



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**124 SCHOOL STREET
POLK COUNTY, AR**

\$160,000



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

124 SCHOOL STREET

PROPERTY PROFILE

LOCATION:

- 124 School Street
Cove, AR 71937
- Polk County
- $15.5\pm$ Miles S of Mena
- $17\pm$ Miles S of The Trails at Mena
- $21\pm$ Miles W of the Wolf Pen Gap
West Trailhead
- $44.4\pm$ Miles NE of
Hochatown, OK
- $84.3\pm$ Miles N of Texarkana
- $95\pm$ Miles S of Fort Smith
- $232\pm$ Miles NE of Dallas

COORDINATES:

- 34.43385, -94.41365

PROPERTY USE:

- Residential
- Investment
- Nightly Rental

PROPERTY INFORMATION:

- $1\pm$ Acre
- $976\pm$ SqFt Home
- 2 Bedrooms/2 Bathrooms
- Paved City Street
- Rural Water/Sewer

TAX INFORMATION:

- Parcel: 3200-00138-0000
- \$667



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 124 SCHOOL STREET

WELCOME TO 124 SCHOOL STREET IN COVE, ARKANSAS. Located in the Ouachita Mountain Range, this $976\pm$ square foot cozy home is nestled on a $1\pm$ acre lot, offering two bedrooms and two bathrooms. Conveniently located within the city limits of Cove, the home utilizes city water and sewer. Many updates to the home include electrical, plumbing, a new HVAC system in 2021, and a new architectural shingle roof in 2022.

The gently sloping lot provides a spacious fenced-in backyard, ideal for outdoor entertainment, children, and pets.

Centrally located, this property is within 50 miles of Hochatown, OK; the anticipated mountain bike trails of Mena; ATV trails; multiple lakes and rivers; and the Ouachita National Forest. For an investment, consider overnight rentals, as this property could service many venues.

Contact Drey Ozanich today to learn more and experience #TheSmallTownWay!



DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

124 SCHOOL STREET

POLK COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

124 SCHOOL STREET

POLK COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

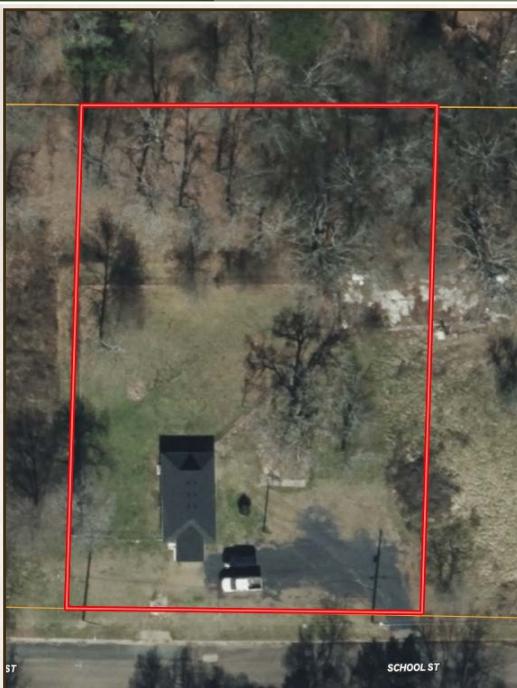
O: 479-588-1034

drey@smalltownproperties.com

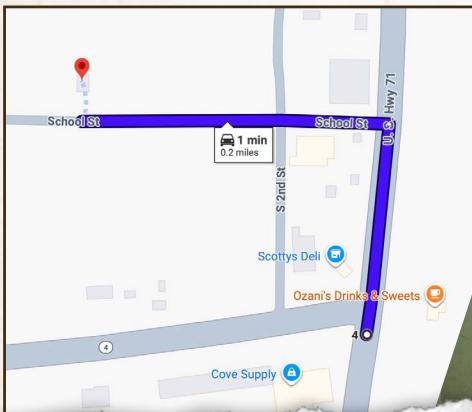
5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



land **id.** **LINK**



From the Intersection of Highway 71 and Highway 4 in Cove, Arkansas: Travel Highway 71 North for .1 miles. Turn left on School Street and in 500 feet, the home will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.