

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

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# POLK COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY HUNTING PROPERTY WITH CABIN

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Located just outside of Cove off of paved Polk Road 21, sits this turn-key hunting property. Totalling 157 +/- acres, there is enough room for family and friends alike to enjoy this excellent Polk County property. As you pull through the gate off of the paved county road you are greeted by the barn-red dogtrot-style cabin. The cabin was built in 2012, and totals 864 square feet, plus front and back porches along with the center porch. The left side of the cabin is the main living area, which is nicely finished and consists of a full kitchen, a full bath with laundry, and a spacious living area. The right side of the cabin is the sleeping quarters, consisting of two 12'x12' bedrooms. The cabin is accompanied by three storage buildings, giving plenty of room for storing gear.

This property has been managed exclusively as a hunting property for over ten years and has a very healthy deer and turkey population. An expansive trail system leaves from the cabin and meanders throughout the entire property, accessing over a half dozen stand

locations and foot plots. Long and slender foot plot areas make for perfect stand locations and are planted and ready to be hunted this season. The topography throughout the property transitions from rolling hilltops to hardwood creek bottoms, with timber varying from pine plantation bedding areas to large acorn-producing oaks and hardwoods. The year-round creek is fed by several seasonal creeks on the property and consistently holds a few groups of wood ducks throughout the fall and winter months.

This property is in an excellent location, with paved county road frontage, just 5 minutes from Cove and Highway 71, 30 minutes from Mena, and the Cossatot River is just a short 10-minute drive down the county road. Truly turn-key hunting properties do not come available often in this area. The hard work has already been done, and it is ready for a new owner to step in and enjoy. Call Jake Fowler to schedule your UTV tour today!





# PROPERTY FEATURES

PRICE: **\$549,000** | COUNTY: **POLK** | STATE: **ARKANSAS** | ACRES: **157**

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- 157 +/- acres
- Dogtrot-style, 2 bedroom cabin
- Paved county road frontage
- Food plots and deer stands in place
- Year-round creek
- Seasonal creeks
- Excellent deer and turkey population
- Remarkable trail system
- Three storage buildings
- Great stand of pine and hardwood timber
- Tornado shelter
- Gated entrance
- Cossatot River access just 7 miles away
- Convenient to Cove and Highway 71
- 5 minutes from Cove
- 30 minutes from Mena





# DOGTROT-STYLE, 2 BEDROOM CABIN

The left side of the cabin is the main living area, which is nicely finished and consists of a full kitchen, a full bath with laundry, and a spacious living area. The right side of the cabin is the sleeping quarters, consisting of two 12'x12' bedrooms.





