

**0.34± ACRE LOT
POLK COUNTY, AR**

\$18,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

THE POLK 0.34

PROPERTY PROFILE

LOCATION:

- Corner of Bert St. & Weiss St.
- Wissman's Subdivision
- Mena, AR 71953
- Polk County
- 2± Miles to Mena Regional Health System Hospital
- 67± Miles E of Lake Ouachita
- 77± Miles E of Hot Springs
- 80± Miles S of Fort Smith

COORDINATES:

- 34.57674, -94.2431

TAX INFORMATION:

- Parcel 6000-02062-0000: \$79

PROPERTY USE:

- Development
- Investment

PROPERTY INFORMATION:

- 0.34± Acres
- Level Topography
- Paved Access
- Established Neighborhood
- City Utilities Available
- Large Hardwood Trees
- **Carport on Property to be Moved*



LUKE ALSTON | EXECUTIVE BROKER
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DEEDEE ALSTON | PRINCIPAL BROKER
C: 479-243-6525 | deedee@smalltownproperties.com

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 POLK 0.34

WELCOME TO YOUR FUTURE HOME SITE IN MENA, ARKANSAS! This 0.34± acre vacant corner lot is situated in Wissman's Subdivision, an established neighborhood. The Polk County level lot can be accessed from Bert Street and Weiss Street, opening up possibilities of numerous home design styles so whether you prefer a front facing or rear facing garage, this footprint will allow you to choose. City utilities are available. Enjoy in-town living with shopping, groceries, restaurants, schools, and the Mena Arts District all within minutes. This blank slate is ready for your new home! **The carport currently on the property will be moved.*

Call Deedee or Luke Alston today!



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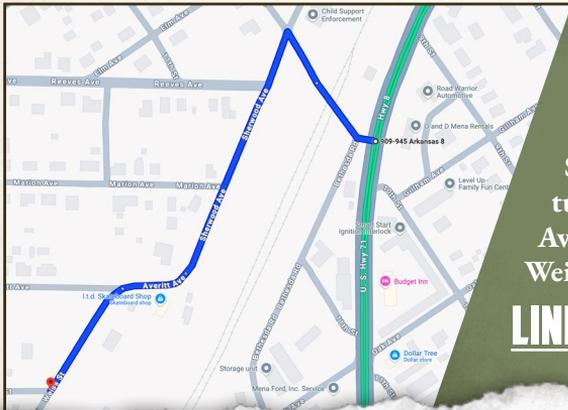
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0.34 ± ACRE LOT

POLK COUNTY, ARKANSAS



land **id.** LINK



Directions From Highway 71 North in Mena, AR: Turn left (west) onto 10th Street. Take a sharp left onto Sherwood Avenue and continue as it turns slightly to the right and becomes Averitt Street. Make a slight left onto Weiss Street.

LINK TO GOOGLE MAP DIRECTIONS



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