



Lancaster Drive Mountain View, AR 72560

30.14 Acres in the Fifty Six Acres Subdivision that are divided into 9 lots of 3+ acres. Located in a quiet community within easy walking distance to the City Park, a short drive to the town of Fifty-Six and about 20 minutes from Mountain View. Power and water are available at the street. You can live in your RV while building your dream home. You can purchase all nine lots or buy them individually for \$16,000 each. For School District, you can choose between Timbo or Mountain View.

FOR SALE \$125,000

Frank Banker - 870.214.0066

fsbanker0066@gmail.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 10.04.16



Address:Lancaster Drive

List Agent: Franklyn S Banker

List Office: Garland Company Real Estate
Office: 870-269-9601

Co-Agent:
Calculated \$/Acre: \$4,147.31

Appx. Acreage: 30.14

Appx Lot Size: 30.14

Legal: LOT 2, LOTS 5-12

VACANT LAND LISTING DETAIL	
MLS #: 16029289	Area: 711
Status: New Listing	MOUNTAIN VIEW & STONE COUNTY
Type: Subdivision Lot	List Price: \$125,000
City: Fifty Six	Orig. Price: \$125,000
Inside City Limits? Yes	Sale/Rent: For Sale
Subdivision: Fifty Six Acres	Per Acre Price \$:
Neighborhood:	Per Fft Price \$:
Virtual Tour:	To Show Call: (870) 214-0066

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

In-House #:	Sub Agent Comp:	0
Market Time: 3	Buyers Agent Comp:	3
County: Stone	Will Subd:	Yes
Zip: 72533	Entered Twice:	Yes
Zoning:	Listing Svcs:	1. Full Service
Owner Name:	Owner ID#:	
Owner Phone:	Foreclosure (REO):	NO
	Short Sale?:	NO

FEATURES			
Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	POSSESSION RESTRICTIONS	At Closing Existing Survey, Legally Subdivided, Approved Plat, Deed Restrictions, Mobiles Allowed
AREA AMENITIES	Tennis Court(s), Playground, Picnic Area	ROAD FRONTAGE	City Street
DOCUMENTS ON FILE	Boundary Survey, Recorded Plat, Subdivision Restrictions	ROAD SURFACE	Gravel
DOCUMENTS ONLINE	None	SHOWING INSTRUCTIONS	Sign
FINANCING (NEW)	New Loan-Conventional, Cash	TRANSPORTATION	None
LISTING TYPE	Exclusive Right-To-Sell	UTILITIES	Some Util Avl-Not on Prop
LOT	Level, Rural Property, Wooded, In Subdivision, Will Subdivide, Mountain View		

FINANCIAL		ACRES	
Assn/Condo Fee:	Frequency:	# Pasture Acres:	
Annual Taxes: 301.04	Annual SI Tax:	# Cultivation Acres:	
		# Timber Acres:	

PUBLIC REMARKS

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DIRECTIONS

From Mountain View, take Route 87 North to Route 14 East. Turn left on Route 14 and go 1.8 miles. Turn left onto Roasting Ear Road and make a left onto Lancaster Street.