



276 Cheyenne Ln, Clinton Arkansas 72031

For Sale \$85,000

Holley Mountain Airpark Lot #17

FAA Identifier: 2A2 Residential aviation community in the Ozarks

Holley Mountain Airpark is one of the finest and most beautiful "fly-in" neighborhoods in the U.S. Located on the outskirts of Clinton, AR in the Ozark Mountains with close proximity to Heber Springs, Greers Ferry Lake, Fairfield Bay, with two great golf courses and a short drive or flight to Mountain View Arkansas, the Folk Music Capital of America and home of the Ozark Folk Center. Situated on top of Holley Mountain, our paved Runways 5 and 23 measuring 4,795 ft with taxi-way to your home and Hangar!!

Gary Garland - 901.335.4842

garygarlandrealestate@gmail.com

WWW.GARLANDCOMPANY.COM

110 West Main Street, Mountain View, AR 72560

(across from the Courthouse and next door to Cronies)

870.269.9601






**Garland
Company**
REAL ESTATE



Address: 276 Cheyenne Lane

List Agent: Gary Garland
 Mobil: 901-335-4842
List Office: Garland Company Real Estate
 Office: 870-269-9601
Co-Agent:
Calculated \$/Acre: \$13,888.89
Appx. Acreage: 6.12
Appx Lot Size: 6.12 Acres
Legal: Lot #17 Holley Mtn Airpark

VACANT LAND LISTING DETAIL	
MLS #: 17009470	Area: 714
Status: New Listing	CLINTON
Type: Residential Lot	List Price: \$85,000
City: Clinton	Orig. Price: \$85,000
Inside City Limits? No	Sale/Rent: For Sale
Subdivision: Holley Mountain	Per Acre Price \$:
Neighborhood: Holley Mountain	Per Fft Price \$:
Virtual Tour:	To Show Call:
	  

SALES INFORMATION		
SP:	ConDte:	SAG:
FIN:	CLSD:	
SP/Acre:		SO:

In-House #:	Sub Agent Comp:	0
Market Time: 21	Buyers Agent Comp:	3%
County: Van Buren	Will Subd:	No
Zip: 72031	Entered Twice:	No
Zoning: Residentia	Listing Svcs:	1. Full Service
Owner Name:	Owner ID#:	
Owner Phone:	Foreclosure (REO):	
	Short Sale?:	NO

FEATURES			
Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	POSSESSION RESTRICTIONS	At Closing
AREA AMENITES	Security, Gated Entrance, Airport	ROAD FRONTAGE	Deed Restrictions, Min Rights Do Not Convey, POA Approved Builder
DOCUMENTS ON FILE	None	ROAD SURFACE	City Street
DOCUMENTS ONLINE	None	SHOWING	Paved
FINANCING (NEW)	New Loan-Conventional, Cash	INSTRUCTIONS	Call Listing Office/Agent
LISTING TYPE	Exclusive Right-To-Sell	TRANSPORTATION	Near Interstate, Near Airport
LOT	Sloped, Wooded, In Subdivision, Private Airstrip, Vista View	UTILITIES	Gas-Propane/Butane, Telephone-Private, All Underground, POA Water, Community Sewer

FINANCIAL	
Assn/Condo Fee: 425.00	Frequency: Quarter
Annual Taxes: 1,180.85	Annual SI Tax:

ACRES
Pasture Acres:
Cultivation Acres:
Timber Acres:

PUBLIC REMARKS

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DIRECTIONS

From Clinton, AR take Hwy 16 towards Shirley and turn left on Holley Mountain Road. Go approx. 2 miles to Private Entrance Gate on the Right.