

## Vacant Land

## Active



**Address:** 9999 Polk 301  
**City:** Mena  
**County:** Polk  
**Zip:** 71953

### PROPERTY DETAIL

<b>List Price:</b> \$38,900	<b>Per Acre Price \$:</b>
<b>MLS #:</b> <a href="#">10216185</a>	<b>Per FFt Price \$:</b>
<b>Class:</b> Vacant Land	
<b>Type:</b> Acreage	
<b>Appx. Lot Size:</b> 10	
<b>Appx Acreage:</b> 10.00	
<b>Zoning:</b>	
<b>Subdivision:</b> Highland	
<b>Legal:</b> Pt NW SW 36-1-...	<b>Will Subdivide:</b> No
<b>Area:</b> 301	<b>Entered Twice:</b> No
<b>Taxes:</b> 50.00	
<b>SI Taxes:</b>	
<b>Calculated \$/Acre:</b> 3890.00	

**Directions:** Hwy 71 to Hwy 88 East to Cherry Hill. turn north at Cherry Hill onto Count Rd 70, proceed approx 2 mil to Cty Rd 301, take right onto 301. Property is 2 miles on the right. Look for sign.

**Virtual Tour:**

### LISTING INFORMATION

<b>Pasture Acres:</b>	<b>Cultivation Acres:</b>	<b>Timber Acres:</b>	<b>Total Acres:</b> 10.00
<b>Farm Features:</b>			
<b>Utilities:</b>	Some Util Avl-Not on Prop, Electric-Co-op		

### PROPERTY FEATURES

<b>FINANCING (NEW)</b>	<b>New Loan-Conventional</b>	<b>ROAD FRONTAGE</b>	<b>County Road</b>
<b>LOT</b>	<b>Sloped, Rural Property, Wooded, Not in Subdivision, Out of City, Mountain View</b>	<b>ROAD SURFACE</b>	<b>Gravel</b>
<b>POSSESSION</b>	<b>Immediately-With Deed</b>	<b>TRANSPORTATION UTILITIES</b>	<b>None</b>
			<b>Some Util Avl-Not on Prop, Electric-Co-op</b>

### PUBLIC REMARKS

Ideal for building a getaway cabin. Nice wooded site with mountain view, close to Ouachita National Forest. Easy access. Pine & hardwood timber. On county road, elec and mail route. Secluded yet accessible.

**SP:**  
**LAG:** John N Titsworth Sr.

**MT:** 62  
**LO:** Arkansas Country Properties

**CLSD:**

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED, AND IS PROVIDED EXCLUSIVELY FOR CONSUMER'S PERSONAL, NON-COMMERCIAL USE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO, INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE. COPYRIGHT 2007 COOPERATIVE ARKANSAS REALTORS® MULTIPLE LISTING SERVICES INC.