



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**1045 POLK ROAD 18
COVE | POLK COUNTY, AR**
A HOME ON 12.53± ACRES | \$200,000



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

1045 POLK ROAD 18

PROPERTY PROFILE

LOCATION:

- 1045 Polk Road 18 Cove, AR 71937
- Polk County
- 6.5± Miles SE of Cove
- 15± Miles NE of the Cossatot River State Park
- 16± Miles N of Gillham Lake
- 22± Miles SW of Mena
- 23± Miles NE of DeQueen Lake
- 78± Miles NW of Texarkana

COORDINATES:

- 34.360108, -94.371107

TAX INFORMATION:

- Parcel 0000-11985-0000
- \$796

PROPERTY USE:

- Residential
- Investment
- Recreational
- Hunting

PROPERTY INFORMATION:

- 12.53± Acres
- 1,820± SqFt Mobile Home
 - 3 Bedrooms/2 Baths
 - Large Utility Room
 - Covered Porch
 - Kitchen Island
 - Fireplace
- Mature Hardwood Timber
- Pastureland
- 2 Ponds
- Wildlife



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NICK PATE

LAND SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 1045 POLK ROAD 18

WELCOME TO 1045 POLK ROAD 18—IF YOU’VE BEEN LOOKING FOR A PLACE IN WESTERN ARKANSAS THAT OFFERS PRIVACY, WILDLIFE, WATER, AND A COMFORTABLE HOME SETUP, THIS POLK COUNTY PROPERTY CHECKS A LOT OF BOXES. Located in the Hatton community just south of Cove, this 12.53± acre property features a 2010 mobile home with approximately 1,820 square feet of living space and a beautiful setting surrounded by mature hardwood timber.

The home offers three bedrooms and two bathrooms with a spacious open living and dining area that gives the home a comfortable, country feel. A wood-burning fireplace creates a warm focal point in the living area and adds to the cozy atmosphere during the cooler months. The kitchen is laid out well for everyday living and entertaining, complete with a propane cook stove, pantry, and a large island with plenty of prep and seating space. There’s also a large utility room with enough room for laundry, freezers, storage, or extra gear.



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MORE ABOUT 1045 POLK ROAD 18

One of the best features of this property is the large, covered porch that wraps around nearly half the home. It's the kind of place where you can sit in the shade, enjoy the breeze, watch wildlife move through the timber, and relax after a long day outdoors.

The acreage itself is loaded with character. Large hardwood trees provide excellent shade around the homesite, and the property includes two ponds that add both beauty and functionality. Deer sign is abundant throughout the property, and large whitetail herds are regularly seen in the area, making this an excellent small hunting or recreational tract. The property also offers a nice pasture area suitable for livestock or a small hobby farm setup, though some new fencing would likely be needed to fully utilize it.



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MORE ABOUT 1045 POLK ROAD 18

This area of Polk County is known for its outdoor recreation opportunities. DeQueen Lake is just a short drive away and offers some of the best fishing, boating, and camping in southwest Arkansas. Gillham Lake is another nearby destination popular for bass fishing, kayaking, hiking, and family recreation. If you enjoy mountain scenery and river adventure, the nearby Cossatot River State Park-Natural Area and the famous Cossatot Reefs provide incredible hiking, floating, kayaking, and some of the most scenic water features in the state.

Properties with acreage, water, mature timber, and a move-in-ready home are getting harder to find in this part of Arkansas. Whether you're looking for a full-time residence, hunting retreat, weekend getaway, or investment property, this Polk County tract offers a great opportunity to enjoy the Natural State lifestyle.

**Contact Nick Pate today to schedule a private showing
and make 1045 Polk Road 18 your new address!**



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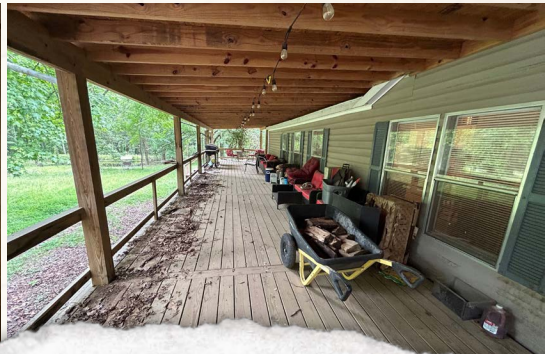
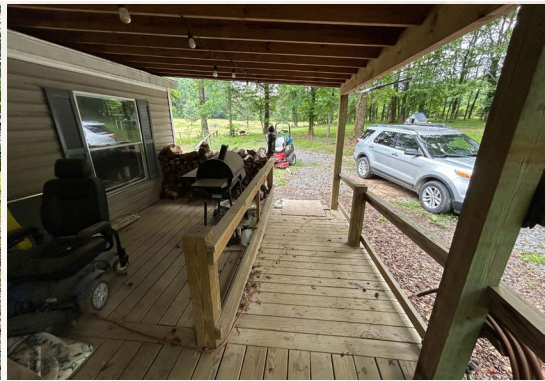
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3D MAPS



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land id. LINK



Directions From Cove, AR: Travel south on Highway 71 for 6 miles. Turn left onto Polk Road 482 and continue for 0.3 miles. Turn left onto Polk County Road 18, and the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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