



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

308 N ADAMS STREET
MENA | POLK COUNTY, AR
\$199,900



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

308 N ADAMS STREET

PROPERTY PROFILE

LOCATION:

- 308 N Adams Street, Mena, AR 71953
- Polk County
- 1± Mile to the New Bike Trails
- 6.7± Miles to Wilhelmina Lake
- 12± Miles to Queen Wilhelmina State Park
- 82± Miles to Fort Smith

COORDINATES:

- 34.58981, -94.25319

PROPERTY USE:

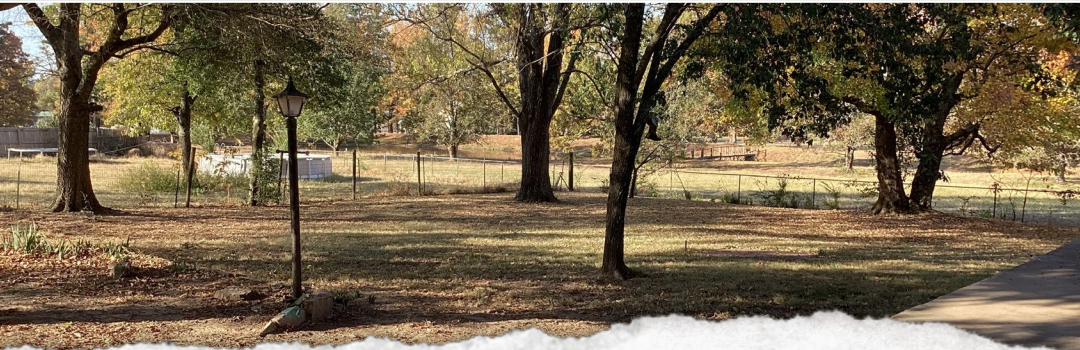
- Residential
- Investment

PROPERTY INFORMATION:

- 1,688± Sq Ft Home
- 3 Bedrooms/2 Baths
- Fully Fenced Backyard
- Shop with a Bathroom
- Fire Pit, Hot Tub and Large Patio
- Whole Home Generator
- Wood-Burning Stove

TAX INFORMATION:

- Parcel 6000-01485-0000:
\$509



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 308 N ADAMS STREET

WELCOME TO YOUR NEW HOME INSIDE THE CITY LIMITS OF MENA, ARKANSAS!

308 N Adams Street will invite you in with a beautiful mature magnolia tree adorning the front yard. The low maintenance brick and vinyl home is situated at the base of Lookout Mountain in a residential neighborhood near Louise Durham Elementary School. The 1,688± square foot, three bedroom, two bath home offers an easy flow with an eat-in kitchen and bar, a separate dining room and a functional butler's pantry that is accessed from the kitchen or the carport. There is ample storage with three hall closets. One bathroom and a larger closet are part of the primary suite. Another bathroom with a walk-in shower serves guests and the rest of the home. There are vinyl windows throughout, and a glass sliding door that enters into the sunroom, a space to relax, hang out AND enjoy the hot tub! A multi-use room has tin ceilings and offers endless possibilities for its use. Additional features include central heat and air, a wood-burning stove, and a Kohler whole home generator powered by propane with an owned tank onsite.



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MORE ABOUT 308 N ADAMS STREET

In the fenced-in back yard, you will find mature hardwoods offering peaceful shaded respite and a safe area for pets. A shop is accessed by two side-entry doors and a bay door and includes a three piece bathroom and two walls of cabinets for storage. On the back of the shop is an additional storage shed that has bay doors on each end and a separate entrance. This spot would be the perfect place to keep seasonal décor, a canning shed or a multitude of other uses. With a little work, the shop could be converted to another living space. Adding charm and usefulness to the home are the raised garden beds.

An additional major bonus to this property is its proximity to the proposed "Mena Bike Trails" that are slated to operate through the National Forest from Mena to the Queen Wilhelmina State Park (the second highest peak in Arkansas). Come take a peek at this one and consider making 308 N Adams Street your new address!

Call Luke Alston today to schedule a private showing.



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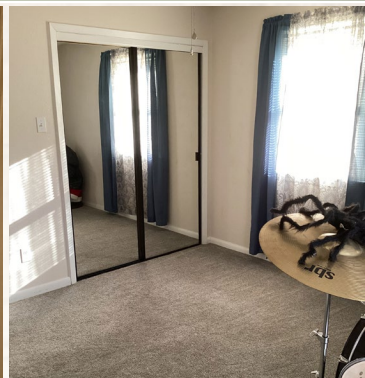
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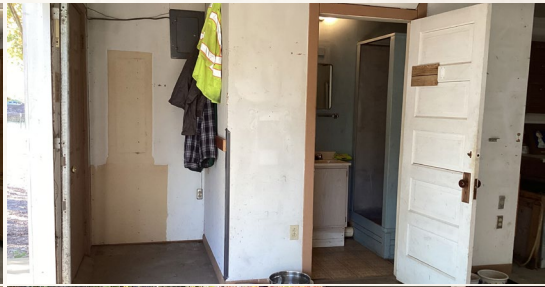
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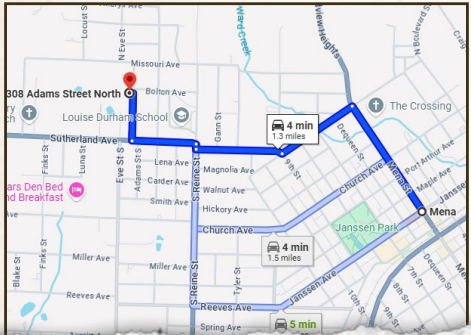
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Directions From Mena, AR: Travel north on Reine Street and then turn left onto Sutherland. Turn right onto Adams Street and the home will be on the left side of the street.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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