

# Vacant Land

# Price Change



1 of 12

## PROPERTY DETAIL

<b>List Price:</b> \$17,400	<b>Per Acre Price \$:</b>
<b>MLS #:</b> <a href="#">10093779</a>	<b>Per FFt Price \$:</b>
<b>Class:</b> Vacant Land	
<b>Type:</b> Acreage	
<b>Appx. Lot Size:</b> 7.75	
<b>Appx Acreage:</b> 7.75	
<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> 25.00	
<b>SI Taxes:</b>	
<b>Calculated \$/Acre:</b> 2245.16	

**Address:** Tract 10 Polk 39  
**City:** Mena  
**County:** Polk  
**Zip:** 71953

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

## LISTING INFORMATION

<b>Pasture Acres:</b>	<b>Cultivation Acres:</b>	<b>Timber Acres:</b>	<b>Total Acres:</b> 7.75
<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)</b>	<b>New Loan-Conventional</b>	<b>ROAD FRONTAGE</b>	<b>County Road</b>
<b>LOT</b>	<b>Sloped, Rural Property, Wooded, In Subdivision, Out of City, Unimproved</b>	<b>ROAD SURFACE</b>	<b>Gravel, Paved</b>
<b>POSSESSION</b>	<b>Immediately-With Deed</b>	<b>TRANSPORTATION UTILITIES</b>	<b>Other (see remarks)</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. Restricted. To be Surveyed. Valley Ranch Subdivision.

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

**MT:** 165  
**LO:** Vision Realty

**CLSD:**

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