

## Vacant Land

## Price Change



**Address:** 1165 Polk 14  
**City:** Wickes  
**County:** Polk  
**Zip:** 71953

### PROPERTY DETAIL

<b>List Price:</b> \$139,900	<b>Per Acre Price \$:</b>
<b>MLS #:</b> <a href="#">10087429</a>	<b>Per FFt Price \$:</b>
<b>Class:</b> Vacant Land	
<b>Type:</b> Acreage	
<b>Appx. Lot Size:</b> 47.99 acres	
<b>Appx Acreage:</b> 47.99	
<b>Zoning:</b>	
<b>Subdivision:</b> Boggs Springs	
<b>Legal:</b> S16, T5S, R32W	<b>Will Subdivide:</b> No
<b>Area:</b> 301	<b>Entered Twice:</b> No
<b>Taxes:</b> 66.81	
<b>SI Taxes:</b>	
<b>Calculated \$/Acre:</b> 2,915.19	

**Directions:** Hwy 71 S to Boggs Springs Road on Right. To Polk 14 on left.  
Second drive on left.

### LISTING INFORMATION

<b>Pasture Acres:</b>	<b>Cultivation Acres:</b>	<b>Timber Acres:</b>	<b>Total Acres:</b> 47.99
<b>Farm Features:</b>			
<b>Utilities:</b>	Some Util Avl-Not on Prop, Other (see remarks)		

### PROPERTY FEATURES

<b>FINANCING (NEW)</b>	<b>New Loan-Conventional</b>	<b>RESTRICTIONS</b>	<b>Existing Survey, Right-of-Way Easement, Mobiles Allowed</b>
<b>LOT</b>	<b>Sloped, Level, Creek, Wooded, Not in Subdivision, Will Subdivide, Out of City</b>	<b>ROAD FRONTAGE</b>	<b>County Road</b>
<b>POSSESSION</b>	<b>Negotiable</b>	<b>ROAD SURFACE</b>	<b>Dirt</b>
		<b>TRANSPORTATION</b>	<b>None</b>
		<b>UTILITIES</b>	<b>Some Util Avl-Not on Prop, Other (see remarks)</b>

### PUBLIC REMARKS

Wooded acreage, with a year-round, spring fed creek and abundant wildlife. Located close to Wickes. Easy access. Restrictions apply.

**SP:**  
**LAG:** Nan Gaddis

**MT:** 1094  
**LO:** Vision Realty

**CLSD:**

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