# REMARKABLE TRAIL SYSTEM

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# THREE STORAGE BUILDINGS

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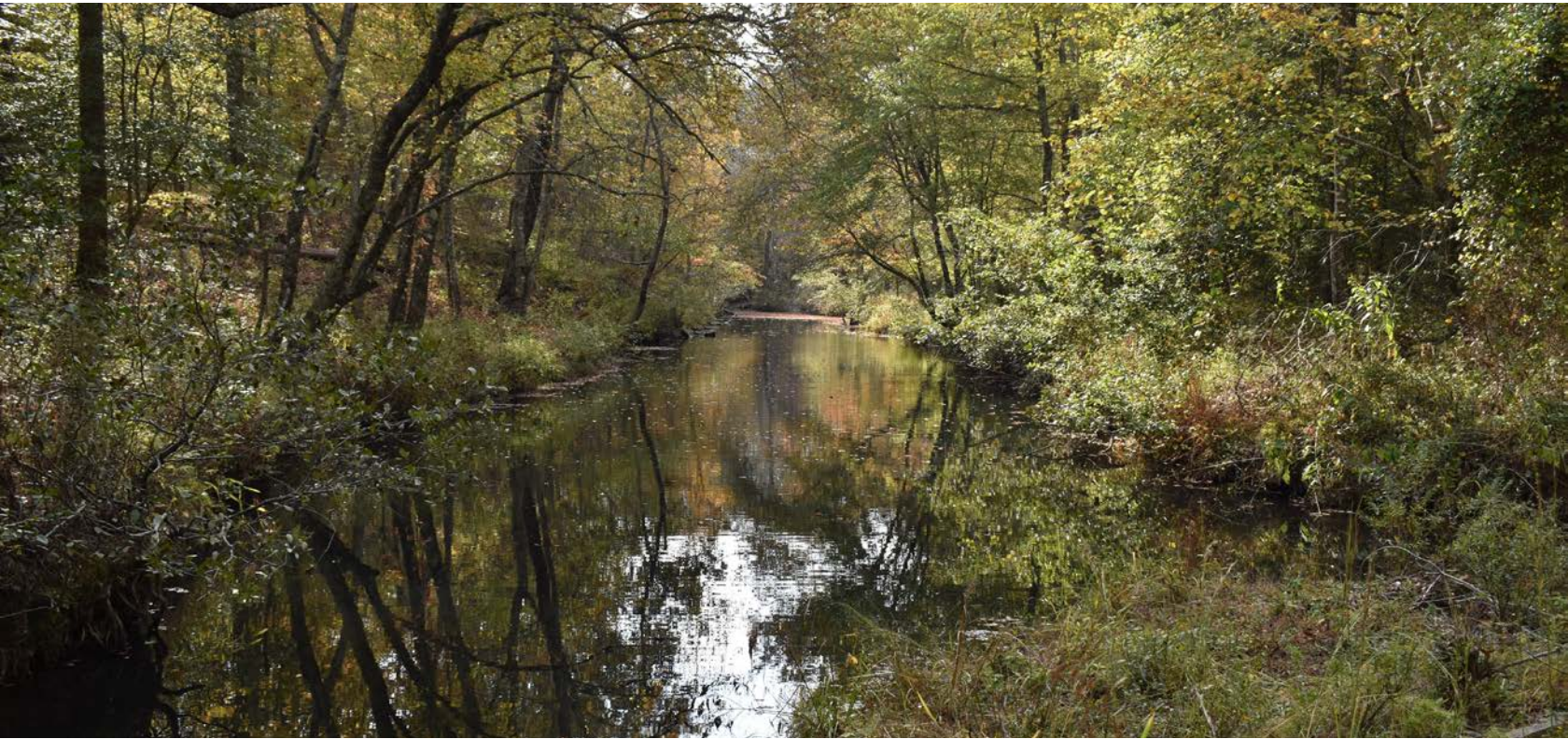




# YEAR-ROUND CREEK

