



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

3.24± ACRES
POLK COUNTY, AR
\$64,800

ADVENTURE STARTS HERE:

- ▶ **Direct Access to the Wolf Pen Gap ATV Trail System**
- ▶ **Bordering the Ouachita National Forest**

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

THE POLK 3.24

PROPERTY PROFILE

LOCATION:

- Polk Road 612
Mena, AR 71953
- Board Camp Community
- Borders the Ouachita National Forest
- Polk County
- 1.7± Miles SE of the Wolf Pen
Gap North Trailhead
- 5.7± Miles SE of Board Camp
- 14± Miles SE of Mena
- 76± Miles W of Hot Springs

COORDINATES:

- 34.479400, -94.062437

TAX INFORMATION:

- Parcel 0000-02891-0030: \$85

PROPERTY USE:

- Potential Home/Cabin Site
- Investment
- Recreation

PROPERTY INFORMATION:

- 3.24± Acres
- Direct Access to
the Wolf Pen Gap
ATV Trail System
- Excellent Building Site
- Electricity Available
- Wet-Weather Spring
- Outstanding Wildlife Habitat



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NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

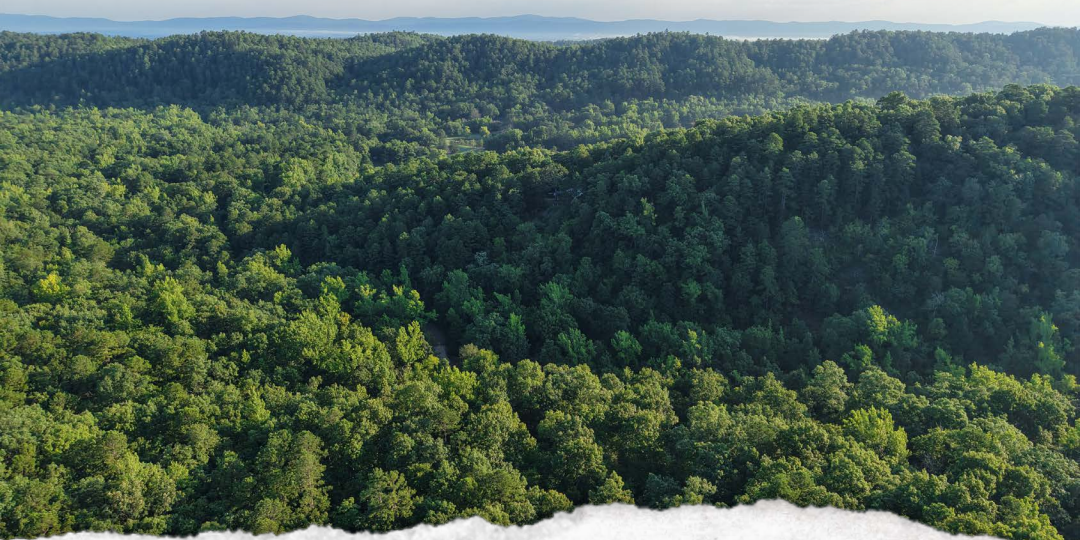
WELCOME TO 3.24± ACRES ON POLK ROAD 612

ESCAPE TO THE OUACHITA MOUNTAINS WITH THIS EXCEPTIONAL 3.24± ACRE PROPERTY IN THE SCENIC BOARD CAMP COMMUNITY OF POLK COUNTY, ARKANSAS. Offering direct access to the renowned Wolf Pen Gap ATV Trail System and bordering the Ouachita National Forest, this property is a rare opportunity for outdoor enthusiasts, hunters, and anyone looking to build a mountain getaway.

The land features a nice building site with electricity available nearby, making it ready for your cabin, weekend retreat, or forever home. A wet-weather spring adds character to the property while attracting abundant wildlife, including whitetail deer, turkey, black bear, and other native species that frequent the surrounding national forest.

Whether you're looking to ride thousands of acres of ATV trails right from your property, enjoy excellent hunting opportunities, or simply relax in the peace and beauty of the Ouachita Mountains, this tract offers the perfect combination of recreation and privacy.

**Contact Nick Pate today to learn more
and experience #TheSmallTownWay!**



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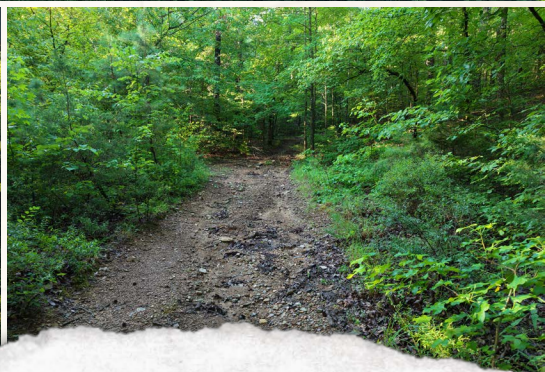
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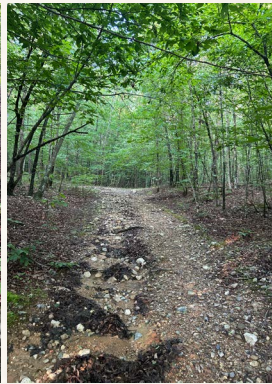
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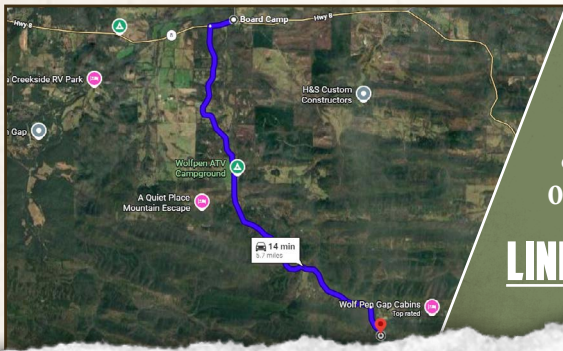
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3.24± ACRES POLK COUNTY, ARKANSAS

land id. LINK



Directions From Board Camp, AR:
Travel on Heath Valley Road/Polk Road 61 for 4.9 miles. Turn right onto Polk Road 612 and continue for 0.4 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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