

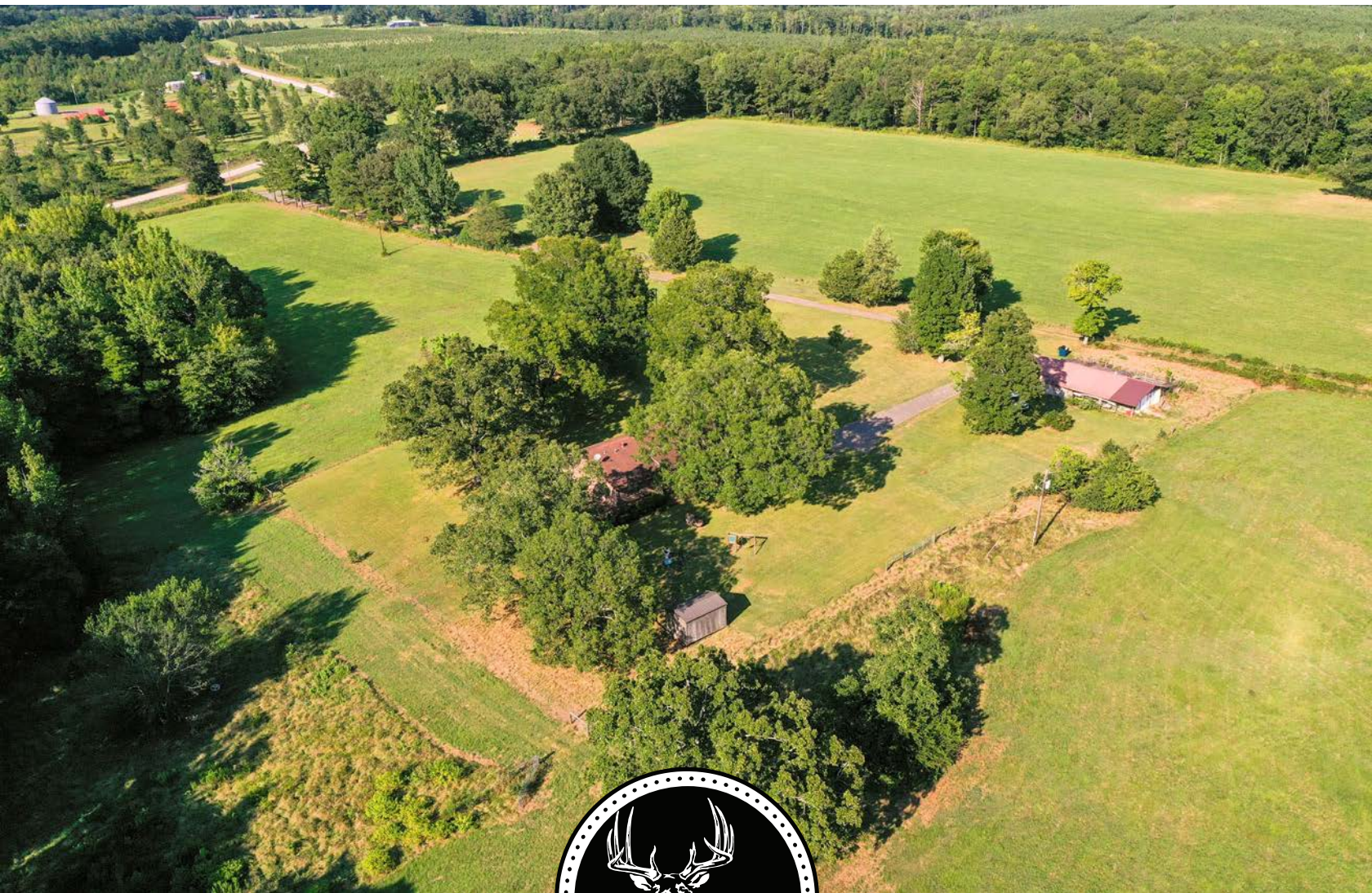
MIDWEST LAND GROUP PRESENTS

**18 ACRES IN**

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# **POLK COUNTY ARKANSAS**

**157 MEADOW LANE, MENA, ARKANSAS, 71953**



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SPACIOUS CUSTOM HOME ON 18 +/- ACRES

