

## Vacant Land



**Address:** 9999 Hwy 88 East  
**City:** Oden  
**County:** Montgomery  
**Zip:** 71961

## Take Backup Offers

### PROPERTY DETAIL

<b>List Price:</b> \$245,000	<b>Per Acre Price \$:</b>
<b>MLS #:</b> <a href="#">10137143</a>	<b>Per FFt Price \$:</b>
<b>Class:</b> Vacant Land	
<b>Type:</b> Acreage	
<b>Appx. Lot Size:</b> 99.85	
<b>Appx Acreage:</b> 99.85	
<b>Zoning:</b>	
<b>Subdivision:</b> Oden	
<b>Legal:</b> Pt 35-1-27, 1-2-...	<b>Will Subdivide:</b> Yes
<b>Area:</b> 302	<b>Entered Twice:</b> Yes
<b>Taxes:</b> 165.83	
<b>SI Taxes:</b>	
<b>Calculated \$/Acre:</b> 2453.68	

**Directions:** Highway 88 East through Pine Ridge watch for Vision Realty signs on right side of Highway. From Mena it is 20.3 miles to gate on right. Gate entrance to property.

### LISTING INFORMATION

<b>Pasture Acres:</b>	<b>Cultivation Acres:</b>	<b>Timber Acres:</b>	<b>Total Acres:</b> 99.85
<b>Farm Features:</b>	Barns/Buildings, Livestock Allowed, Cattle, Horses, Hay		
<b>Utilities:</b>	Septic Sbj Hlth Dpt Apprv, Electric-Co-op		

### PROPERTY FEATURES

<b>AREA</b>	<b>Picnic Area</b>	<b>ROAD FRONTAGE</b>	<b>U.S. Highway</b>
<b>AMENITIES</b>		<b>ROAD SURFACE</b>	<b>Paved</b>
<b>FARM/RANCH</b>	<b>Barns/Buildings, Livestock Allowed, Cattle, Horses,</b>	<b>TRANSPORTATION</b>	<b>On Bus Line, Highway Frontage</b>
<b>FEATURES</b>	<b>Hay</b>	<b>UTILITIES</b>	<b>Septic Sbj Hlth Dpt Apprv, Electric-Co-op</b>
<b>FINANCING</b>	<b>New Loan-Conventional</b>		
<b>(NEW)</b>			
<b>LOT</b>	<b>Sloped, Level, Rural Property, River Front, River View, Pond, Wooded, Not in Subdivision, Out of City, Fenced, River/Lake Area, Mountain View, Lake View, Lake Front, Hunting/Recreation</b>		
<b>POSSESSION</b>	<b>Immediately-With Deed</b>		

### PUBLIC REMARKS

<p>This is a beautiful wooded parcel with highway frontage on the North and the Ouachita River on the South. In addition to the river, there is a beautiful lake on this parcel. Acreage is estimated. Exact acreage has to be determined by final survey.</p>
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**SP:**  
**LAG:** David Oates

**MT:** 265  
**LO:** Vision Realty

**CLSD:**

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