

# Vacant Land

# Active



1 of 12

## PROPERTY DETAIL

<b>List Price:</b> \$36,075	<b>Per Acre Price \$:</b>
<b>MLS #:</b> <a href="#">10093778</a>	<b>Per FFt Price \$:</b>
<b>Class:</b> Vacant Land	
<b>Type:</b> Acreage	
<b>Appx. Lot Size:</b> 14.43	
<b>Appx Acreage:</b> 14.43	
<b>Zoning:</b> Restricted	
<b>Subdivision:</b> Alder Springs	
<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> 30.00	
<b>SI Taxes:</b>	
<b>Calculated \$/Acre:</b> 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

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

## PROPERTY FEATURES

<b>FARM/RANCH FEATURES</b>	<b>Cattle, Horses</b>	<b>RESTRICTIONS</b>	<b>Deed Restrictions</b>
<b>FINANCING (NEW) LOT</b>	<b>New Loan-Conventional</b>	<b>ROAD FRONTAGE</b>	<b>County Road</b>
<b>POSSESSION</b>	<b>Sloped, Rural Property, Wooded, In Subdivision, Out of City, Unimproved</b>	<b>ROAD SURFACE</b>	<b>Gravel, Paved</b>
	<b>Immediately-With Deed</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 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:**

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