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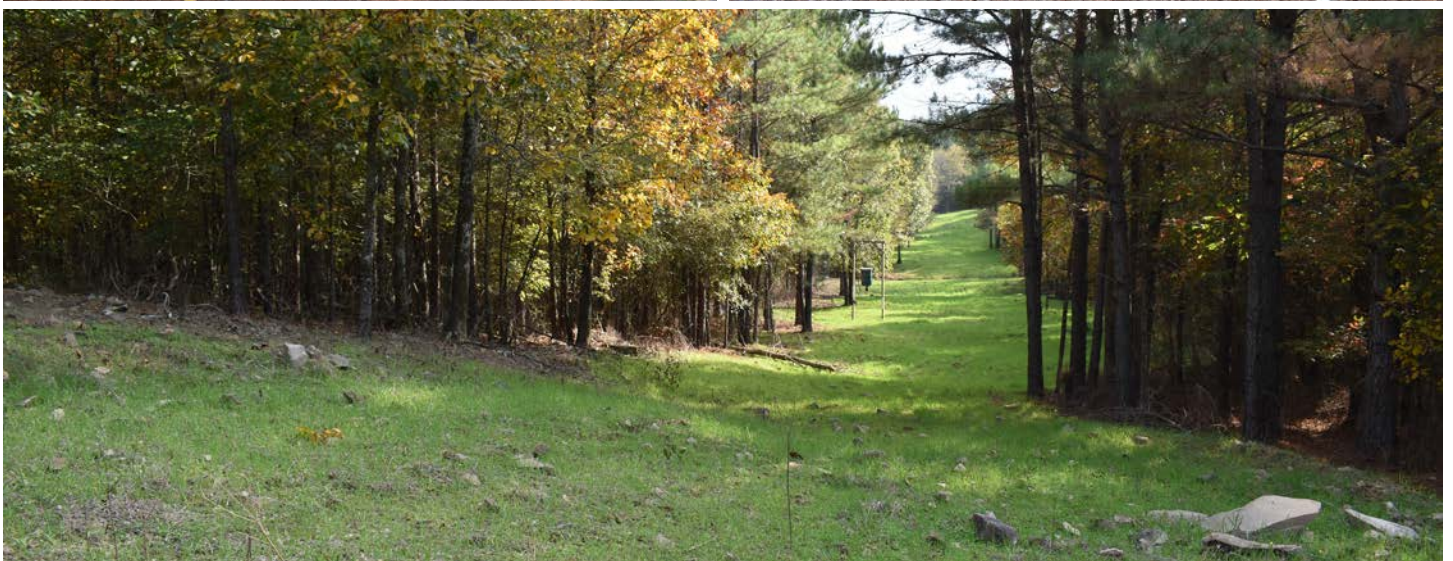
The year-round creek is fed by several seasonal creeks on the property and consistently holds a few groups of wood ducks throughout the fall and winter months.





