

# Residential

# New Listing



**Address:** 152 E Dawn Lane  
**City:** Mena  
**County:** Polk  
**Zip:** 71953

PROPERTY DETAIL	
<b>List Price:</b>	\$125,000
<b>MLS #:</b>	<a href="#">10188569</a>
<b>Class:</b>	Residential
<b>Type:</b>	Rural Residential
<b># Beds:</b>	3
<b>Baths:</b>	2 / 0
<b>Appx SQFT:</b>	1547
<b>Stories:</b>	One Story
<b>Appx Year Built:</b>	2008
<b>Appx Lot Size:</b>	1
<b>Subdivision:</b>	10-02-30
<b>Legal:</b>	Pt SW SE 10-02-30
<b>Area:</b>	301
<b>Annual Taxes:</b>	999.00
<b>Annual SI Tax:</b>	
<b>Source of SF:</b>	Measurements
<b>UNNO:</b>	No
<b>Appx Acres:</b>	1.00
<b>Will Subdivide:</b>	Yes
<b>Entered Twice:</b>	No

**Directions:** Highway 88 East to Dawn Lane which is to the left immediately before the Church of God. Turn left on Dawn Lane and continue until you reach the Vision Realty Sign on left. Home has a white vinyl exterior.

ROOM DESCRIPTIONS		SCHOOLS	LISTING INFORMATION
<b>LR:</b> 21 x 15	<b>MBR:</b> 14 x 21	<b>ELEM:</b> Mena	<b>Possession:</b> Subject to Tenancy
<b>DR:</b>	<b>BR2:</b> 11 x 7	<b>MIDD:</b> Mena	<b>Warranty:</b> As-Is, Prsnt Cnd at Clsng
<b>BK:</b>	<b>BR3:</b> 20 x 16	<b>JR HIGH:</b>	<b>Assn/Condo Fee:</b>
<b>KIT:</b> 11 x 12	<b>BR4:</b>	<b>SR HIGH:</b> Mena	<b>Frequency:</b> None
<b>DEN:</b>	<b>BR5:</b>		

PROPERTY FEATURES			
<b>BEDROOMS</b>	<b>Master Bedroom/Main Lv, Guest Bedroom /Main Lv, All Bedrooms Down, 3 Bedrooms Same Level</b>	<b>KITCHEN EQUIPMENT</b>	<b>Free-Standing Stove, Microwave, Electric Range, Dishwasher, Disposal, Refrigerator-Stays</b>
<b>DINING</b>	<b>Living/Dining Combo</b>	<b>LOT</b>	<b>Sloped, Rural Property</b>
<b>DOCS ON FILE</b>	<b>Legal Description</b>	<b>OTHER ROOMS</b>	<b>Laundry</b>
<b>ENERGY FEATURES</b>	<b>Insulated Windows, Insulated Doors</b>	<b>ROAD SURFACE</b>	<b>Gravel</b>
<b>EXTERIOR</b>	<b>Metal/Vinyl Siding</b>	<b>ROOF</b>	<b>Composition</b>
<b>EXT. FEATURES</b>	<b>Porch</b>	<b>UTILITIES</b>	<b>Septic, Water-Public, Electric-Co-op, All Underground</b>
<b>FIREPLACE</b>	<b>None</b>	<b>WALLS/ CEILINGS</b>	<b>Sheet Rock</b>
<b>FLOORS</b>	<b>Partial Carpet, Vinyl</b>		
<b>FOUNDATION</b>	<b>Slab</b>		
<b>PARKING</b>	<b>Parking Pads, Two Car</b>		
<b>HEATING &amp; AIR</b>	<b>Central Cool-Electric, Central Heat-Electric</b>		

**PUBLIC REMARKS**  
 This home was just completed. Wooded setting on 1 acre with 3 additional acres available for purchase. Close to Mena off of paved highway. All appliances stay with house to include washer and dryer.

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

**MT:** 2  
**LO:** Vision Realty

**CLSD:**

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