

## Sylamore Creek Lot Mountain View, AR 72560

South Sylamore Creek is an emerald jewel in Stone County. It runs fresh, clear and cool year round. Trout run until the hottest months. Smallmouth Fishing is primo year round. Lots are getting harder and harder to come by; particularly private ones. For your consideration is 2.59 acres +- on the creek with 140' of frontage. Extremely private with hardwoods and a bluff that would make an incredible building site. Power nearby. Gravel Road access. 10 minutes to town. Recently surveyed.

**FOR SALE \$40,000**

**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**






LAST UPDATED 06.24.16



**Address:** sylamore creek lot

**List Agent:** David Garland  
**List Office:** Garland Company Real Estate  
 Office: 870-269-9601  
**Co-Agent:**  
**Calculated \$/Acre:** \$15,444.02  
**Appx. Acreage:** 2.59  
**Appx Lot Size:** 2.59  
**Legal:** Pt SE SE of Sec 14 Twp15N RngW

VACANT LAND LISTING DETAIL	
<b>MLS #:</b> 16018522	<b>Area:</b> 711
<b>Status:</b> New Listing	MOUNTAIN VIEW & STONE COUNTY
<b>Type:</b> Residential Lot	<b>List Price:</b> \$40,000
<b>City:</b> Mountain View	<b>Orig. Price:</b> \$40,000
<b>Inside City Limits?</b> No	<b>Sale/Rent:</b> For Sale
<b>Subdivision:</b> Metes and Bounds	<b>Per Acre Price \$:</b> 15,444
<b>Neighborhood:</b>	<b>Per Fft Price \$:</b>
<b>Virtual Tour:</b>	<b>To Show Call:</b>
	  

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> 20	<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> Carol Bellsnyder	<b>Owner ID#:</b>	
<b>Owner Phone:</b>	<b>Foreclosure (REO):</b>	
	<b>Short Sale?:</b>	NO

FEATURES			
Owner/Agent Disclosure	<b>Listing Agent is neither owner nor of any relation to owner</b>	POSSESSION RESTRICTIONS	<b>Negotiable</b>
DOCUMENTS ON FILE	<b>Recorded Plat</b>	ROAD FRONTAGE	<b>Existing Survey, Right-of-Way Easement</b>
DOCUMENTS ONLINE	<b>Recorded Plat</b>	ROAD SURFACE	<b>County Road</b>
FINANCING (NEW)	<b>New Loan-Conventional, Cash, Rural Development</b>	SHOWING INSTRUCTIONS	<b>Gravel</b>
LISTING TYPE	<b>Exclusive Right-To-Sell</b>	TRANSPORTATION	<b>Call Listing Office/Agent</b>
LOT	<b>Sloped, Rural Property, Creek, Wooded, Out of City, Unimproved, Hunting/Recreation</b>	UTILITIES	<b>None</b>
		WATERFRONT	<b>Some Util Avl-Not on Prop Creek</b>

FINANCIAL		ACRES	
<b>Assn/Condo Fee:</b>	<b>Frequency:</b>	<b># Pasture Acres:</b>	
<b>Annual Taxes:</b> 234.00	<b>Annual SI Tax:</b>	<b># Cultivation Acres:</b>	
		<b># Timber Acres:</b>	

**PUBLIC REMARKS**  
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**DIRECTIONS**  
 First Right off QMC. Go thru locked gate. At fork, turn right. look for recent red survey flags.