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Located conveniently outside of Mena, this 2,500 +/- square foot home on 18 +/- acres is packed with amenities and is in a quiet and secluded location. The custom built home sits atop a small knoll in a grove of mature oak trees in the middle of the 18 +/- acres. The home consists of three bedrooms, two full bathrooms, a nicely finished kitchen, a dining room, a laundry room with custom cabinetry, a living area, and a fully finished walkout basement. A large back porch and deck make for the perfect place to enjoy a morning cup of coffee, or spend the evening with family and friends. The attached two-car garage is fully finished and such a great asset to this family home. Outside the home, you will find a large yard with plenty of shade and space for entertaining guests. A portable storage building, along

with a block building that was built originally as a dog kennel, provides great storage or workshop space.

The 18 +/- acres is a mixture of pasture and mature timber, perfect for cattle, horses, or hay production. It is fully fenced and has a pond great for fishing and watering livestock. For the outdoorsman, there are many great amenities within a short drive as well. Polk County is home to thousands of acres of National Forest, miles of ATV trails, and multiple options for public fishing. Access to the National Forest is nearby and Lake Wilhelmina is less than a mile away. Mena is just a short 7 mile drive, being the perfect distance for seclusion and convenience. Properties of this caliber do not come along often, call Jake Fowler to schedule your tour!





# PROPERTY FEATURES

PRICE: **\$432,000** | COUNTY: **POLK** | STATE: **ARKANSAS** | ACRES: **18**

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- 2,500 +/- square feet custom home
- Two-car garage
- 3 bed, 2 bath
- Finished basement
- 18 +/- acres
- Fully fenced
- Fully finished walkout basement
- Custom cabinets full of features
- Large master suite
- Wood burning furnace
- Large oak trees in yard
- Mixture of pasture and timber
- Pond
- Back porch and deck
- Storage buildings
- Private and secluded
- Only 7 miles from Mena
- Lake Wilhelmina less than a minute away
- National Forest nearby





# 2,500 SQUARE FOOT HOME

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The home consists of three bedrooms, two full bathrooms, a nicely finished kitchen, a dining room, a laundry room with custom cabinetry, a living area, and a fully finished walkout basement.





# ADDITIONAL INTERIOR PHOTOS





# WALKOUT BASEMENT

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## FULLY FENCED

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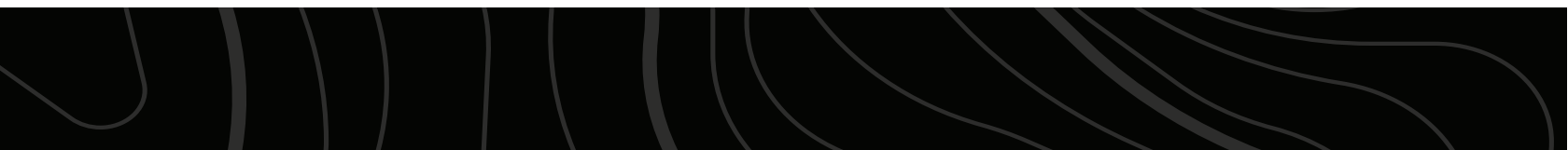




# STORAGE BUILDINGS

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A portable storage building, along with a block building that was built originally as a dog kennel, provides great storage or workshop space.





# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 34° 35' 20.91, -94° 21' 18.72

**18-2S-31W**  
**Polk County**  
**Arkansas**

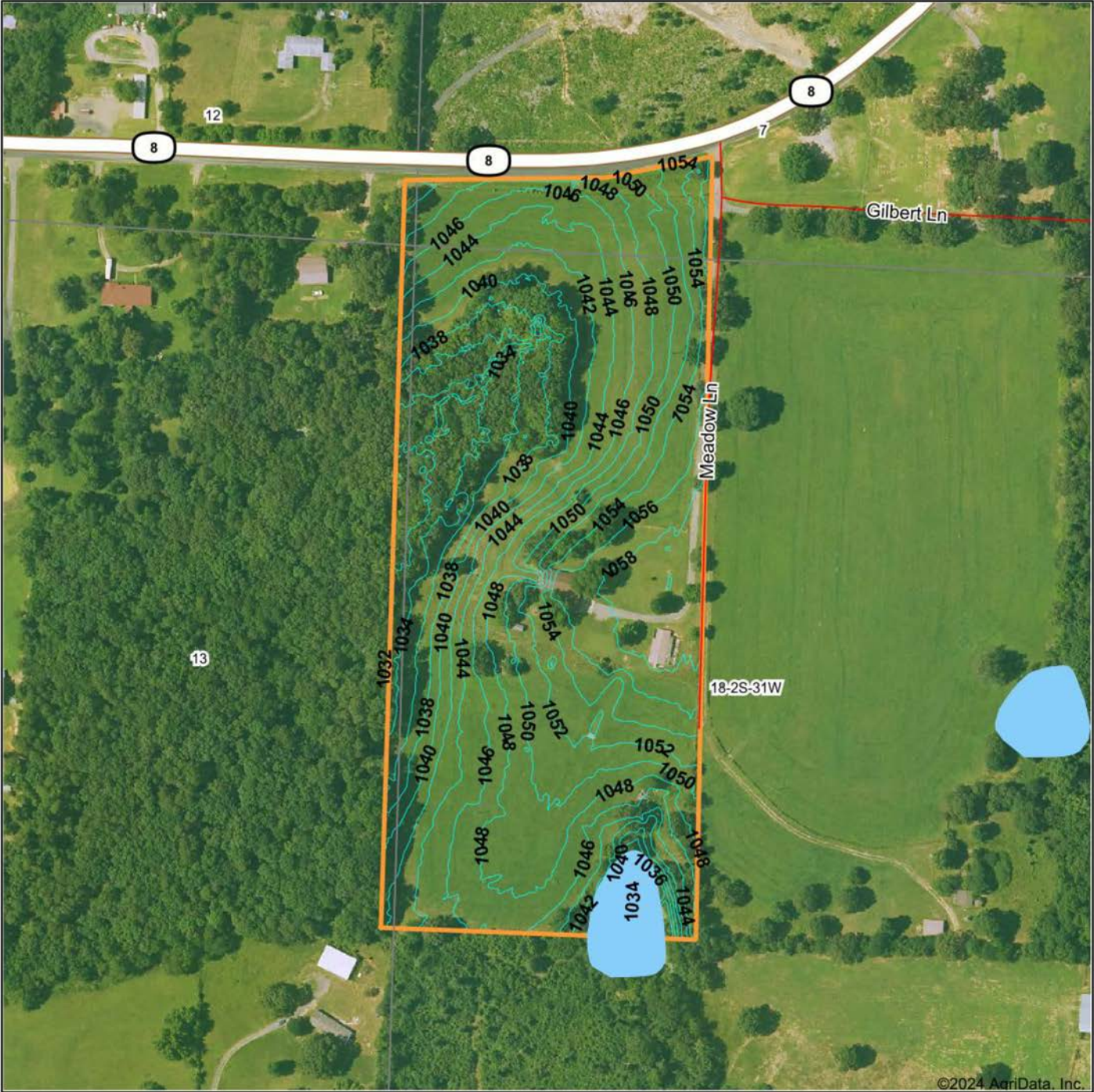
0ft 283ft 565ft



8/22/2024



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 1,029.3

Max: 1,060.2

Range: 30.9

Average: 1,045.8

