



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE ^{SAL}

120.04± ACRES WITH A CABIN
SCOTT COUNTY, AR
\$550,000

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

THE SCOTT 120.04

PROPERTY PROFILE

LOCATION:

- 12404 McCurry Lane
Mena, AR 71953
- Nella Community
- Scott County
- 0.5± Miles S of the Ouachita
National Forest
- 10± Miles SE of Lake Hinkle
- 25± Miles N of Mena
- 30± Miles SW of Waldron
- 75± Miles SE of Fort Smith

COORDINATES:

- 34.787597, -94.201094

PROPERTY USE:

- Residential
- Investment
- Agricultural
- Recreational
- Weekend Getaway
- Potential Home/Cabin Site
- Potential Livestock Operation

PROPERTY INFORMATION:

- 120.04± Surveyed Acres
- 40± Acres of Pasture in Hay
Production
- 920± SqFt Cabin
 - 2 Bedrooms/2 Full Baths
 - 368± SqFt Covered Porch
 - Open-Concept Layout
 - Utility/Laundry Room
 - Central Heat & Air
- Pond
- Private Well
- Young Timber
- Perimeter Fencing & Cross Fencing
- Multiple Potential Home Sites
- Outstanding Mountain Views
- Peaceful Rural Setting
- Deer/Bear/Hogs/Turkey

TAX INFORMATION:

- 001-05676-000, \$515
- 001-05664-000, \$42



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NICK PATE

LAND SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SCOTT 120.04

WELCOME TO THE SCOTT 120.04 LOCATED IN THE QUIET COMMUNITY OF NELLA IN SCOTT COUNTY, ARKANSAS. This exceptional 120.04± acre property offers a rare combination of comfortable country living, productive farmland, outstanding hunting, and breathtaking Ouachita mountain views.

At the heart of the property sits a well-maintained 920± square-foot cabin featuring two bedrooms and two full bathrooms. The open-concept living and dining area creates a warm and inviting space, while the utility room adds everyday convenience. The cabin is equipped with central heat and air and is supplied by a private well. One of its standout features is the spacious 368± square-foot covered porch, offering the perfect place to relax and enjoy the peaceful setting and panoramic mountain views.

Just under 40± acres of the property consist of established pastureland that is currently being used for hay production, providing immediate agricultural potential or room for livestock. The property features perimeter fencing and cross fencing, making it well suited for a variety of farming or ranching operations. A pond provides an additional water source for livestock and wildlife.



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MORE ABOUT THE SCOTT 120.04

The remaining acreage is covered in young, growing timber, creating excellent cover and habitat for wildlife. The Scott 120.04 is loaded with recreational opportunities and supports healthy populations of whitetail deer, black bear, wild hogs, and turkey, making it an ideal destination for hunters and outdoor enthusiasts alike.

Whether you're searching for a country home, a productive farm, a hunting retreat, or a weekend getaway, this versatile property offers endless possibilities. With productive pasture, wooded acreage, a comfortable cabin, abundant wildlife, and beautiful mountain views, the Scott 120.04 is one you don't want to miss

