

# Vacant Land

# New Listing



**Address:** 9999 Sutherland  
**City:** Mena  
**County:** Polk  
**Zip:** 71953

PROPERTY DETAIL	
<b>List Price:</b> \$6,500	<b>Per Acre Price \$:</b>
<b>MLS #:</b> <a href="#">10189274</a>	<b>Per FFt Price \$:</b>
<b>Class:</b> Vacant Land	
<b>Type:</b> Subdivision Lot	
<b>Appx. Lot Size:</b> 100x200	
<b>Appx Acreage:</b> 0.46	
<b>Zoning:</b> R1	
<b>Subdivision:</b> Ceilo Vista Addition	
<b>Legal:</b> Lot 35	<b>Will Subdivide:</b> No
<b>Area:</b> 300	<b>Entered Twice:</b> No
<b>Taxes:</b> 80.98	
<b>SI Taxes:</b> 0.00	
<b>Calculated \$/Acre:</b> 14130.43	

**Directions:** Hwy 8 West, Lot is just West of 2601 Sutherland on North side of Hwy 8 W.

## LISTING INFORMATION

<b>Pasture Acres:</b>	<b>Cultivation Acres:</b>	<b>Timber Acres:</b>	<b>Total Acres:</b> 0.46
<b>Farm Features:</b>			
<b>Utilities:</b> Some Util Avl-Not on Prop			

## PROPERTY FEATURES

<b>FINANCING (NEW)</b>	<b>New Loan-Conventional</b>	<b>RESTRICTIONS</b>	<b>Existing Survey, Legally Subdivided, Any Builder, Deed Restrictions, Right-of-Way Easement</b>
<b>LOT</b>	<b>Sloped, Level, Wooded, In Subdivision, Unimproved, Upslope</b>	<b>ROAD FRONTAGE</b>	<b>State Road</b>
<b>POSSESSION</b>	<b>Immediately-With Deed</b>	<b>ROAD SURFACE</b>	<b>Paved</b>
		<b>TRANSPORTATION</b>	<b>Highway Frontage</b>
		<b>UTILITIES</b>	<b>Some Util Avl-Not on Prop</b>

## PUBLIC REMARKS

Lot is to the West of 2601 Sutherland. Trees. New owner will need to make highway cut. Storage building near East line of property. Property was surveyed by Phillip Sloan on 3/31/2008. Priced to sell. Builders welcome. Can be purchased with 2601 Sutherland MLS 10121632.

**SP:**  
**LAG:** Patti K Oates

**MT:** 20  
**LO:** Vision Realty

**CLSD:**

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