17.25± ACRES
POLK COUNTY, AR

$172,500

NEAR WOLF PEN GAP

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE POLK 17.25

PROPERTY PROFILE

LOCATION:

- Polk Road 60/Oak Hill Road Mena, AR 71953
- Polk County
- 2.8± Miles NW of the Wolf Pen Gap N Trailhead
- 9.9± Miles SE of Mena
- 11.4± Miles SE of the Trails at Mena
- 69.1± Miles NE of Hochatown, OK
- 73.3± Miles W of Hot Springs
- 95± Miles S of Fort Smith, AR
- 109± Miles N of Texarkana, TX
- 131± Miles W of Little Rock
- 253± Miles NE of Dallas, TX

COORDINATES:

- 34.5169, -94.1148

PROPERTY USE:

- Investment
- Potential Home/Cabin Site
- Potential RV Park

PROPERTY INFORMATION:

- 17.25± Private Acres
- Majority Pastureland
- Mixed Timber
- Partially Fenced
- Rolling Hills

TAX INFORMATION:

- Parcel: 0000-02713-0000
- TBD

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DREY OZANICH
LAND SPECIALIST
C: 479-216-3096
O: 479-588-1034
drey@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE POLK 17.25

WELCOME TO 17.25± ACRES ON POLK ROAD 60/OAK HILL ROAD IN POLK COUNTY, ARKANSAS! This tract is located just 2.8± county road miles from the North Trailhead of Wolf Pen Gap, adding a large amount of potential for investment opportunities.

Being mostly open pasture, there is a clear picture of what each acre could be used for. Mixed timber lines the perimeter of the property, as well as the northeastern corner, providing privacy throughout the tract. Rolling hills sway from the north to the south, giving this property a "little house on the prairie" feel.

If you're looking for a moderate-sized tract in close proximity to recreation, this Polk County tract is worth a look!

Call Drey Ozanich today to schedule your private tour and experience #TheSmallTownWay.

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3D MAPS

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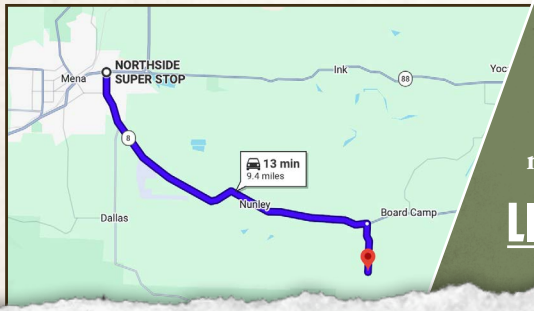
17.25± ACRES | POLK COUNTY, ARKANSAS

land id. LINK



Directions from the intersection of Highway 71 and Highway 8 in Mena, AR: Travel east on Highway 8 for 8.2 miles. Turn right onto Polk County Road 60/Oak Hill Road and proceed 1.2 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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