



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

168 POLK ROAD 35
HATFIELD | POLK COUNTY, AR
\$45,000



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

168 POLK ROAD 35

PROPERTY PROFILE

LOCATION:

- 168 Polk Road 35
Hatfield, AR 71945
- Polk County
- 3± Miles to the Ouachita
National Forest
- 4.5± Miles to Cove
- 11± Miles to Mena
- 145± Miles to Little Rock
- 237± Miles to Dallas

PROPERTY USE:

- Residential
- Investment

COORDINATES:

- 34.482, -94.37374

PROPERTY INFORMATION:

- 1± Acre
- 882± SqFt Home
- 2 Bedrooms/1 Bath
- New Vinyl Windows Throughout
- Updated Walk-In Shower
- Newer Hot Water Heater
- Screened-In Back Porch
- City Utilities
- Large Shade Trees
- Multiple Outbuildings

TAX INFORMATION:

2023 - \$145

- Parcel: 4500-00293-0000 2023



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 168 POLK ROAD 35

INVESTORS AND HOME IMPROVEMENT ENTHUSIASTS WITH VISION SHOULD CONSIDER THIS PROPERTY! Located at 168 Polk Road 35 is a home and several outbuildings nestled on a 1± acre lot in the city limits of Hatfield in Polk County, Arkansas. The cozy home offers 882 square feet with two bedrooms and one full bathroom. To meet its full potential, the home will require some TLC and repairs. City utilities include water, sewer, electric, and natural gas.

The lot is flat and well suited for the home gardener, a large shop, or even a second home if you wish. Several large shade trees create a very comfortable environment to spend outdoors. You will find multiple buildings to store everything from lawn care equipment to your side-by-side. The property is located only three miles from the Ouachita National Forest, where you can hunt, fish, hike, and access the Wolf Pen Gap ATV Trail System.

If you are willing to put in some sweat equity, this property is loaded with potential and would make a great starter home or investment.

Contact Luke Alston today to consider owning 168 Polk Road 35!



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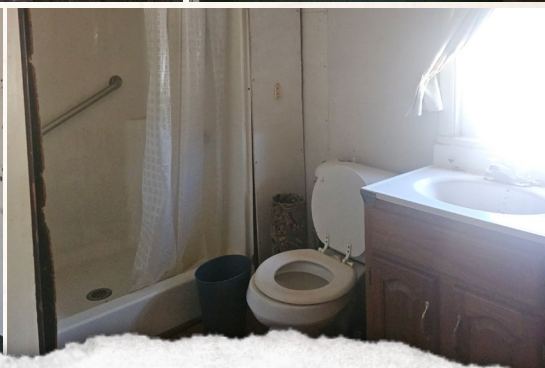
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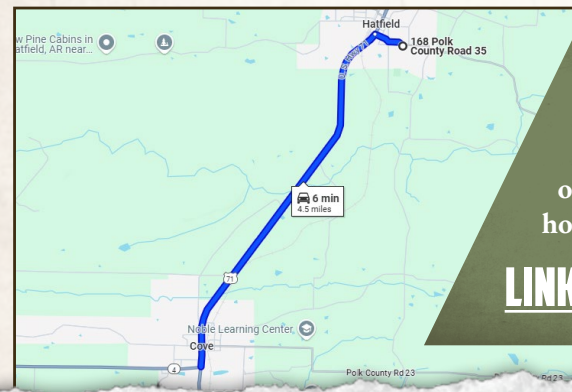
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land id. LINK



Directions From Cove, AR: Travel Hwy 71 north to Hatfield. Turn right on Dequeen Street then veer left on Union Street/Polk Road 35. The house will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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