



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

**124 GENTLE LANE**  
**MENA | POLK COUNTY, AR**  
**A HOME ON 22.42± ACRES | \$425,000**

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

# 124 GENTLE LANE

## PROPERTY PROFILE

### LOCATION:

- 124 Gentle Lane  
Mena, AR 71953
- Polk County
- Direct Access to the  
Wolf Pen Gap Trail System
- 1.8± Miles N of the  
Ouachita Baptist Campground
- 2± Miles N of the North Trailhead  
of Wolf Pen Gap ATV Trail System
- 11± Miles E of Mena
- 11± Miles W of Big Fork
- 13± Miles NW of the  
Little Missouri Falls Trailhead
- 14± Miles N of the Caney Creek  
Wilderness Recreation Area
- 28± Miles W of Norman
- 28± Miles SW of the  
IdleNook Horse Camp
- 29± Miles NW of the  
Albert Pike Recreation Area
- 32± Miles S of the Fourch  
ATV Trails Staging Area
- 73± Miles W of Hot Springs

### COORDINATES:

- 34.51996, -94.09171

### TAX INFORMATION:

- Parcel: 0000-02675-0000
- 2024 Taxes: \$514
- Previous Parcel: 0007366

### PROPERTY INFORMATION:

- 22.42± Acres
- Private Woodlands
- 6,000± SqFt Log-and-Frame Home
  - Upper Living: 3,444± SqFt
    - 6 Bedrooms/4 Bathrooms
    - 3 Kitchen Spaces
    - Guest Apartment with 1 Bedroom,  
a Full Bath, Laundry Room and  
Kitchen
  - Lower Living: 2,436± SqFt
    - Commercial Kitchen
    - Recreation Room with a Bar Area  
and an Office
    - Bath-House Style Bathroom
    - Private Bedroom
- Outdoor Kitchen
- Screened-In Porch
- 1,800± SqFt of Wrap-Around Covered  
Decks with 360° Views
- 2-Bay Garage for vehicles, ATVs, and  
equipment storage
- Furnishings and Appliances Available
- Separate Entrances and Parking
- Multi-Generational Layout: Perfect for  
In-Law Suite or Teens
- Wood Furnace with Outdoor Wood  
Rack for Sustainable Heating
- Municipal Water & Private Well
- Propane Service
- Potential Cabin/Build Sites



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# USES & OPPORTUNITY

# PROPERTY PROFILE

## PRIMARY RESIDENTIAL USE

- Large full-time family residence
- Multi-generational home (in-law suite, teens, or adult children)
- Home for caretakers or families needing separate living quarters

## INCOME-PRODUCING OPPORTUNITIES

- Long-term rental (separate upper/lower units)
- Short-term vacation rental (Airbnb, VRBO)
- Multiple rental units from home's divided layout
- Seasonal hunting lodge or outfitter's base
- ATV tour or guide business headquarters
- Retreat or event rental (family reunions, workshops, camps)

## RECREATIONAL & OUTDOOR USE

- Private deer camp with lodging, game processing, and easy trail access
- ATV camp with garage storage and ride-out access to Wolf Pen Gap Trails
- Horseback riding basecamp – close to creeks and public lands
- Hunting lodge for friends, family, or commercial use
- Weekend getaway home for outdoor adventure groups

## FLEXIBLE LIVING ARRANGEMENTS

- Upper and lower levels can function as two separate homes
- Guest apartment with private entry – great for visitors or rental
- Perfect layout for group living for college students (11 miles to UA Rich Mountain)

## EXPANSION & CUSTOM USE

- Plenty of land for additional building sites
- Outdoor kitchen & commercial indoor kitchen ideal for culinary ventures or events
- Recreation room with bar – ideal for man cave, gathering space, or entertainment room
- Workspace for processing game or hosting cooking classes/ outdoor cooking retreats

## RETREAT & GROUP USE

- Small retreat center or workshop venue (hunting, ATV, wellness, faith-based, corporate)
- Group lodging for clubs, associations, or outdoor excursions
- Ideal for hosting large family gatherings, reunions, or seasonal get-togethers



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# WELCOME TO 124 GENTLE LANE

**WELCOME TO 124 GENTLE LANE: A PRIVATE RETREAT FOR OUTDOOR ENTHUSIASTS IN THE HEART OF THE WOLF PEN GAP ATV TRAIL SYSTEM.** Tucked deep in the natural beauty of the Ouachita Mountains, just 11± miles from Mena's restaurants, shops, and arts district, lies a rare opportunity for those who live for the thrill of the outdoors and the serenity of a private retreat. Located in the close-knit Board Camp community of Polk County, Arkansas, this sprawling log-and-frame residence sits on 22.42± wooded acres, offering a lifestyle few properties can match. The acreage runs along Gentle Lane and offers multiple hilltops for future building sites. This area is rich in demand because of the ATV trails, iconic mountains, and recreational areas. Make it yours to enjoy or divide into smaller tracts as an investment.

