



Highway 87, Mountain View, AR 72560

40 Acres of vista views overlooking Sylamore Creek make this a very desirable location for your new home. More than 1/2 mile +- of county hwy frontage. Would easily subdivide. You can see for miles, all way to Fifty-Six. Beautiful views of the creek, mountains and valley. Only 7 minutes out of town and about 5 minutes down to some great common swimming holes on the creek. This land has the potential for several building sites. Enjoy magnificent sunsets and privacy while being close to town.

FOR SALE \$60,000

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



**Garland
Company**
REAL ESTATE

LAST UPDATED 03.16.17



Address: Highway 87

List Agent: David Garland
List Office: Garland Company Real Estate
 Office: 870-269-9601
Co-Agent:
Calculated \$/Acre: \$1,500.00
Appx. Acreage: 40.00
Appx Lot Size: 40 Acres
Legal: PT E 1/2 SE (lying west of 87)

VACANT LAND LISTING DETAIL	
MLS #: 15034215	Area: 711
Status: Price Change	MOUNTAIN VIEW & STONE COUNTY
Type: Acreage	List Price: \$60,000
City: Mountain View	Orig. Price: \$70,000
Inside City Limits? No	Sale/Rent: For Sale
Subdivision: Metes & Bounds	Per Acre Price \$:
Neighborhood:	Per Fft Price \$:
Virtual Tour:	To Show Call: (870) 206-2538
	  

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

In-House #:	Sub Agent Comp:	0
Market Time: 478	Buyers Agent Comp:	3
County: Stone	Will Subd:	No
Zip: 72560	Entered Twice:	No
Zoning:	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	At Closing
AREA AMENITIES	Swimming Pool(s), Tennis Court(s), Playground, Golf Course, Airport	ROAD FRONTAGE	State Road
DOCUMENTS ON FILE	None	ROAD SURFACE	Gravel
DOCUMENTS ONLINE	None	SHOWING INSTRUCTIONS	Sign
FINANCING (NEW) LISTING TYPE	New Loan-Conventional, Cash Exclusive Right-To-Sell	TRANSPORTATION	Highway Frontage
LOT	Sloped, Rural Property, Wooded, Not in Subdivision, Out of City, Unimproved, Mountain View, Downslope	UTILITIES	Some Util Avl-Not on Prop

FINANCIAL		ACRES	
Assn/Condo Fee:	Frequency:	# Pasture Acres:	
Annual Taxes: 38.74	Annual SI Tax:	# Cultivation Acres:	
		# Timber Acres:	

PUBLIC REMARKS
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DIRECTIONS
 From Court Square head west. Turn right on 87 West. Go toward Fifty-Six. Sign at property on left, across from Bob White Court.