

# Residential

# Active



## PROPERTY DETAIL

|  |  |
|--|--|
| <b>List Price:</b> \$69,900            |  |
| <b>MLS #:</b> <a href="#">10149061</a> |  |
| <b>Class:</b> Residential              |  |
| <b>Type:</b> Rural Residential         | <b>Annual Taxes:</b> 338.38            |
| <b># Beds:</b> 3                       | <b>Annual SI Tax:</b>                  |
| <b>Baths:</b> 2 / 0                    | <b>Source of SF:</b> Seller Disclosure |
| <b>Appx SQFT:</b> 2240                 |  |
| <b>Stories:</b> One Story              |  |
| <b>Appx Year Built:</b> 1999           | <b>UNNO:</b> No                        |
| <b>Appx Lot Size:</b> 4                | <b>Appx Acres:</b> 4.54                |
| <b>Subdivision:</b> Mena               |  |
| <b>Legal:</b> Pt S/2 33-2-31           | <b>Will Subdivide:</b> No              |
| <b>Area:</b> 301                       | <b>Entered Twice:</b> No               |

**Address:** 120 Highline Lane  
**City:** Mena  
**County:** Polk  
**Zip:** 71953

**Directions:** Highway 71 South to Polk 78, left on 78 to Highline Lane, left on Highline Lane to end of drive.

## ROOM DESCRIPTIONS

|                   |                   |
|-------------------|-------------------|
| <b>LR:</b> 12x16  | <b>MBR:</b> 15x12 |
| <b>DR:</b> 24x11  | <b>BR2:</b> 11x13 |
| <b>BK:</b> 12x11  | <b>BR3:</b> 12x10 |
| <b>KIT:</b> 18x11 | <b>BR4:</b>       |
| <b>DEN:</b> 15x13 | <b>BR5:</b>       |

## SCHOOLS

|                      |
|----------------------|
| <b>ELEM:</b> Mena    |
| <b>MIDD:</b> Mena    |
| <b>JR HIGH:</b>      |
| <b>SR HIGH:</b> Mena |

## LISTING INFORMATION

|                        |                           |
|------------------------|---------------------------|
| <b>Possession:</b>     | Negotiable                |
| <b>Warranty:</b>       | As-Is, Prsnt Cnd at Clsng |
| <b>Assn/Condo Fee:</b> |                           |
| <b>Frequency:</b>      | None                      |

## PROPERTY FEATURES

|                          |   |                       |   |
|--------------------------|---|-----------------------|---|
| <b>BEDROOMS</b>          | <b>3 Bedrooms Same Level</b>                              | <b>KITCHEN</b>        | <b>Built-In Stove, Surface Range, Dishwasher,</b>               |
| <b>DINING</b>            | <b>Separate Dining Room, Eat-In Kitchen, Kitchen /Den</b> | <b>EQUIPMENT</b>      | <b>Refrigerator-Stays</b>                                       |
| <b>DOCS ON FILE</b>      | <b>Legal Description</b>                                  | <b>LOT</b>            | <b>Sloped, Rural Property, Wooded, Not in</b>                   |
| <b>EXTERIOR</b>          | <b>Metal/Vinyl Siding</b>                                 | <b>MOBILE/MODULAR</b> | <b>Subdivision, Out of City</b>                                 |
| <b>FIREPLACE</b>         | <b>Woodburning-Prefab., Blowers, Glass Doors</b>          | <b>FEATURES</b>       | <b>Double Wide</b>  |
| <b>FLOORS</b>            | <b>Partial Carpet, Vinyl</b>                              | <b>OTHER ROOMS</b>    | <b>Formal Living Room, Den/Family Room, Laundry</b>             |
| <b>FOUNDATION</b>        | <b>Not Permanent</b>                                      | <b>ROAD SURFACE</b>   | <b>Gravel</b>   |
| <b>PARKING</b>           | <b>Parking Pads, Two Car</b>                              | <b>ROOF</b>           | <b>Composition</b>  |
| <b>HEATING &amp; AIR</b> | <b>Central Cool-Electric, Central Heat-Electric</b>       | <b>UTILITIES</b>      | <b>Septic, Water-Public, Electric-Co-op, Telephone -Private</b> |
|                          |   | <b>WALLS/CEILINGS</b> | <b>Other (see remarks)</b>                                      |

## PUBLIC REMARKS

Lovely 3 bedroom 2 bath doublewide in a very pretty wooded setting. Public water, just off of paved county road only minutes from Mena. Home is open concept with large kitchen den area, separate dining and living room. Large master bedroom with master bath containing both garden tub and separate shower. This is a well cared for home in a lovely private rural wooded setting.

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

**MT:** 129  
**LO:** Vision Realty

**CLSD:**

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