With a total of nearly 6,000 square feet of living space, this two-story home is more than a place to live—it's a launchpad for your outdoor adventures and a haven for friends, family, and guests alike. Originally serving as a boys' camp, this property was built for group gatherings, with large common areas, durable design, and the kind of rustic charm that feels right at home in the woods. Whether you're envisioning a private hunting lodge, an ATV basecamp, a multi-family residence, or a short/long-term rental investment, this property delivers on all fronts.



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# MORE ABOUT 124 GENTLE LANE

The 2,436± square foot lower level welcomes you with a large open-concept recreation room that includes a commercial kitchen, bar area, bathhouse-style bathroom, office, and a private bedroom—perfect for hosting hunters, ATV riders, or friends looking for a weekend escape. Fire up the outdoor kitchen, bring the crew in from the trails, and enjoy Arkansas-style hospitality. The commercial kitchen supports large group entertaining or is the perfect place to process game and garden fare.

Upstairs you'll find the 3,444± square foot main residence, accessible via a private entrance with its own parking area. The inviting kitchen and dining area offers panoramic woodland views, and the attached wrap-around covered decks ensure you're always connected to nature. Six total bedrooms, four bathrooms, multiple kitchen spaces, and a standalone guest apartment in the upper wing make this layout highly flexible for multi-generational living, rental opportunities, or large group gatherings. The apartment has its own laundry room, a bedroom, a living space, a kitchen, and a full bath with a stand-up shower.



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# MORE ABOUT 124 GENTLE LANE

Outdoors, enjoy the sound of the breeze in the trees, the sight of deer wandering through the property, and direct access from your garage to the Wolf Pen Gap Trail System—no trailering required. You're just 22 rideable miles from the Fourche ATV Trail System and a short drive from the new Mena Bike Trails at Ward Lake, plus countless creeks, campsites, and public lands to explore on horseback or foot.

This is more than a home—it's your lifestyle in living color.

Whether you're an ATV junkie, a weekend warrior, a hunter, or someone dreaming of a mountain retreat with income potential—this home is the perfect match. Experience four seasons of outdoor beauty and recreation right out your front door. The property is incredibly versatile, so if you're dreaming of quiet mountain living, a profitable rental setup, or creating a recreational destination in the heart of Arkansas's outdoor paradise, this one is worth considering!