Standard Deviation: 7.35 ft

0ft 284ft 567ft



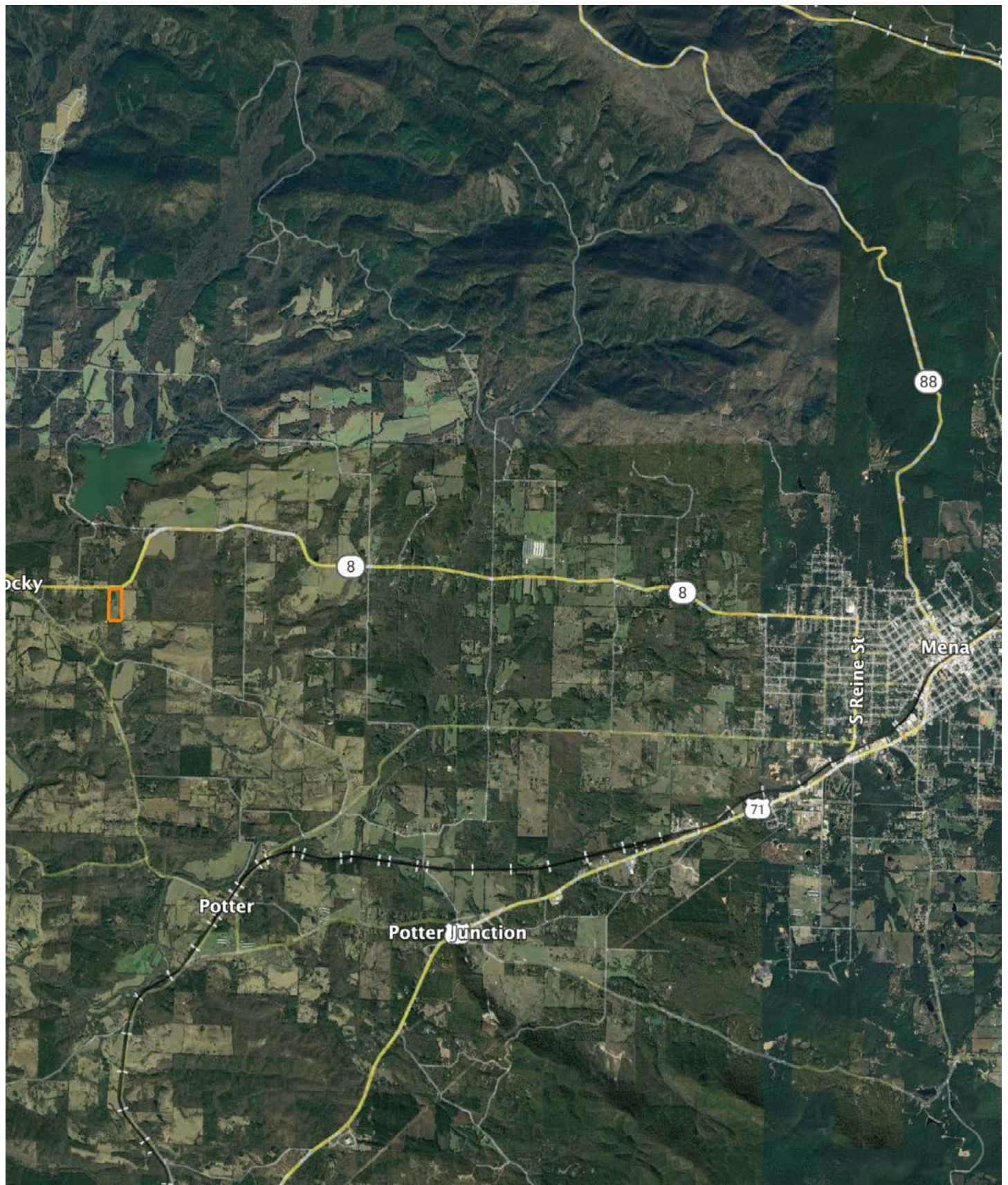
8/22/2024

18-2S-31W  
Polk County  
Arkansas

Boundary Center: 34° 35' 20.91, -94° 21' 18.72



# OVERVIEW MAP





## AGENT CONTACT

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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