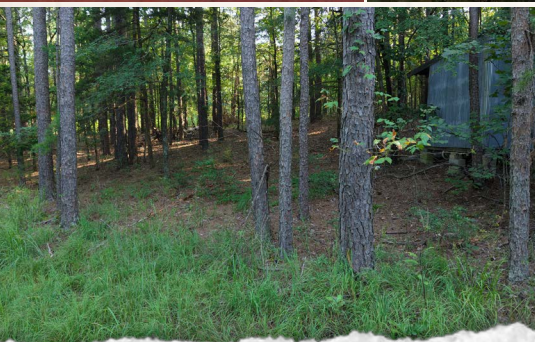
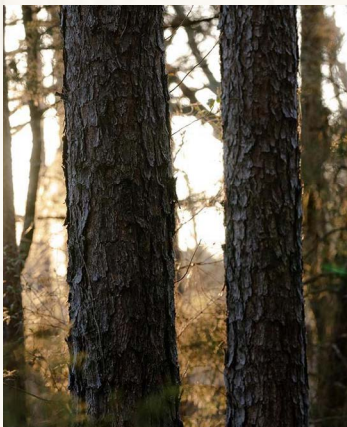


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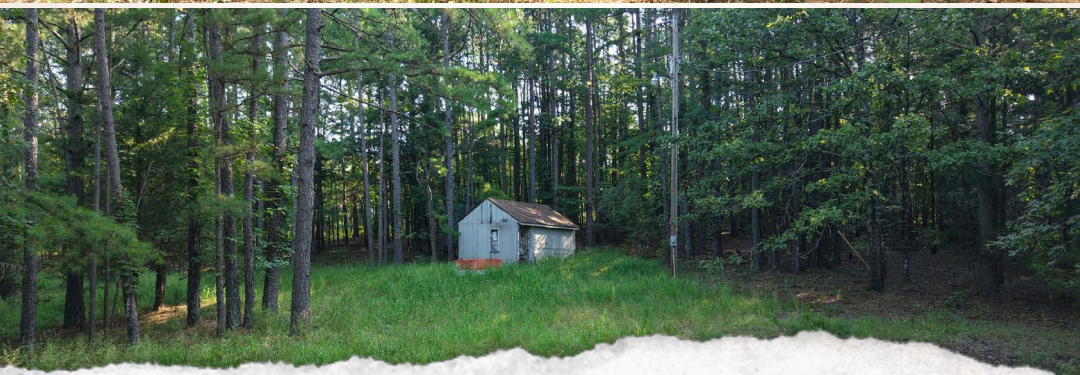
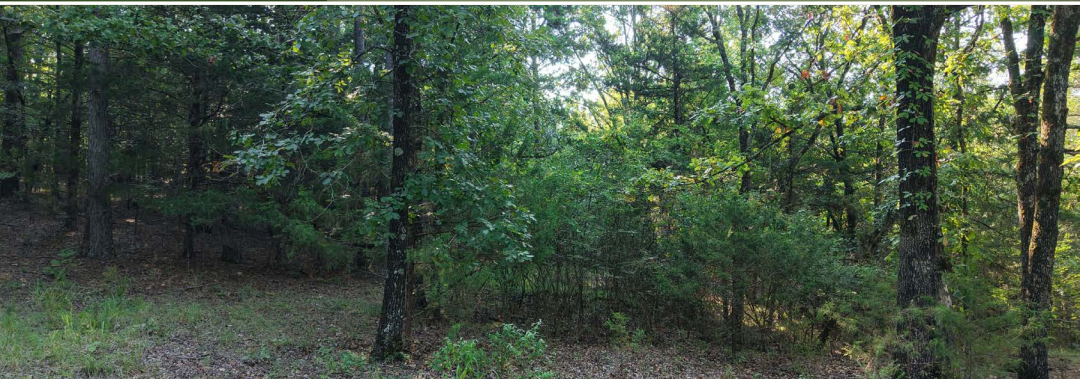
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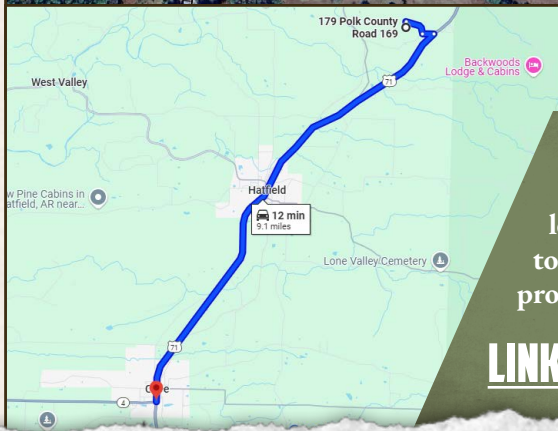
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MENA

POLK COUNTY, ARKANSAS

land **id.** LINK



Directions from Cove, AR: Travel 8.4 miles north on Hwy 71. Turn left on Polk Road 168 and continue to Polk Road 169. Turn right and the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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