# FOOD PLOTS AND DEER STANDS IN PLACE

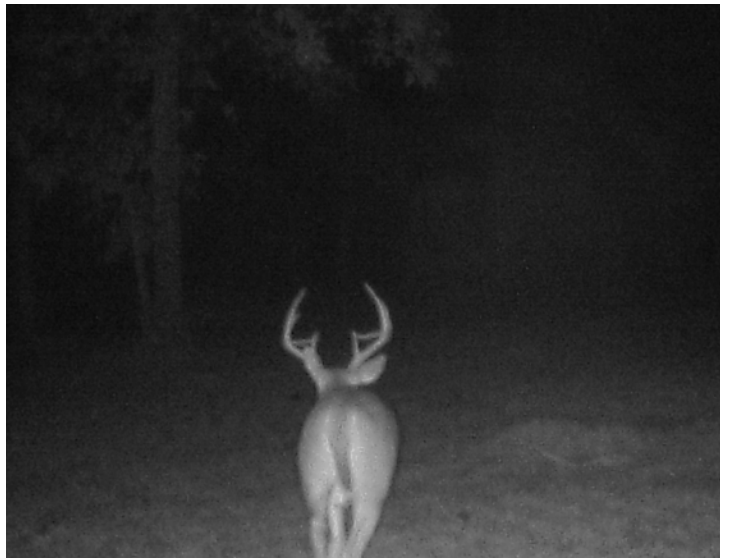
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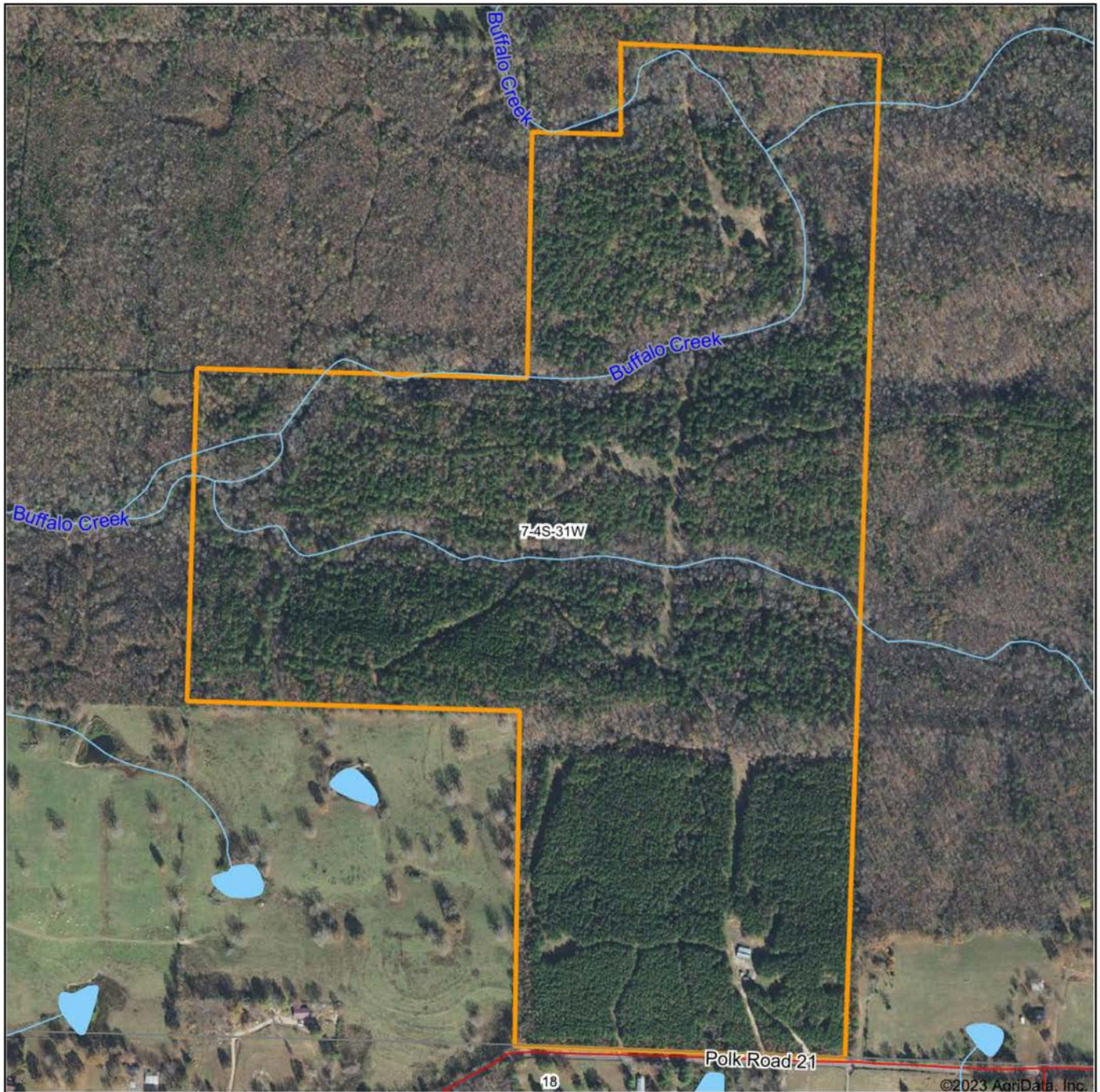
# TRAIL CAM PICTURES

