



## Round Bottom Road Mountain View, AR 72560

This 10.83 acres offers a beautiful vista view along with a stream and mature hardwood trees. There are several building sites along the bluff which overlooks the White River, offering complete privacy in a peaceful and quiet setting. The public access launch ramp on the White River is just a few minutes away.

**FOR SALE \$95,000**

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**



LAST UPDATED 05.03.17



**Address: Round Bottom Road**

**List Agent:** Franklyn S Banker  
**List Office:** Garland Company Real Estate  
 Office: 870-269-9601  
**Co-Agent:**  
**Calculated \$/Acre:** \$8,771.93  
**Appx. Acreage:** 10.83  
**Appx Lot Size:** 10.83 Acres  
**Legal:** PT NW NE FRL

VACANT LAND LISTING DETAIL	
<b>MLS #:</b> 16014874	<b>Area:</b> 711
<b>Status:</b> Price Change	MOUNTAIN VIEW & STONE COUNTY
<b>Type:</b> Acreage	<b>List Price:</b> \$95,000
<b>City:</b> Mountain View	<b>Orig. Price:</b> \$105,000
<b>Inside City Limits?</b> No	<b>Sale/Rent:</b> For Sale
<b>Subdivision:</b> Waterfall Canyon	<b>Per Acre Price \$:</b>
<b>Neighborhood:</b>	<b>Per Fft Price \$:</b>
<b>Virtual Tour:</b>	<b>To Show Call:</b> (870) 214-0066

SALES INFORMATION		
<b>SP:</b>	<b>ConDte:</b>	<b>SAG:</b>
<b>FIN:</b>	<b>CLSD:</b>	
<b>SP/Acre:</b>		<b>SO:</b>

<b>In-House #:</b>	<b>Sub Agent Comp:</b>	0
<b>Market Time:</b> 362	<b>Buyers Agent Comp:</b>	3
<b>County:</b> Stone	<b>Will Subd:</b>	No
<b>Zip:</b> 72560	<b>Entered Twice:</b>	No
<b>Zoning:</b>	<b>Listing Svcs:</b>	1. Full Service
<b>Owner Name:</b>	<b>Owner ID#:</b>	
<b>Owner Phone:</b>	<b>Foreclosure (REO):</b>	
	<b>Short Sale?:</b>	NO

FEATURES			
<b>Owner/Agent Disclosure</b>	<b>Listing Agent is neither owner nor of any relation to owner</b>	<b>POSSESSION</b>	<b>At Closing</b>
<b>AREA AMENITIES</b>	<b>Swimming Pool(s), Tennis Court(s), Playground, Golf Course, Airport</b>	<b>ROAD FRONTAGE</b>	<b>County Road</b>
<b>DOCUMENTS ON FILE</b>	<b>Boundary Survey</b>	<b>ROAD SURFACE</b>	<b>Paved</b>
<b>DOCUMENTS ONLINE</b>	<b>None</b>	<b>SHOWING INSTRUCTIONS</b>	<b>Sign</b>
<b>FINANCING (NEW)</b>	<b>New Loan-Conventional, Cash</b>	<b>TRANSPORTATION</b>	<b>None</b>
<b>LISTING TYPE</b>	<b>Exclusive Right-To-Sell</b>	<b>UTILITIES</b>	<b>Some Util Avl-Not on Prop</b>
<b>LOT</b>	<b>Sloped, Rural Property, River View, Creek, Wooded, Out of City, Unimproved, River/Lake Area, Mountain View, Vista View, Timberland</b>		

FINANCIAL		ACRES	
<b>Assn/Condo Fee:</b>	<b>Frequency:</b>	<b># Pasture Acres:</b>	
<b>Annual Taxes:</b> 12.67	<b>Annual SI Tax:</b>	<b># Cultivation Acres:</b>	
		<b># Timber Acres:</b> 10.83	

**PUBLIC REMARKS**  
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**DIRECTIONS**  
 From traffic light at the intersection of Main Street and 5/9/14, go north on 5/9/14. Turn right onto Herpel Road which will turn into Round Bottom Road. Go 7.2 miles. See sign on left.