

# Residential

# New Listing



**Address:** 1014-7 Polk 602  
**City:** Mena  
**County:** Polk  
**Zip:** 71953

PROPERTY DETAIL	
<b>List Price:</b>	\$60,000
<b>MLS #:</b>	<a href="#">10175308</a>
<b>Class:</b>	Residential
<b>Type:</b>	Rural Residential
<b># Beds:</b>	2
<b>Baths:</b>	1 / 0
<b>Appx SQFT:</b>	624
<b>Stories:</b>	One Story
<b>Appx Year Built:</b>	2002
<b>Appx Lot Size:</b>	.56
<b>Subdivision:</b>	Shady
<b>Legal:</b>	PT W/2 NE NE 11-04-...
<b>Area:</b>	301
<b>Annual Taxes:</b>	78.00
<b>Annual SI Tax:</b>	
<b>Source of SF:</b>	Courthouse
<b>UNNO:</b>	No
<b>Appx Acres:</b>	0.56
<b>Will Subdivide:</b>	No
<b>Entered Twice:</b>	No

**Directions:** Highway 375 to Shady, continue on Polk 64 for approx 4.5 miles. Turn right on Polk 64 toward Shady Lake. Go Approx. 2 miles and turn right on Polk 602. Cabin is approx. 2 miles on left. Look for 2nd cabin after Buckeye Store (no longer a store)

ROOM DESCRIPTIONS		SCHOOLS		LISTING INFORMATION	
<b>LR:</b>	<b>MBR:</b>	<b>ELEM:</b>	Mena	<b>Possession:</b>	Negotiable
<b>DR:</b>	<b>BR2:</b>	<b>MIDD:</b>	Mena	<b>Warranty:</b>	As-Is, Prsnt Cnd at Clsng
<b>BK:</b>	<b>BR3:</b>	<b>JR HIGH:</b>		<b>Assn/Condo Fee:</b>	
<b>KIT:</b>	<b>BR4:</b>	<b>SR HIGH:</b>	Mena	<b>Frequency:</b>	None
<b>DEN:</b>	<b>BR5:</b>				

PROPERTY FEATURES			
AREA AMENITIES	Picnic Area, Other (see remarks)	INTERIORS	Water Heater-Gas
BEDROOMS	2 Bedrooms Same Level	KITCHEN EQUIPMENT	Free-Standing Stove, Refrigerator-Stays
DINING	Eat-In Kitchen, Kitchen/Dining Combo, Living /Dining Combo	LOT	Sloped, Rural Property, Wooded, Out of City, River/Lake Area
DOCS ON FILE	Boundary Survey, Legal Description, Property Disclosure	OTHER ROOMS	None
EXTERIOR	Frame, Composition	ROAD SURFACE	Gravel
EXT.FEATURES	Deck, Outside Storage Area	ROOF	Composition
FIREPLACE	None	UTILITIES	Septic, Well, Electric-Co-op, Gas-Propane /Butane, Tank Owned Other
FLOORS	Partial Carpet, Vinyl	WALLS/CEILINGS	Sheet Rock
FOUNDATION	Crawl Space	BASEMENT	None
PARKING	Parking Pads		
HEATING & AIR	Window Units, Space Heater-Gas		

**PUBLIC REMARKS**  
 This lovely cabin in a very wooded setting is in one of the most beautiful portions of the Ouachita National Forest. Beautiful Sugar Creek winds throughout the area. Abundant wildlife and beautiful scenery. Close to Little Missouri Falls and Shady Lake. This is a wonderful weekend retreat. Well shared with 2 other cabins. Propane tank leased.

**SP:**  
**LAG:** David Oates

**MT:** 4  
**LO:** Vision Realty

**CLSD:**

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