

# Vacant Land

# Active



PROPERTY DETAIL	
<b>List Price:</b> \$15,500	<b>Per Acre Price \$:</b>
<b>MLS #:</b> <a href="#">10140921</a>	<b>Per FFt Price \$:</b>
<b>Class:</b> Vacant Land	
<b>Type:</b> Acreage	
<b>Appx. Lot Size:</b> 6.58	
<b>Appx Acreage:</b> 6.58	
<b>Zoning:</b>	
<b>Subdivision:</b> Valley Ranch Estates	
<b>Legal:</b> Pt SE SW 19-2-31	<b>Will Subdivide:</b> No
<b>Area:</b> 301	<b>Entered Twice:</b> No
<b>Taxes:</b> 10.32	
<b>SI Taxes:</b>	
<b>Calculated \$/Acre:</b> 2,355.62	

**Address:** Tract 21 Valley Ranch Lane  
**City:** Mena  
**County:** Polk  
**Zip:** 71953

**Directions:** From Mena take highway 375 West to Potter, right on Polk 48 to Polk 39. Watch for Valley Ranch Lane on right. Enter subdivision, 2nd tract on left.

## LISTING INFORMATION

<b>Pasture Acres:</b>	<b>Cultivation Acres:</b>	<b>Timber Acres:</b>	<b>Total Acres:</b> 6.58
<b>Farm Features:</b>			
<b>Utilities:</b> Some Util Avl-Not on Prop			

## PROPERTY FEATURES

<b>FINANCING (NEW)</b>	<b>New Loan-Conventional, Cash</b>	<b>RESTRICTIONS</b>	<b>Existing Survey, Legally Subdivided, Any Builder, Deed Restrictions, Mobiles Not Allowed</b>
<b>LOT</b>	<b>Sloped, Level, Rural Property, Cleared, In Subdivision, Out of City, Unimproved, Mountain View, Pastureland</b>	<b>ROAD FRONTAGE</b>	<b>County Road, Other (see remarks)</b>
<b>POSSESSION</b>	<b>Immediately-With Deed, At Closing</b>	<b>ROAD SURFACE</b>	<b>Gravel</b>
		<b>TRANSPORTATION</b>	<b>Other (see remarks)</b>
		<b>UTILITIES</b>	<b>Some Util Avl-Not on Prop</b>

## PUBLIC REMARKS

Part of a very pretty restricted rural subdivision. Good building sites and nice views. Paved road leads to the subdivision. Rural water is available. No mobiles or modulars allowed. Minimum 1200 square footage dwelling size and a minimum of 25 feet set back from property lines. Bring out the plans for your country home today and let the building begin. Mountain Views in the country, but not too far from the city.

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

**MT:** 547  
**LO:** Vision Realty

**CLSD:**

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