

**30± ACRES ON LAZY WOOD LANE
COVE | POLK COUNTY, AR**
\$210,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

30± ACRES ON LAZY WOOD LANE

PROPERTY PROFILE

LOCATION:

- Lazy Wood Lane Cove, AR 71937
- Polk County
- 3± Miles SE of Cove
- 18± Miles SW of Mena
- 21± Miles NW of the Cossatot River State Park
- 30± Miles S of the Queen Wilhelmina State Park
- 30± Miles N of De Queen Lake
- 32± Miles N of De Queen
- 35± Miles SW of the Wolf Pen Gap Trail Complex
- 85± Miles NE of Texarkana

COORDINATES:

- 34.420713, -94.381866

TAX INFORMATION:

- 0000-11349-0010, \$19
- 0000-11366-0010, \$19

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 30± Acres
- Mature Timber
- Rolling Ridges
- Deer Stands **Negotiable*
- Buffalo Creek Frontage
- Natural Shooting Lanes
- Abundant Whitetail Deer
- Natural Wildlife Travel Corridors



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NICK PATE

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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 30± ACRES ON LAZY WOOD LANE

LOCATED ON LAZY WOOD LANE NEAR COVE, ARKANSAS, THIS 30± ACRE TRACT IN POLK COUNTY OFFERS AN OUTSTANDING OPPORTUNITY FOR THE HUNTER, OUTDOORSMAN, OR RECREATIONAL LAND BUYER. With mature timber, diverse terrain, strong wildlife habitat, and Buffalo Creek forming the entire northern boundary, this property has many of the features buyers look for in a quality hunting tract.

The land consists of rolling ridges covered in mature timber, creating an attractive setting with excellent visibility through portions of the woods. These open timber areas provide several natural locations for deer stands and offer hunters good shooting lanes along the ridges and travel corridors. Other sections of the property feature dense cover that provides excellent bedding and security habitat for whitetail deer. The existing deer stands are negotiable, giving the new owner the possibility of purchasing a property that is already set up for hunting.



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MORE ABOUT 30± ACRES ON LAZY WOOD LANE

The combination of mature timber, thick bedding areas, rolling terrain, and year-round water along Buffalo Creek creates a well-rounded habitat capable of holding wildlife. The tract is located in an area known for a high deer population, and its varied cover gives hunters the opportunity to target deer as they move between bedding, feeding, and watering areas. In addition to providing a dependable water source for wildlife, the Buffalo Creek adds natural beauty and recreational value to the land. The creek corridor and surrounding timber should serve as a natural travel route for deer and other wildlife.

Whether you are looking for a manageable hunting property, a private recreational retreat, or a mature timber tract with strong wildlife potential, this 30± acre property in Polk County deserves consideration.

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



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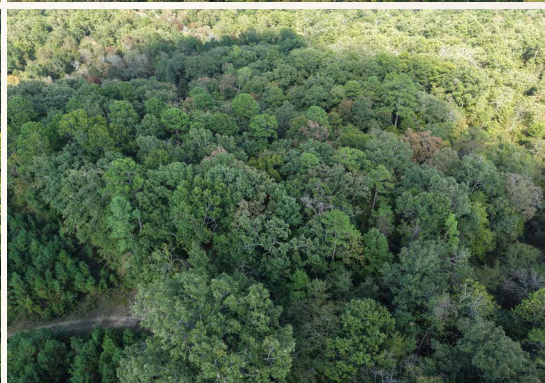
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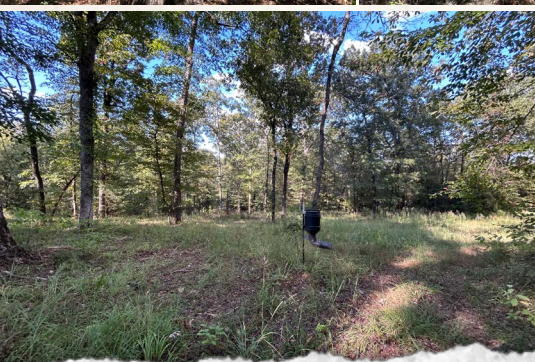
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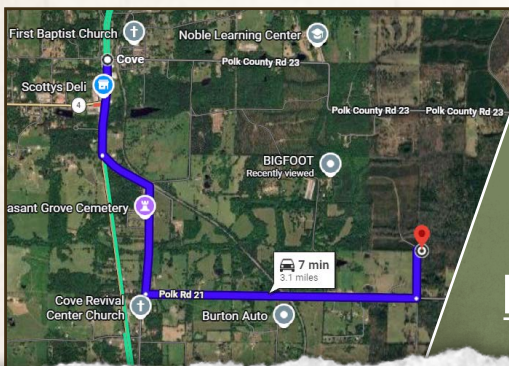
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COVE

POLK COUNTY, ARKANSAS



land id. LINK



Directions From Cove, AR: Travel south on Hwy 71 for 0.5 miles. Turn left onto Polk County Road 288 and continue for 0.9 miles. Turn left onto Polk Road 21 and proceed 1.5 miles. Turn left again onto Lazy Wood Lane and travel 0.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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