



4115 Old Hwy 66 Road, Mountain View, AR 72560

9.22 acres

Pick up where the 1970s California pioneers left off. Totally private getaway cabin 30 minutes from Mtn View, Leslie, National Forest and Gravity Brewworks. 2+ gravel miles on one of the prettiest rural roads in Ozarks for the home stretch. Property has well, power and septic. Internet available via DSL or ATT tower in sight. City water meter near driveway. Nearby sustainable community of Meadow Creek. Ask listing office for more detailed description/flyer. Needs TLC and BIG DECK. Perfect area to build a zen pond too. Can see all way to Missouri? Will consider owner finance with substantial down-payment.

FOR SALE \$55,000



WWW.GARLANDCOMPANY.COM
110 West Main Street, Mountain View, AR 72560
(across from the Courthouse)
870.269.9601

David Garland - 870.206.2538
david@garlandcompany.com

LAST UPDATED 05.24.17



RESIDENTIAL LISTING DETAIL			
MLS #:	17015491	Area:	711 MOUNTAIN VIEW & STONE
Status:	New Listing	List Price:	\$55,000
Type:	Detached	Original Price:	\$55,000
City:	Mountain View	Inside City Limits?	No
Subdivision:	Metes & Bounds	Sale/Rent:	For Sale
Neighborhood:		To Show Call:	
Virtual Tour:		Schedule a Showing	
SOLD INFORMATION			
SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:	SO:	

Address: 4115 Old Hwy 66 Road

List Agent: David Garland	In-House #:	Owner Name: Virginia Ivy
List Office: Garland Company Real Estate Office: 870-269-9601	Owner ID#:	Owner Phone: 8702141344
Co-Agent: Virginia E Ivy Garland Company Real Estate	County: Stone	Sub Agent Comp: 1.5
Bedrooms: 1	Market Time: 1	Buyers Agent Comp: 3
Full Baths: 1 Half Baths: 0	Zip: 72560	Entered Twice: No
Approx SQFT: 1000 LP/SqFt: 55.00	Approx Acreage: 9.22	Will Subd: No
Legal: TBD	Approx Lot Size: 9.22	New Construction? No
	Approx Yr. Built: 1975	Listing Services: 1. Full Service
	Foreclosure(REO): NO	Short Sale?: NO

FEATURES		
Owner/Agent Disclosure	Listing Agent is seller/owner or has ownership interest	LISTING TYPE
BEDROOMS	Master Bedroom/Main Lv	KITCHEN EQUIP
DINING	Eat-In Kitchen	LOT
DOCS ON FILE	Other (see remarks)	FINANCING
DOCS ONLINE	None	OTHER ROOMS
EXTERIOR	Other (see remarks)	POSSESSION
FIREPLACE	Woodburning-Stove	ROAD SURFACE
FLOORS	Carpet, Laminate	ROOF
FOUNDATION	Crawl Space	SHOWING INST.
PARKING	Other (see remarks)	SOURCE OF SF
HEAT & AIR	Window Units, Space Heater-Gas	STORIES
		STYLE
		UTILITIES
		Exclusive Right-To-Sell
		None
		Sloped, Rural Property, Wooded, Not in Subdivision, Mountain View
		New Loan-Conventional, Owner Financing Possible, Cash Great Room
		Early Occupancy Possible, At Closing
		Gravel
		Composition
		Lock Box, Vacant, Call Listing Agent
		Seller Disclosure
		One Story
		Traditional
		Septic, Well, Elec-Municipal (+Entergy)

FINANCIAL		SCHOOLS	
Assn/Condo Fee: 0.00	Freq: None	ELEM:	JUNIOR:
Annual SI Tax:	Annual Taxes: 250.00	MIDDLE:	SENIOR:

PUBLIC REMARKS

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DIRECTIONS

From MV, head west towards Leslie on Hwy 66. Just prior to Alco cemetery, turn left on Old Hwy 66 Road. Go 2.5 miles. For sale signs along rd on right. Turn right in driveway. At fork, turn left.