



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

3.38± ACRES
POLK COUNTY, AR
\$33,800

FULLY-FENCED

WELCOME TO

The Bull Pen

THE BULL PEN

PROPERTY PROFILE

LOCATION:

- Polk County Road 41
Mena, AR 71953
- Polk County
- 5± Miles SW of Mena
- 7± Miles SW of the Trails at Mena
- 12± Miles NW of the Wolf Pen
Gap West Trailhead
- 17± Miles S of the Queen
Wilhelmina State Park
- 56± Miles NE of Hochatown, OK
- 82.4± Miles W of Hot Springs
- 89± Miles S of Fort Smith
- 96± Miles N of Texarkana, TX
- 243± Miles NE of Dallas, TX

COORDINATES:

- 34.563, -94.3059

TAX INFORMATION:

- Parcel 0000-06761-0000: \$4

PROPERTY USE:

- Potential Home/Cabin Site
- Livestock Operation
- Recreational
- Hobby Farm

PROPERTY INFORMATION:

- 3.38± Surveyed Acres
- Fully-Fenced
- Small Pond
- Wet-Weather Creek
- Utilities Available



LUKE ALSTON, ALC | EXECUTIVE BROKER
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DREY OZANICH | LAND SPECIALIST
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BULL PEN

WELCOME TO "THE BULL PEN." Located just 5± miles from Mena, Arkansas, this small, 3.38± acre tract in Polk County offers county road frontage, available utilities, and is fenced, surveyed, and ready for its next owner. Currently utilized as a livestock holding pen and hayed annually, the property offers practical agricultural use with room for additional possibilities.

A small pond and wet-weather creek toward the back of the property provide a reportedly reliable water source for livestock and add to the overall appeal of the tract. The front portion of the property offers potential for a homesite, making this a great opportunity for someone looking to establish a small homestead while keeping convenient access to Mena.

If you've been looking for a manageable piece of land with fencing, water, agricultural potential, and room to build, take the next step toward your homestead dreams with "The Bull Pen."

Call Luke Alston or Drey Ozanich today to schedule a private showing and experience #TheSmallTownWay!



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3D MAPS



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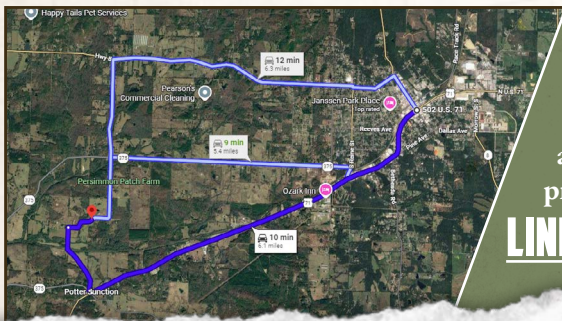
3.38± ACRES

POLK COUNTY, ARKANSAS

land id. LINK



TOPOGRAPHY MAP



Directions From Mena, AR: Travel south on AR-375 for 3 miles. Turn left onto Polk County Road 41 and continue south for 1 mile to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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