



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

40± ACRES
POLK COUNTY, AR
\$389,000

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

40± ACRES ON POLK ROAD 615

PROPERTY PROFILE

LOCATION:

- Polk Road 615
Mena, AR 71953
- Access via Deeded Easement
- Polk County
- 3.2± Miles SW of Big Fork
- 4.4± Miles NE of the Wolf Pen
Gap East Trailhead
- 22± Miles SE of Mena
- 65± Miles SW of Lake Ouachita
- 80± Miles W of Hot Springs
- 137± Miles SW of Little Rock

COORDINATES:

- 34.4689919, -93.9917368

PROPERTY USE:

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

PROPERTY INFORMATION:

- 40± Acres
- Mountain Views
- Multiple Build Sites
- Butcher Knife Creek Access
- Several Year-Round Springs
- Established Trail System
- Abundant Wildlife

TAX INFORMATION:

- 0000-01197-0000: \$39



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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 40± ACRES ON POLK ROAD 615

INTRODUCING 40± ACRES IN POLK COUNTY, ARKANSAS. This tract located on Polk Road 615, about 22 miles outside of Mena, offers mountain views, access to Butcher Knife Creek, and a location close to some of the area's most popular outdoor recreation. With a deeded easement and access to power, the property offers potential for a full-time residential home, weekend cabin, or recreational retreat.

The mountain terrain offers possible mountaintop building sites where a new owner could take advantage of the views and establish a home surrounded by the outdoors. Whether you envision a primary residence with room to explore or a rustic cabin for weekend getaways, this tract provides an opportunity to create a place suited to your plans.



Not A Survey



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MORE ABOUT 40± ACRES ON POLK ROAD 615

Access to Butcher Knife Creek adds another appealing feature, providing a place to explore and enjoy the natural setting. From the potential homesites to the creek access, this Polk County property offers a combination of features for both residential and recreational buyers.

Located just a short drive from the Wolf Pen Gap ATV trails and only minutes from the Ouachita National Forest, the property puts outdoor adventure within easy reach. Enjoy trail riding, hiking, and exploring the surrounding area, along with hunting and recreation on your own acreage.

For buyers seeking a mountain property with residential potential, deeded access, access to power, and nearby outdoor recreation, this 40± acre tract in Polk County deserves a look.

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



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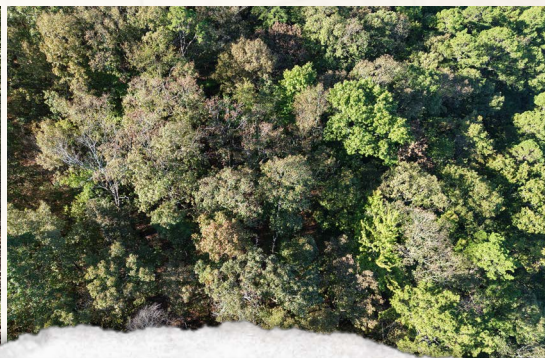
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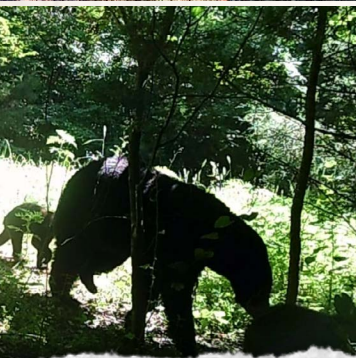
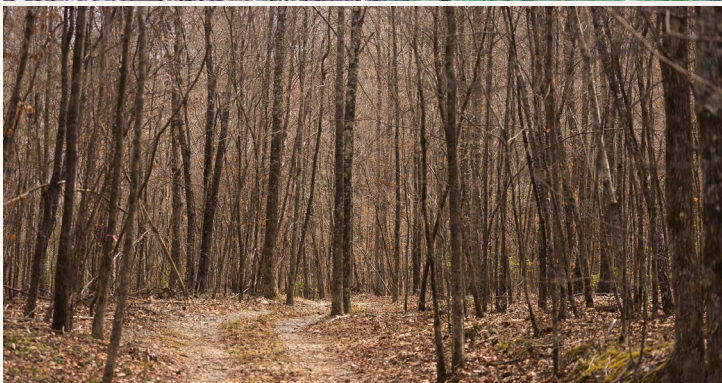
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3D MAPS



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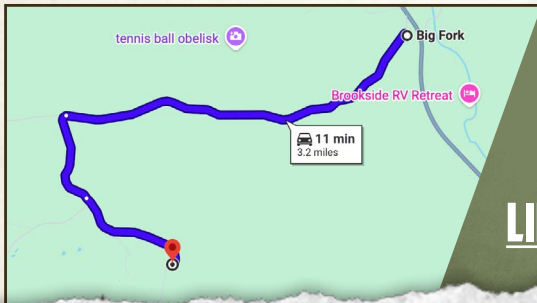
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Directions From Big Fork, AR:
Travel southwest on Polk Road 61
for 2 miles. Turn left onto Polk Road
84 and continue for 0.5 miles. Turn left
again onto Polk Road 615 and proceed
0.7 miles to the property on the left.

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



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