**Call Nick Pate today to schedule a private showing
and experience #TheSmallTownWay!**



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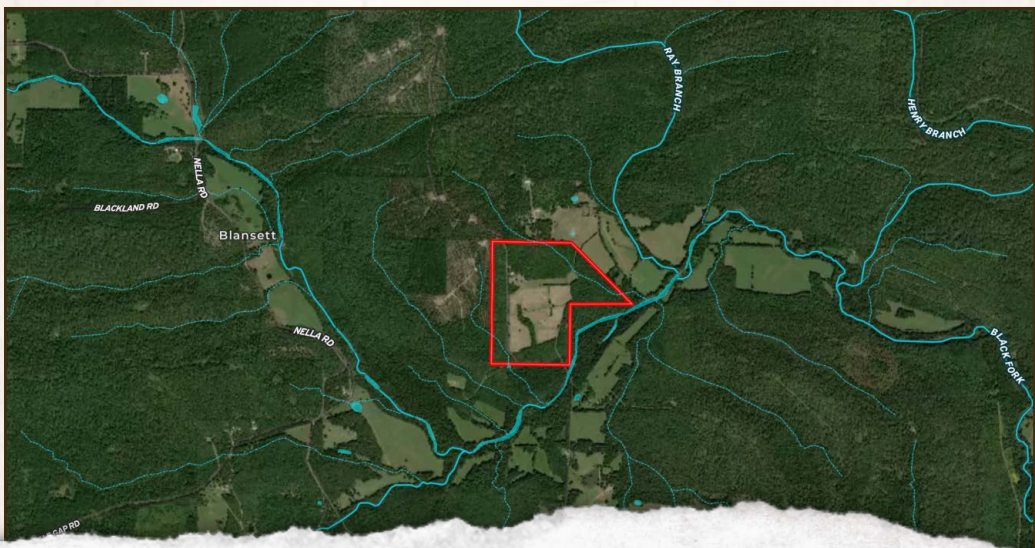
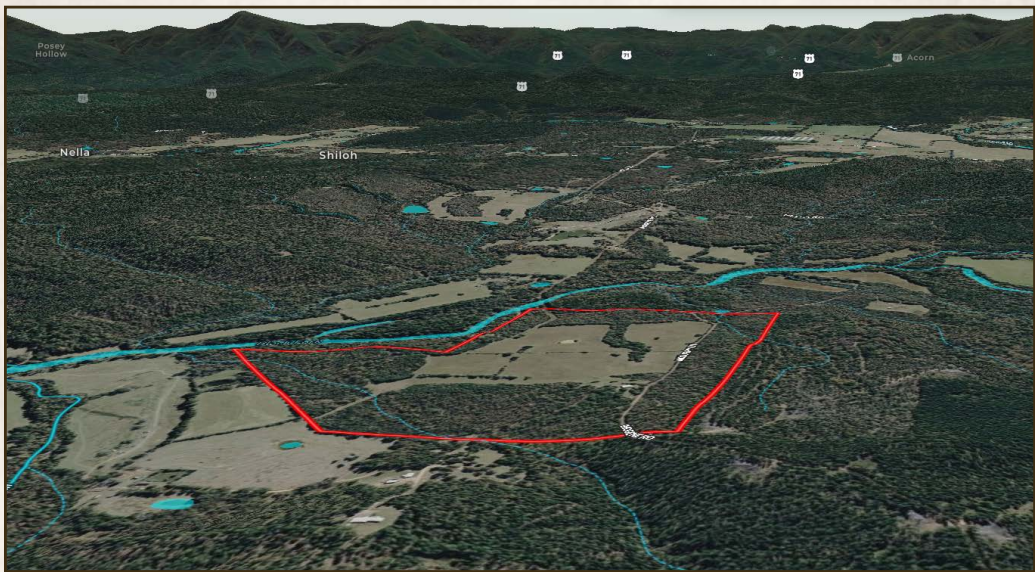
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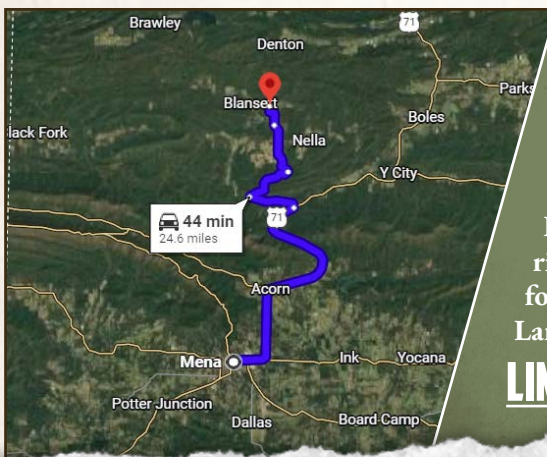
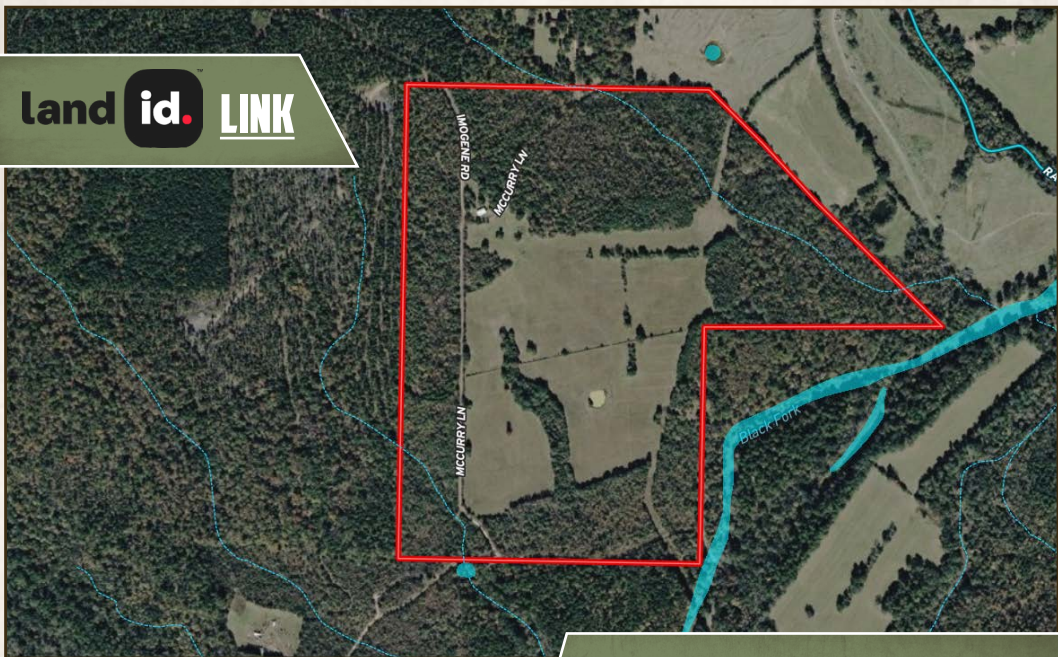
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land id. LINK



Directions From Mena, Arkansas:
Travel north on Highway 71 for 12.6 miles. Turn left onto Johnson Creek Road and continue for 2.8 miles. Turn right onto Pittsfork Road and proceed for 2.9 miles. Turn left again onto Nella Road and travel for 3 miles. Take a slight right onto Imogene Road and continue for 1.3 miles. Turn right onto McCurry Lane to arrive at the property.

LINK TO GOOGLE MAP DIRECTIONS



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