



**Garland
Company**
REAL ESTATE

Fowler Road, Mountain View, AR 72560

721 Acres with approximately 1.5 miles of White River frontage! The views are magnificent, possibly one of the best views of the White River and the surrounding valley. This secluded property is located in the Sylamore area but still only a 10-15 minute drive into town, about 10 minutes away from the boat launch area. Enjoy all the area has to offer, hunting, fishing, biking, horseback riding, mountain music. A short drive to the Ozark Folk Center and Blanchard Caverns.

FOR SALE \$2,500,000

Gary Garland 901.335.4842

garygarlandrealestate@gmail.com

David Garland - 870.206.2538

david@garlandcompany.com

WWW.GARLANDCOMPANY.COM

110 West Main Street, Mountain View, AR 72560

(across from the Courthouse)

870.269.9601

LAST UPDATED 12.30.16



Address:Fowler Road

List Agent: Gary Garland Mobil: 901-335-4842	In-House #:	Sub Agent Comp: 0
List Office: Garland Company Real Estate Office: 870-269-9601	Market Time: 0	Buyers Agent Comp: 3
Co-Agent: David Garland	County: Izard	Will Subd: Yes
Calculated \$/Acre: \$3,467.41	Zip: 72560	Entered Twice: No
Appx. Acreage: 721.00	Zoning:	Listing Svcs: 1. Full Service
Appx Lot Size: 721 acres	Owner Name:	Owner ID#:
Legal: TBD	Owner Phone:	Foreclosure (REO):
		Short Sale?: NO

FEATURES			
Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	POSSESSION	At Closing
AREA AMENITIES	Swimming Pool(s), Tennis Court(s), Playground, Picnic Area, Golf Course, Airport	ROAD FRONTAGE	Other (see remarks)
DOCUMENTS ON FILE	Property Disclosure	ROAD SURFACE	Gravel, Dirt
DOCUMENTS ONLINE	None	SHOWING INSTRUCTIONS	Call Listing Office/Agent, Listing Agent
FINANCING (NEW) LISTING TYPE	New Loan-Conventional, Cash	TRANSPORTATION	Must Accomp, Sign
LOT	Exclusive Right-To-Sell	UTILITIES	None
	Sloped, Rural Property, River View, Wooded, Out of City, Unimproved, Mountain View, Downslope, Vista View	WATERFRONT	Some Util Avl-Not on Prop River

FINANCIAL		ACRES	
Assn/Condo Fee:	Frequency:	# Pasture Acres:	
Annual Taxes: 1,032.39	Annual SI Tax:	# Cultivation Acres:	
		# Timber Acres:	

PUBLIC REMARKS

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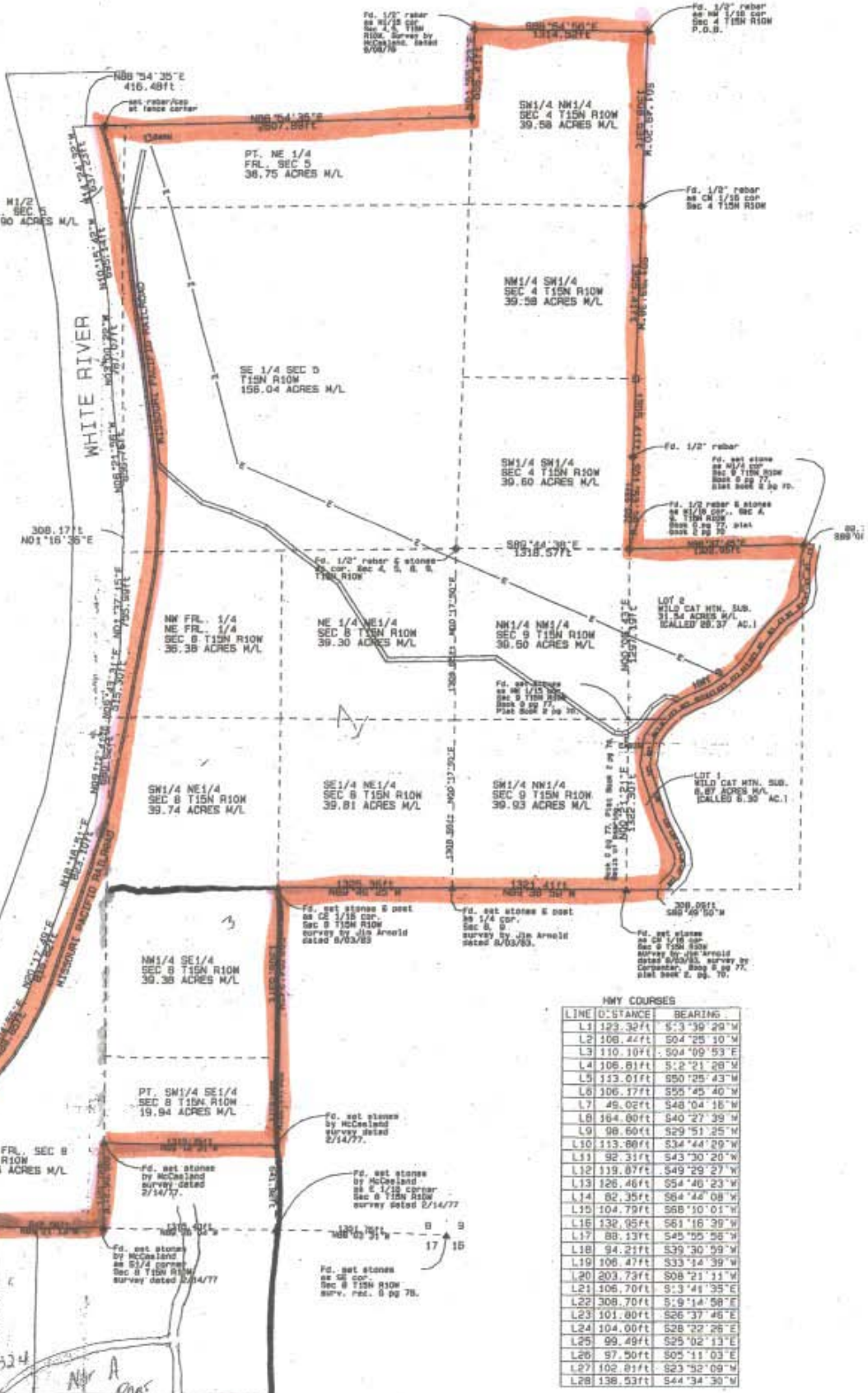
DIRECTIONS

