

62± ACRES
POLK COUNTY, AR
\$248,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034

LOCATION:

- Wickes, AR 71973
- Polk County
- Polk County Road 216
- 31± Miles to Mena
- 115± Miles to Fort Smith
- 143± Miles to Little Rock
- 225± Miles to Dallas

COORDINATES:

- 34.27742, -94.43088

PROPERTY USE:

- Hunting
- Recreational
- Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 62± Total Acres
- 2± Acres in Planted Sawtooth Oaks
- County Road Access
- Mast Producing Timber
- Spring Fed Pond
- Two Wet Weather Creeks
- Surrounded by Timber Tracts
- No Restrictions
- Electricity Available at Northern Boundary

TAX INFORMATION:

2023 - \$86.75

- Parcel ID 0000-12582-0000 (125820000)
- Parcel ID 0000-12573-0000 (125730000)



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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 THE POLK 62

WELCOME TO THE POLK 62, OFFERING EVERYTHING A HUNTER OR NATURE ENTHUSIAST COULD ASK FOR! Situated on both sides of Polk County Road 216, approximately 31 miles south of Mena, Arkansas, this 62± acre property offers a good mix of timber species and a large whitetail population. The majority of the mature timber is hardwoods that produce good mast crops including a 2± acre patch of sawtooth oaks. You will find a spring fed pond and two, wet-weather creeks offering a perfect water source for wildlife. The property is very well positioned for deer hunting as it has a variety of terrain and property corners which gives it a feel of a much larger tract. Approximately 10 acres lie on the north side of the road where you will find a nice place to build a home or cabin. Electricity runs along the north border so access is easily obtained. Another option for the future would be to split off this portion and sell it. The property is bordered by Weyerhaeuser and two private timber owners.

The Polk 62 is located just a few miles from Wickes, where you can find fuel, food, banking and groceries! This place is about as peaceful as you will find while still having easy access in and out.

To schedule a private showing, call Luke Alston today!



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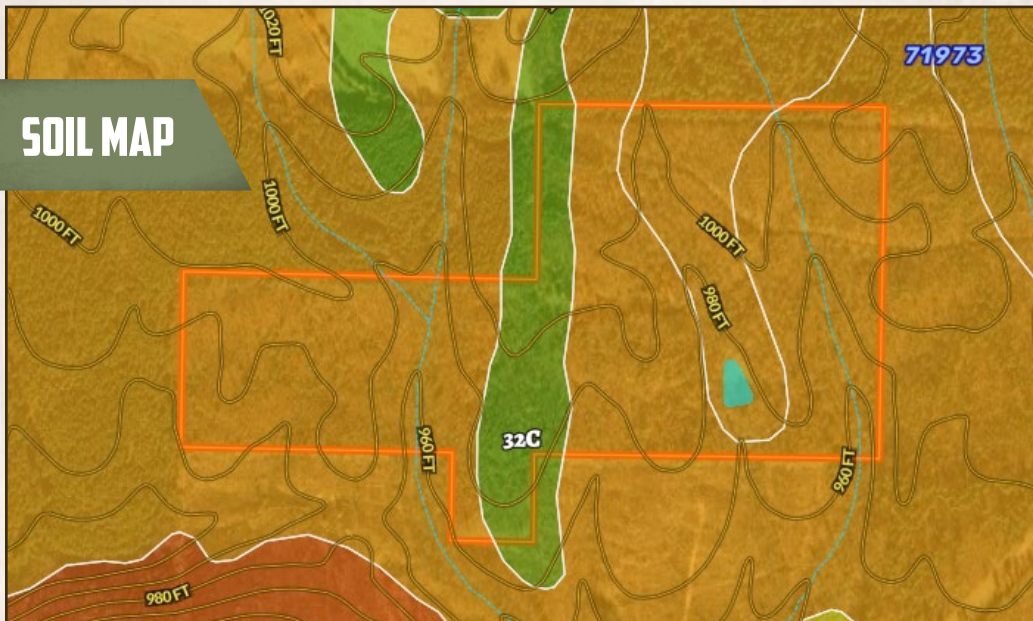
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SOIL MAP



