



RESIDENTIAL LISTING DETAIL			
<b>MLS #:</b>	<a href="#">10127232</a>	<b>Area:</b>	305 SCOTT COUNTY
<b>Status:</b>	Active	<b>List Price:</b>	\$179,900
<b>Type:</b>	Rural Residential	<b>Original Price:</b>	\$210,000
<b>City:</b>	Waldron	<b>Inside City Limits?</b>	Yes
<b>Subdivision:</b>	Waldron	<b>Sale/Rent:</b>	For Sale
<b>Neighborhood:</b>		<b>To Show Call:</b>	
<b>Virtual Tour:</b>			
SOLD INFORMATION			
<b>SP:</b>	<b>ConDte:</b>	<b>SP/SqFt:</b>	<b>SAG:</b>
<b>FIN:</b>	<b>CLSD:</b>		<b>SO:</b>

**Address: 259 S Main St.**

<b>List Agent:</b>	David Oates - (479) 394-1111	<b>In-House #:</b>		<b>Owner Name:</b>	
<b>List Office:</b>	Vision Realty Ofc (479) 394-1111	<b>Owner ID#:</b>		<b>Owner Phone:</b>	
<b>Bedrooms:</b>	2	<b>Market Time:</b>	400	<b>Sub Agent Comp:</b>	0
<b>Full Baths:</b>	1	<b>County:</b>	Scott	<b>Buyers Agent Comp:</b>	5
<b>Half Baths:</b>	1	<b>Zip:</b>	72958	<b>Entered Twice:</b>	Yes
<b>Approx SQFT:</b>	13500	<b>Approx Acreage:</b>	0.14	<b>Will Subd:</b>	No
<b>LP/SqFt:</b>	13.33	<b>Approx Lot Size:</b>	50x120	<b>Under Construction?</b>	No
		<b>Approx Yr. Built:</b>	1915	<b>Listing Services:</b>	1. Full Service
		<b>Legal:</b>	Lot 3 & 4 Turman Addition		

### FEATURES

Owner/Agent Disclosure	<b>Listing Agent is neither owner nor of any relation to owner</b>	LISTING TYPE	<b>Exclusive Right-To-Sell</b>
BASEMENT	<b>Full</b>	KITCHEN EQUIPMENT	<b>Dishwasher</b>
BEDROOMS	<b>Master Bedroom/Main Lv, Guest Bedroom /Main Lv, All Bedrooms Down, 2 Bedrooms Same Level</b>	LOT	<b>Level</b>
DINING	<b>Eat-In Kitchen</b>	FINANCING	<b>New Loan-Conventional</b>
DOCS ON FILE	<b>Legal Description</b>	OTHER ROOMS	<b>Den/Family Room, Laundry</b>
DOCS ONLINE	<b>Legal Description</b>	POSSESSION	<b>Negotiable</b>
ENERGY FEATURES	<b>Insulated Windows</b>	ROAD SURFACE	<b>Paved</b>
EXTERIOR	<b>Brick</b>	ROOF	<b>Built-up</b>
EXT.FEATURES	<b>Other (see remarks)</b>	SHOWING INST.	<b>Call Listing Office/Agent, By Appointment Only, Occupied</b>
FIREPLACE	<b>Other (see remarks)</b>	SOURCE OF SF	<b>Measurements, Other (see remarks)</b>
FLOORS	<b>Laminate</b>	STORIES	<b>Two Story</b>
FOUNDATION	<b>Crawl Space</b>	STYLE	<b>Victorian</b>
PARKING	<b>Three Car</b>	UTILITIES	<b>Sewer-Public, Water-Public, Elec-Municipal (+ Entergy)</b>
HEATING & AIR	<b>Central Cool-Electric, Central Heat-Electric, Radiant Heat</b>		

### FINANCIAL

<b>Assn/Condo Fee:</b>	0.00	<b>Freq:</b>	None
<b>Annual SI Tax:</b>		<b>Annual Taxes:</b>	190.00

### SCHOOLS

<b>ELEM:</b>	Waldron	<b>JUNIOR:</b>	
<b>MIDDLE:</b>	Waldron	<b>SENIOR:</b>	Waldron

### PUBLIC REMARKS

This beautiful downtown building in Waldron, Arkansas has 13,500 +/- square feet of space on 3 levels. An ideal location for any number of retail or professional enterprises to include offices, restaurant, retail, apartment conversion, warehouse or an eloquent bed and breakfast. The potential is limited only to your own imagination. There are existing living quarters consisting of a living room, 2 bedrooms, 2 baths, kitchen and dining.

### DIRECTIONS

Proceed to downtown Waldron to 259 S. Main St., Waldron, Arkansas.