



## Turner East Rd, Mountain View, AR 72680

Majestic rolling fields along mighty White River. Year round creek on property. Seller's great great grandfather had a commissary here ages past for river trade. The 1 mile gravel road is engineered and maintained well. Often a "sandy beach at river's edge and eagle's at the creek fishing for trout."

**FOR SALE \$950,000**

**David Garland - 870.206.2538**

david@garlandcompany.com

**Virginia Ivy - 870.214.1344**

virginiaivy@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 07.29.16



**Address:**000 Turner East Road

VACANT LAND LISTING DETAIL	
<b>MLS #:</b> 16022136	<b>Area:</b> 711
<b>Status:</b> New Listing	MOUNTAIN VIEW & STONE COUNTY
<b>Type:</b> Acreage	<b>List Price:</b> \$950,000
<b>City:</b> Mountain View	<b>Orig. Price:</b> \$950,000
<b>Inside City Limits?</b> No	<b>Sale/Rent:</b> For Sale
<b>Subdivision:</b> Metes and Bounds	<b>Per Acre Price \$:</b>
<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>List Agent:</b> David Garland	<b>In-House #:</b>	<b>Sub Agent Comp:</b> 0
<b>List Office:</b> Garland Company Real Estate Office: 870-269-9601	<b>Market Time:</b> 1	<b>Buyers Agent Comp:</b> 3
<b>Co-Agent:</b> Virginia E Ivy	<b>County:</b> Stone	<b>Will Subd:</b> No
<b>Calculated \$/Acre:</b> \$23,750.00	<b>Zip:</b> 72560	<b>Entered Twice:</b> No
<b>Appx. Acreage:</b> 40.00	<b>Zoning:</b>	<b>Listing Svcs:</b> 1. Full Service
<b>Appx Lot Size:</b> 40	<b>Owner Name:</b>	<b>Owner ID#:</b>
<b>Legal:</b> See file	<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	<b>Immediately-With Deed</b>
DOCUMENTS ON FILE	<b>Other (see remarks)</b>	ROAD FRONTAGE	<b>County Road</b>
DOCUMENTS ONLINE	<b>Other (see remarks)</b>	ROAD SURFACE	<b>Gravel</b>
FARM/RANCH FEATURES	<b>Livestock Allowed, Hay</b>	SHOWING INSTRUCTIONS	<b>Call Listing Office/Agent</b>
FINANCING (NEW)	<b>New Loan-Conventional, Lease Option, Contract For Deed, Cash, Rural Development</b>	TRANSPORTATION	<b>None</b>
LISTING TYPE	<b>Exclusive Right-To-Sell</b>	UTILITIES	<b>None</b>
LOT	<b>Sloped, Level, Rural Property, River Front, River View, Creek, Wooded, Cleared, Out of City, River /Lake Area, Mountain View</b>	WATERFRONT	<b>Creek, River, Year Round Creek</b>

FINANCIAL		ACRES	
<b>Assn/Condo Fee:</b>	<b>Frequency:</b>	<b># Pasture Acres:</b> 20.00	
<b>Annual Taxes:</b> 40.00	<b>Annual SI Tax:</b>	<b># Cultivation Acres:</b>	
		<b># Timber Acres:</b> 20.00	

PUBLIC REMARKS
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DIRECTIONS
Go N on Hwy 58/ Guion Rd Turn Right on Turner Road East Turn left at cell tower Locked Gate

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