

Vacant Land

Active



1 of 12

PROPERTY DETAIL

| | |
|--|---------------------------|
| List Price: \$36,075 | Per Acre Price \$: |
| MLS #: 10093778 | Per FFt Price \$: |
| Class: Vacant Land | |
| Type: Acreage | |
| Appx. Lot Size: 14.43 | |
| Appx Acreage: 14.43 | |
| Zoning: Restricted | |
| Subdivision: Alder Springs | |
| Legal: Pt.SE SW 19-2-31 | Will Subdivide: No |
| Area: 301 | Entered Twice: No |
| Taxes: 30.00 | |
| SI Taxes: | |
| Calculated \$/Acre: 2500.00 | |

Address: Tract 9 Polk 39
City: Mena
County: Polk
Zip: 71953

Directions: From Mena take take Highway 375 West to Potter, right on Polk 39. 4th tract on left on Valley Ranch Lane. Valley Ranch Lane is a new road into the subdivision.

LISTING INFORMATION

| | | | |
|---|---------------------------|----------------------|---------------------------|
| Pasture Acres: | Cultivation Acres: | Timber Acres: | Total Acres: 14.43 |
| Farm Features: Cattle, Horses | | | |
| Utilities: Some Util Avl-Not on Prop | | | |

PROPERTY FEATURES

| | | | |
|----------------------------|--|-----------------------|----------------------------------|
| FARM/RANCH FEATURES | Cattle, Horses | RESTRICTIONS | Deed Restrictions |
| FINANCING (NEW) LOT | New Loan-Conventional | ROAD FRONTAGE | County Road |
| POSSESSION | Sloped, Rural Property, Wooded, In Subdivision, Out of City, Unimproved | ROAD SURFACE | Gravel, Paved |
| | Immediately-With Deed | TRANSPORTATION | Other (see remarks) |
| | | UTILITIES | Some Util Avl-Not on Prop |

PUBLIC REMARKS

Part of a wooded subdivision consisting of multiple parcels. Various sizes of parcels available. Choose from all wooded, wooded and pasture, mostly pasture and parcels with views.

SP:
LAG: David Oates

MT: 165
LO: Vision Realty

CLSD:

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED, AND IS PROVIDED EXCLUSIVELY FOR CONSUMER'S PERSONAL, NON-COMMERCIAL USE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO, INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE. COPYRIGHT 2006 COOPERATIVE ARKANSAS REALTORS® MULTIPLE LISTING SERVICES INC.