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 34° 25' 18, -94° 20' 57.84

**7-4S-31W**  
**Polk County**  
**Arkansas**

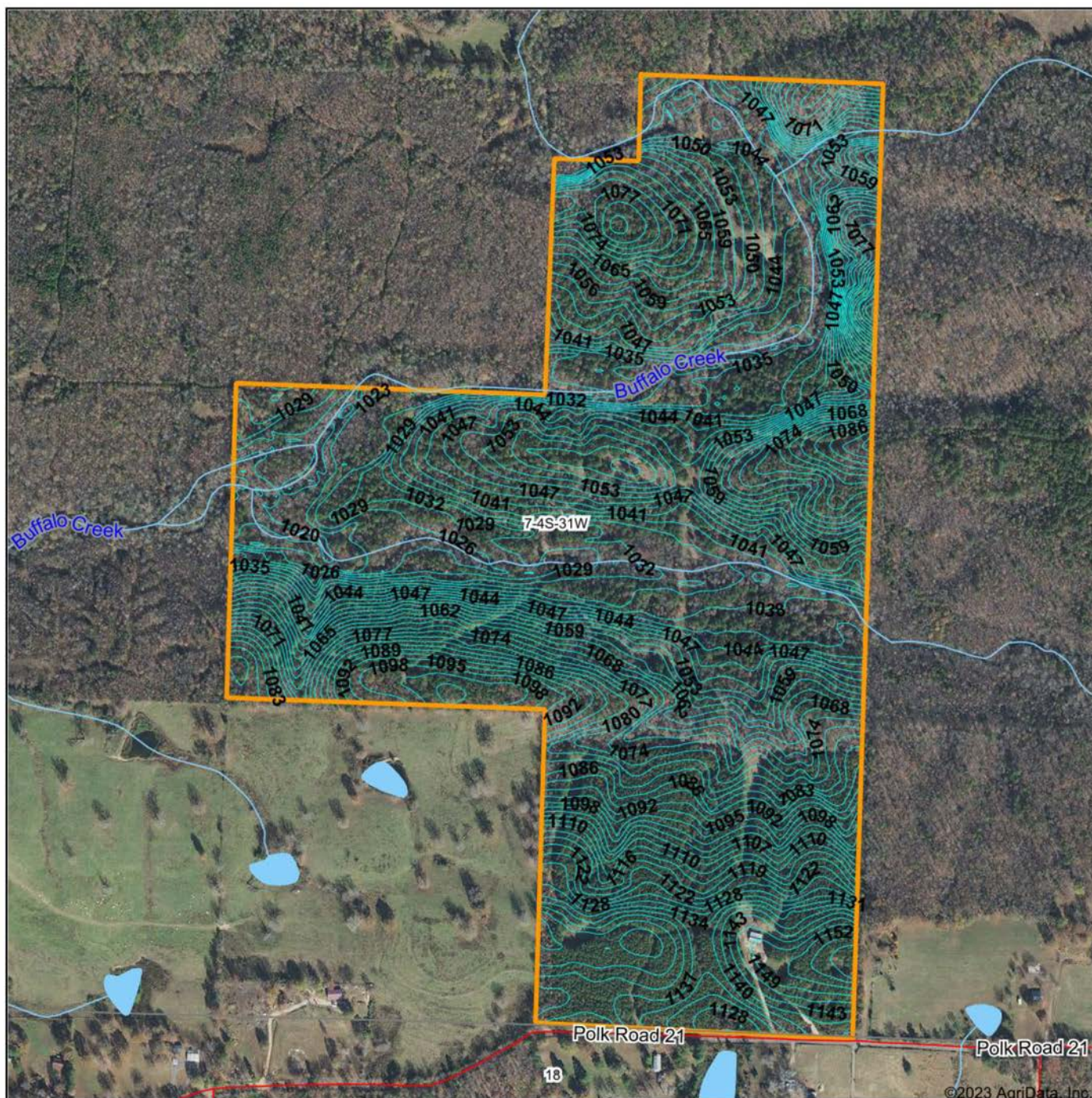
0ft 611ft 1223ft



10/30/2023



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,015.3

Max: 1,161.4

Range: 146.1

Average: 1,067.9

Standard Deviation: 35.07 ft

0ft 646ft 1292ft



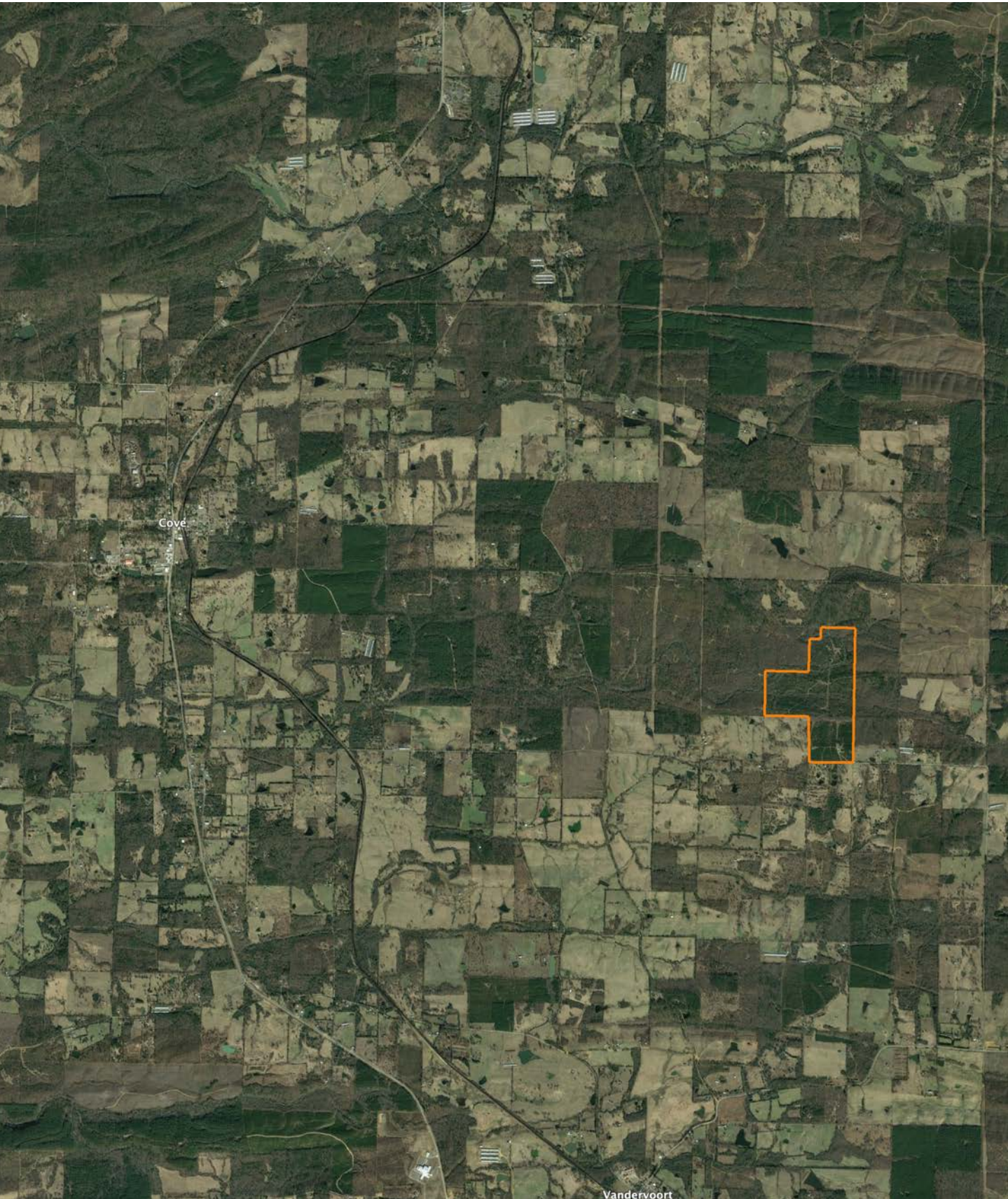
10/30/2023

7-4S-31W  
Polk County  
Arkansas

Boundary Center: 34° 25' 17.95, -94° 20' 57.84



# OVERVIEW MAP





# AGENT CONTACT

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Jake Fowler has a love for agriculture. Between his formal education and lifetime of experience with cattle, horses and poultry, he has a deep understanding of farming operations and how to maximize the efficiency of land. He knows the animals that can be raised in different areas, that soil and grass quality can make all the difference, and that location is integral to a farm's success. Jake has traveled all over Western Arkansas and the River Valley area, gaining knowledge and contacts in the cattle, hay, horse, poultry, and timber industries. Born in Russellville, AR, Jake went to Western Yell County High School in Havana, AR, and Connors State College in Warner, OK, where he graduated cum laude. Before coming to Midwest Land Group, Jake pursued a career in logistics and land management. He maintained farms by bush hogging, spraying, planting grasses and seasonal crops, managed hay production and ground quality. He also managed a commercial cattle operation in which he coordinated the care, feeding, doctoring, grazing and genetics that are important to the beef industry. Jake has served as vice president for FFA and is a recipient of the Agriculture Excellence Award from Farm Bureau. He is a member of the Arkansas Cattlemen's Association and Arkansas Trappers Association. He enjoys hunting, farming, team roping, and riding horses. Jake resides in Danville, AR, with his wife, Alexie. Give Jake a call today to put his experience to work for you.



**JAKE FOWLER,** LAND AGENT  
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## MidwestLandGroup.com

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