**Call Luke or Deedee Alston, the listing brokers, today for a guided tour and make 124 Gentle Lane yours!**



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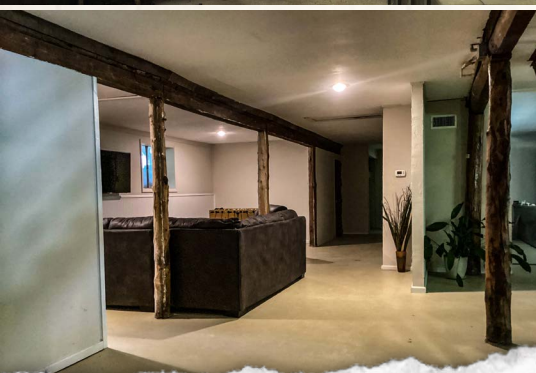
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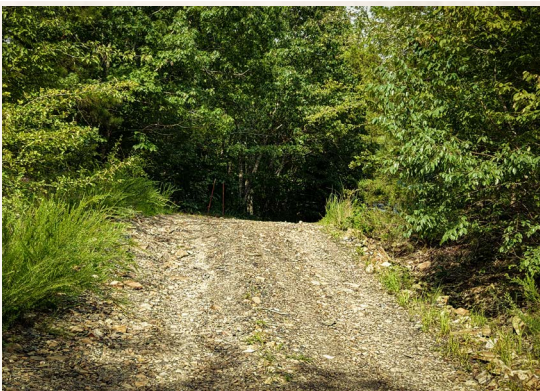
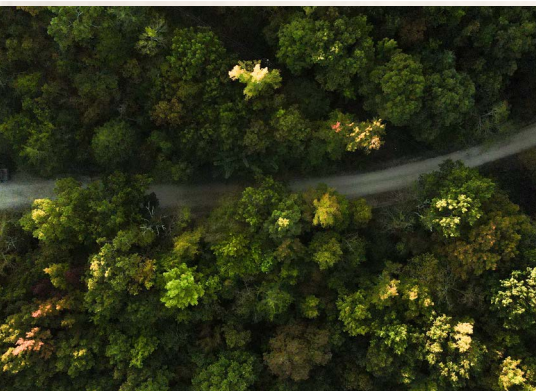
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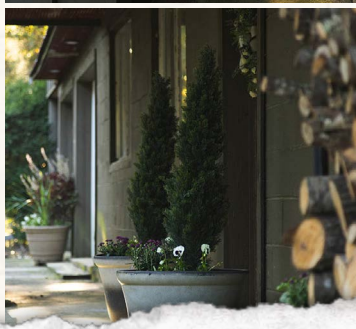
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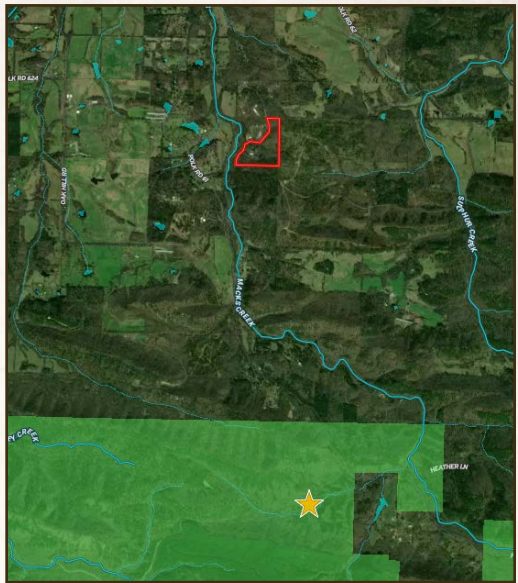
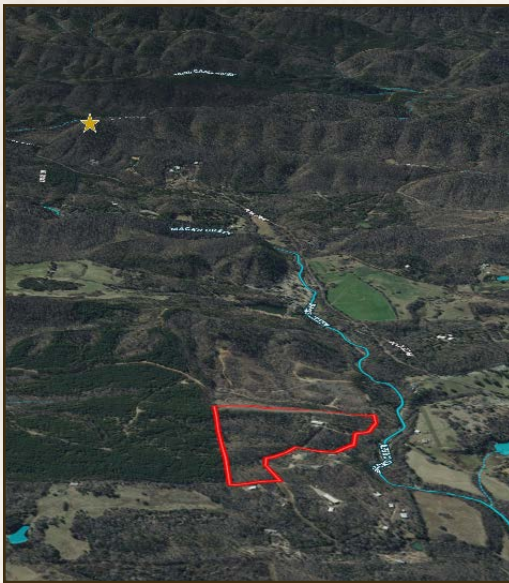
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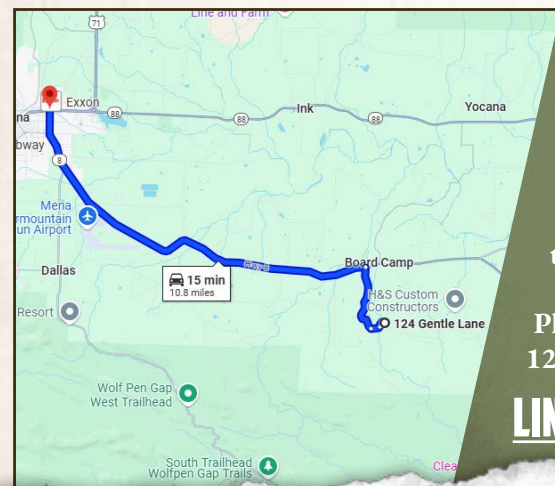
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land id. LINK



**Directions From Mena, Arkansas:**  
Travel 9 miles south on Highway 8 East. Turn right on Polk Road 61, known as Heath Valley Road, and continue 1.5 miles. Turn left on Polk Road 617 and in 0.2 miles turn left on Gentle Lane. The driveway will be on the right.

**Physical Address:**  
124 Gentle Lane | Mena, AR 71953

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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