Call Gary Garland at (901) 335-4842.



the SW1/4 SW1/4, Section 5, part of the W1/2, 10.90 section 5, the NW fractionless, the NE1/4 NE1/4, E1/4, part of the SW1/4, .86 acres more or less of Section 5, Lots 1 and 2 of Section 17, NW1/4, 34.27 acres more or less, Section 17, all in particularly described as:

NW1/4, Section 4, Township 1 line thereof, S01-49-20W of the SW1/4 NW1/4, thence NW1/4 SW1/4, thence S01-corner of the SW1/4 SW1/4, 2, Wild Cat Mountain set stone, thence corner 7E 82.78 ft to the center 13-39-29W 123.32 ft, E 110.10 ft, thence S12-39W 164.80 ft, thence S55-45-40W 103.17 ft, thence S43-30-20W 154-46-23W 126.46 ft, 104.79 ft, thence S61-10-39W 94.21 ft, thence S39-30-59W 94.21 ft, thence S26-37-48E 10 ft, thence S26-37-48E 525-02-13E 99.49 ft, W 102.81 ft, thence S44-10-17W of Lot 1 of Wild Cat Mtn. road, S89-49-50W 308.09 ft 1321.41 ft to a found set section 9, thence N89-46-25W corner of the SE1/4 NE1/4, to found set stones, stone, thence S60-05-21E of the W1/2 of fractional W1/2 of fractional Sec 8, 48-00W 1350.71 ft to a with center of road, S42-1, thence S39-08-38W 45.12 ft, the west line of the st line thereof, N01-35-15W of the SE1/4 NW1/4, ones at the SW corner of 17, thence along the west ft bank of White River, 46-44-08E 653.56 ft, thence 1.44 ft, thence N29-04-56E 118-19-51E 823.10 ft, 1E 515.30 ft, thence N01-1, thence N03-00-22W 787.07 24-32W 537.23 ft to a River, N88-54-35E 2807.89 NW1/4, Section 4, thence 41 ft to a found rebar at the north line thereof, containing in the



HWY COURSES

LINE	DISTANCE	BEARING
L1	123.32ft	S73°30'20"W
L2	106.44ft	S04°25'10"W
L3	110.10ft	S04°09'53"E
L4	106.81ft	S72°21'28"W
L5	113.01ft	S90°25'43"W
L6	106.17ft	S55°45'40"W
L7	46.02ft	S48°04'16"W
L8	164.80ft	S40°27'39"W
L9	98.60ft	S29°51'25"W
L10	113.86ft	S34°44'29"W
L11	92.31ft	S43°30'20"W
L12	119.87ft	S49°29'27"W
L13	126.46ft	S54°46'23"W
L14	82.35ft	S64°44'08"W
L15	104.79ft	S68°10'01"W
L16	132.05ft	S61°16'39"W
L17	88.13ft	S45°05'56"W
L18	94.21ft	S39°30'59"W
L19	106.47ft	S33°14'39"W
L20	203.73ft	S08°21'11"W
L21	106.70ft	S73°41'35"E
L22	308.70ft	S79°14'58"E
L23	101.80ft	S26°37'46"E
L24	104.00ft	S28°22'26"E
L25	99.49ft	S25°02'13"E
L26	97.50ft	S05°11'03"E
L27	102.81ft	S23°52'09"W
L28	138.53ft	S44°34'30"W

I hereby certify that the shown property was surveyed by me and that monuments are as shown to the best of my ability and knowledge.



DONALD BECKHAM PLS 1112
6664 11000 ROAD