Boundary: 62.86 ac

Code	Description	Acres	%	CPI	NCCPI	CAP
31D	Sherless-Littlefir complex, 8 to 15 percent slopes, stony	44.96	71.52%	-	50	6e
10D	Bismarck-Nashoba-Sherless complex, 8 to 15 percent slopes	9.82	15.62%	-	30	6e
32C	Sherless-Nashoba complex, 1 to 8 percent slopes, stony	8.08	12.85%	-	50	3e
Totals		62.86 ac		0 CPI Average	46.88 NCCPI Average	5.61 Cap. Average

Boundary: 62.86 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
31D	Sherless-Littlefir complex, 8 to 15 percent slopes, stony	-	50	6e	■	■	■	□	□	□	□	□
10D	Bismarck-Nashoba-Sherless complex, 8 to 15 percent slopes	-	30	6e	■	■	■	□	□	□	□	□
32C	Sherless-Nashoba complex, 1 to 8 percent slopes, stony	-	50	3e	■	■	■	■	□	□	□	□
Totals	62.86 ac	0 CPI Average	46.88 NCCPI Average	5.61 Cap. Average								



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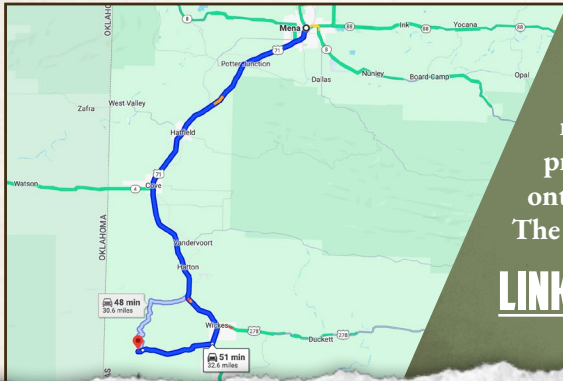
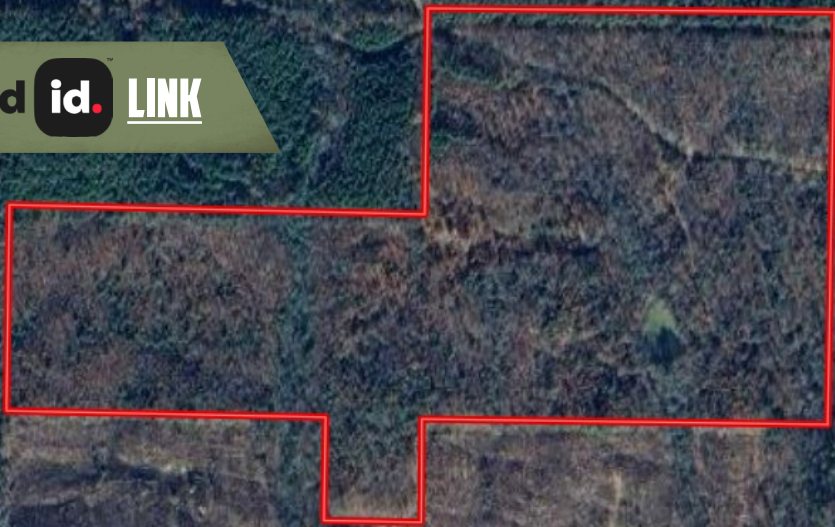
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POLK COUNTY, ARKANSAS

land id. LINK



Directions From Mena, AR: Travel US-59 S/US-71 S for 27.3 miles. Turn right onto Polk County Road 6 and proceed 4.9 miles. Continue straight onto Polk County Road 216 for 0.4 miles. The property will be on both sides of road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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