



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

198 RACCOON RIDGE LANE
MENA | POLK COUNTY, AR
A HOME ON 7.04± ACRES | \$715,000



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

198 RACCOON RIDGE LANE

PROPERTY PROFILE

LOCATION:

- 198 Racoon Ridge Lane
Mena, AR 71953
- Polk County
- 2.5± Miles S of Mena
- 5.5± Miles S of the
Trails at Mena Project
- 12± Miles NW of the
Wolf Pen Gap West Trailhead
- 30± Miles SW of the Fourche
Mountain ATV Staging Area
- 57± Miles W of Mountain
Harbor Resort & Lake Ouachita
- 67± Miles NE of Broken Bow
Lake and Hochatown, OK
- 81± Miles W of Oaklawn
Horse Racing in Hot Springs

COORDINATES:

- 34.5489, -94.26675

PROPERTY USE:

- Residential
 - Full-Time or Vacation
- Multi-Generational
- Short Term Rental
- Potential Room for Expansion

TAX INFORMATION:

- \$1,385
- Parcel No. 0000-06941-0025



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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

PROPERTY INFORMATION:

- 7.04± Acres
- 1,978± SqFt Two-Story Home
 - 2 Bedrooms/3.5 Bath
 - Custom 12" Hand Hewn Log Exterior and Interior
 - Custom Two-Story Stacked Stone Fireplace – Pellet Insert
 - Pine Hardwood Floors
 - Vaulted Ceilings
 - Gas Cookstove
 - Custom Cabinetry
 - Large Closets and Storage
 - Antler Chandeliers
 - New Window Screens
 - Pantry/Laundry
 - Access to Decks from Multiple Rooms
 - Screened-In Patio
 - Wood Decks and Rock Patio
 - Above-Ground Swimming Pool with Deck and Lighted Fence
 - New Roof in 2025
 - Mountain Views
- Fully Furnished Cabin
 - 1 Bedroom/1 Bath
 - New Roof in 2025
 - Propane Heat/Window AC
 - Separate Dish Network
- 40'x60' Red Iron Shop
 - Insulated with Electric
 - Work Benches
 - 3 Garage Bays with 14' Doors
 - 16' Side Walls
 - Concrete Floors
 - In-floor Safe Room Registered with OEM
- Barn with Tack Room
- Storage Shed and Well House
- Storage with Electricity and Workbenches
- Overhang for Equipment
- Pumphouse Houses Sprinkler System



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WELCOME TO 198 RACCOON RIDGE LANE

SCENIC VIEWS AND FOUR-SEASON LIVING ARE YOURS AT 198 RACCOON RIDGE LANE IN POLK COUNTY, ARKANSAS. Located just a few miles outside of Mena and accessible by a paved county road, you will enjoy views of Rich and Lookout Mountains from your back deck. The 7.04± acre property offers a main home, a fully furnished cabin, a barn, a shop, and other structures. The location provides a private setting with nature all around.

A Heritage Log Home, built from custom plans in 2002, is a showcase with 12" hand-hewn logs. The current owners have lived here over 20 years and have kept the home and property meticulously. The stunning two-story, 1,978± square foot home sits at the center of the property. Its inviting front porch leads into a well-appointed space where you are welcomed with custom features like the two-story stacked stone fireplace with pellet insert and a hand-hewn log staircase leading to a loft bedroom and full bathroom upstairs.



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MORE ABOUT 198 RACCOON RIDGE LANE

Enjoy convenient main-floor living where the primary suite, kitchen, and living area all have access to the outdoor space, decks, and swimming pool. With the same vaulted ceilings as the living room, the primary bedroom feels spacious and open with plenty of windows and natural light. This room has a lofted area that can be turned into an office or extra space. The large suite has a walk-in closet and bathroom with a jetted tub.

The kitchen is the center of the home and offers plenty of space for preparing meals or entertaining guests on granite countertops with rich amenities. There is a gas cooktop range in addition to other stainless appliances and a custom island with great flow to the sunporch, dining room, pantry, and living space. Black-stained custom cabinetry, crafted by a local and well-known cabinet maker, offers details that make this space unique and inviting. The kitchen flows to the open dining room so you can take in gorgeous views of the mountains while dining. Every room in the main home has pine plank flooring, a nod to modern rustic décor, but with all of the options to create your own design style.



