

**4± ACRE HOMESTEAD**  
**POLK COUNTY, AR**  
**\$175,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (479) 588-1034**

## LOCATION:

- 316 Polk Road 74  
Mena, AR 71953
- Polk County
- 1± Miles to Ouachita Golf  
Course and Country Club
- 10± Miles to Wolf Pen  
Gap Trails
- 14.5± Miles to Queen  
Wilhelmina State Park
- 25± Miles to Fourche  
Mountain Trails
- 80± Miles to Fort Smith
- 130± Miles to Little Rock
- 250± Miles to Dallas

## COORDINATES:

- 34.59091, -94.18522

## PROPERTY USE:

- Residential
- Investment

## PROPERTY INFORMATION:

- 4± Acres
- 1920 Original Log Home
- 2 Bedroom/ 1 Bath
- Barn and Work Shop
- Multiple Sheds
- Original Outhouse
- Fruit Trees and Berries
- Public Water
- Paved County Road Frontage
- Additional Acreage Available

## TAX INFORMATION:

- Parcel #: 0000-04068-0000  
(40680000)
- \$783.75



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**LUKE ALSTON, ALC**

EXECUTIVE BROKER

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[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE POLK 4

**WELCOME TO YOUR OWN 4± ACRE HOMESTEAD AT 316 POLK ROAD 74 IN MENA, ARKANSAS.** This great place has been in the same family for well over 100 years. The home is an original hand-hewn log construction built by the original owner circa 1920...you won't see many structures of this age in such good condition. If only logs could talk! The home offers two bedrooms and one bathroom and will require some work.

A two-story barn has a concrete floor and provides space for all of your hobbies. The barn offers a loft with wood floors and windows, and would be the perfect guest quarters with some finishing touches or a hang out space for the family or even an art studio. A shop is also on site with electricity, concrete floors, space for two vehicles and a lean-to shed. You will find several additional sheds scattered throughout the property. And if you love the authenticity of this place, you will love the original outhouse.



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# MORE ABOUT THE POLK 4

Apple trees, peach trees and grapevines are known producers on this property and support sustainable living. The land is flat and very usable for the next owner to enjoy in a variety of ways. With a paved road and access to town within just a few minutes, you will find seclusion yet convenience. The golf course is around the corner, but there is no HOA...just easy living to build your own homestead and continue what was started here a century ago.

If you are in the market for a second home, vacation spot or an investment, this place is worth a look. The 4± acres will be surveyed out of a larger tract and additional acreage is available.

**To schedule a private tour, call Luke Alston today!**



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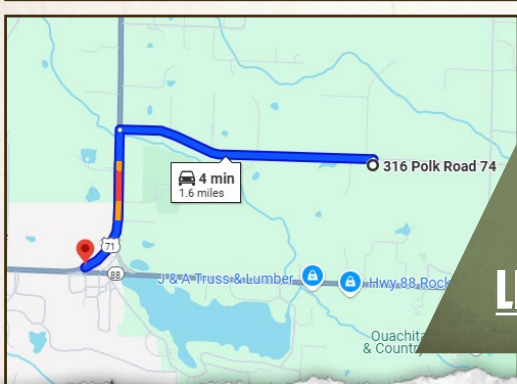
POLK COUNTY, ARKANSAS

land id. LINK

POLK RD 74

POLK RD 74

POLK RD 74



Directions From Hwy 71 in Mena, AR: Travel north on Hwy 71 for 0.5 miles Turn right onto Polk Road 74 (aka Holly Springs Road). In 1 mile, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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