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A large deck off the back of the home puts you at eye level with the most gorgeous views and is the perfect morning coffee spot or place to stargaze. Stairs lead down to a rock patio and fenced deck surrounding an above-ground pool. Lighting around the pool area offers just the right ambience for late-night swims. What better way to relax than to float or swim with the surroundings of blue skies, mountain views, and large native trees? A bathroom with tile floors is just off the pool area, allowing guests to change without entering the home.

Additional structures on the property provide space for multi-generational living, guest quarters, storage, a workshop, and a barn, giving you lots of options. The cabin, barn, and shop are close enough for convenience but well laid out to allow a good flow, accessible from the gravel circle drive. A 40' x 60' red iron shop offers concrete floors, three 14' bay doors, electricity, and workbenches. The shop is fully insulated and immaculate—ready for your hobby, storage, or workspace needs. An in-floor safe room provides shelter during storms and is registered with the local Office of Emergency Management.

Nearby is a one-bedroom cabin that provides private space for guests or extended family, or it could be used as a rental. The fully furnished home offers a separate three-piece bathroom with an accessible walk-in shower.



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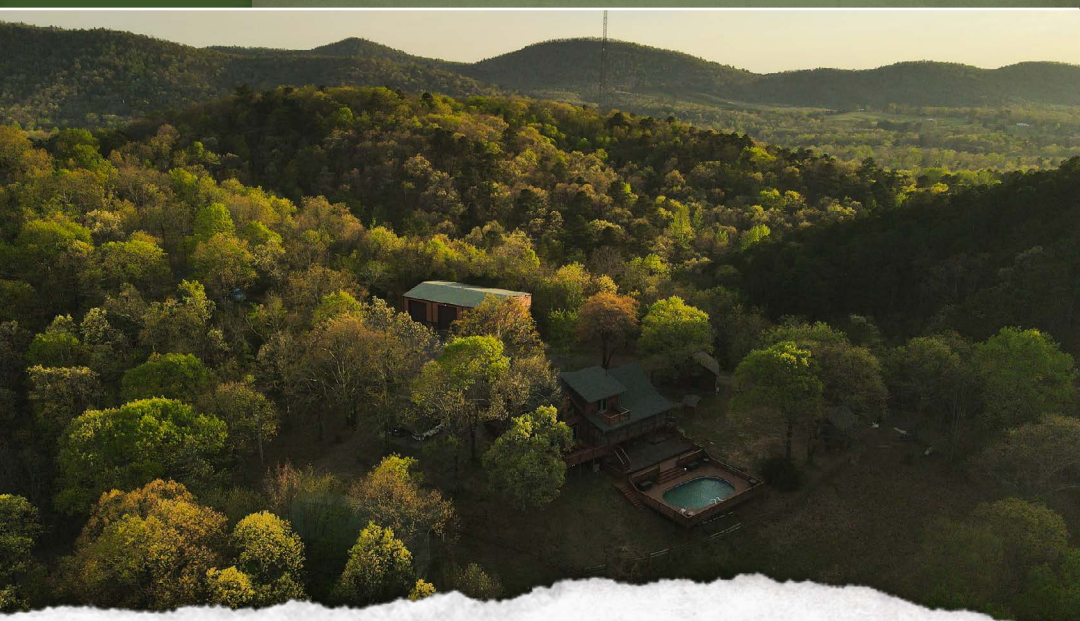
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MORE ABOUT 198 RACCOON RIDGE LANE

A barn is ready to house your horses and has a built-in tack room. A storage shed has workbenches and electricity. A pumphouse holds the well pump as well as a built-in sprinkler system that is not currently in operation. A two-bay carport is adjacent to the home and serves as covered parking for your vehicles but also makes a great covered event space when a cookout is imminent. The newly graveled circle drive leaves plenty of space for parking guests. The home, cabin, storage shed, and wellhouse each have new roofs installed in 2025.

The property could easily be a vacation compound with two ready-to-go rentals and the potential to convert additional structures into living or recreation space. Provide guests with a one-of-a-kind hilltop stay with easy access to Mena but with the feel of a private and remote location.

**Call Deedee or Luke Alston today to experience #TheSmallTownWay.
Enjoy the views during your personal tour and make
198 Raccoon Ridge Lane your new address!**



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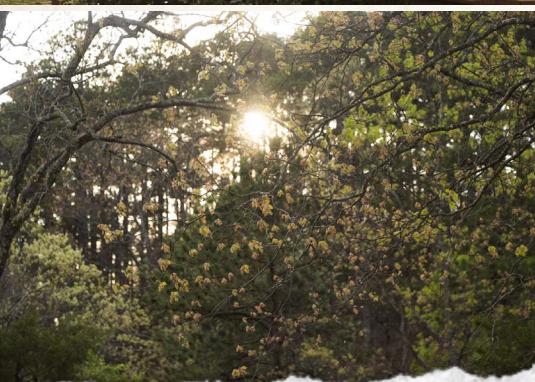


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TOPOGRAPHY MAP



3D MAP



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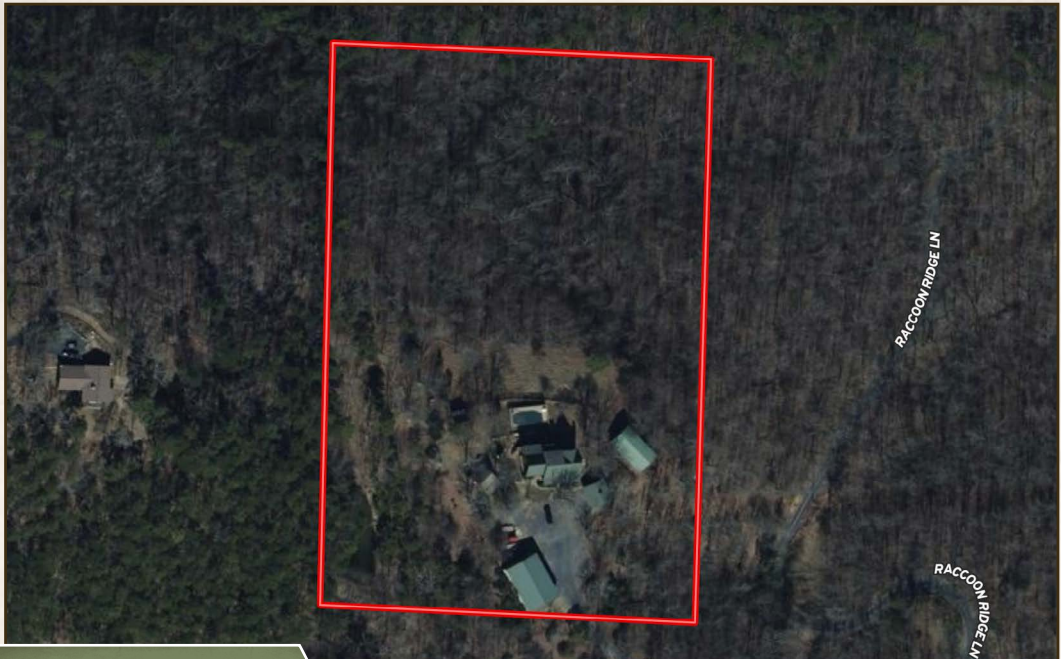
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Directions From Mena, AR: Travel 0.3 miles south on Hwy 71. Turn left on Fairgrounds Road and continue on Polk County Road 43 for 0.9 miles. Turn right on Polk County Road 293/ Priddy Road and travel 0.6 miles. Turn left on Raccoon Ridge Lane and in 0.5 miles, the home will be atop the hill at the end of the lane. Physical Address: 198 Raccoon Ridge Lane, Mena, AR 71953

LINK TO GOOGLE MAP DIRECTIONS



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