



## 2380 Mountain View Rd. Locust Grove, AR 72550

Great Value on this 1 bedroom 1 bath Cabin situated on a secluded 6.88 acre White River frontage! Outstanding wood deck/walkway to the 249 ft White River frontage! Includes a 200 sq.ft. screened porch with direct River View; 308 sq.ft. Open Porch with River views plus a 180 sq.ft. storage room. Most furnishings include outdoor patio furniture is included in the sale! Priced for Immediate Sale & Possession!

**FOR SALE \$130,000**

Gary Garland - 901.335.4842  
gary@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 06.26.17



RESIDENTIAL LISTING DETAIL			
<b>MLS #:</b>	<b>17018780</b>	<b>Area:</b>	710 INDEPENDENCE COUNTY
<b>Status:</b>	New Listing	<b>List Price:</b>	\$130,000
<b>Type:</b>	Rural Residential	<b>Original Price:</b>	\$130,000
<b>City:</b>	Locust Grove	<b>Inside City Limits?</b>	No
<b>Subdivision:</b>	Metes & Bounds	<b>Sale/Rent:</b>	For Sale
<b>Neighborhood:</b>	Locust Grove	<b>To Show Call:</b>	901-335-4842
<b>Virtual Tour:</b>	<a href="#">Schedule a Showing</a>		
SOLD INFORMATION			
<b>SP:</b>	<b>ConDte:</b>	<b>SP/SqFt:</b>	<b>SAG:</b>
<b>FIN:</b>	<b>CLSD:</b>	<b>SO:</b>	

**Address: 2380 Mountain View Road**

<b>List Agent:</b>	Gary Garland - Mobil: 901-335-4842	<b>In-House #:</b>		<b>Owner Name:</b>	
<b>List Office:</b>	Garland Company Real Estate Office: 870-269-9601	<b>Owner ID#:</b>		<b>Owner Phone:</b>	
<b>Co-Agent:</b>		<b>County:</b>	Independence	<b>Sub Agent Comp:</b>	0
<b>Bedrooms:</b>	1	<b>Market Time:</b>	1	<b>Buyers Agent Comp:</b>	3
<b>Full Baths:</b>	1	<b>Zip:</b>	72550	<b>Entered Twice:</b>	No
<b>Half Baths:</b>	0	<b>Approx Acreage:</b>	6.88	<b>Will Subd:</b>	No
<b>Approx SQFT:</b>	660	<b>Approx Lot Size:</b>	6.88 Acres	<b>New Construction?</b>	No
<b>LP/SqFt:</b>	196.97	<b>Approx Yr. Built:</b>	1977	<b>Listing Services:</b>	1. Full Service
<b>Legal:</b>	PT NE FRL	<b>Foreclosure(REO):</b>	NO	<b>Short Sale?:</b>	NO

FEATURES			
Owner/Agent Disclosure	<b>Listing Agent is neither owner nor of any relation to owner</b>	LISTING TYPE	<b>Exclusive Right-To-Sell</b>
BEDROOMS	<b>Master Bedroom/Main Lv</b>	KITCHEN EQUIP	<b>Refrigerator-Stays</b>
DINING	<b>Living/Dining Combo</b>	LOT	<b>River/Lake Area</b>
DOCS ON FILE	<b>Boundary Survey</b>	FINANCING	<b>New Loan-Conventional, Cash</b>
DOCS ONLINE	<b>Boundary Survey, Legal Description</b>	OTHER ROOMS	<b>Sun Room, Workshop/Craft</b>
EXTERIOR	<b>Block</b>	POSSESSION	<b>At Closing</b>
FIREPLACE	<b>Woodburning-Site-Built, Other (see remarks)</b>	ROAD SURFACE	<b>Paved</b>
FLOORS	<b>Carpet</b>	ROOF	<b>Rolled, Flat</b>
FOUNDATION	<b>Slab/Crawl Combination</b>	SHOWING INST.	<b>By Appointment Only, Occupied, Call Listing Agent</b>
PARKING	<b>Four Car or More</b>	SOURCE OF SF	<b>Tax Records</b>
HEAT & AIR	<b>Window Units, Space Heater-Gas</b>	STORIES	<b>One Story</b>
		STYLE	<b>Other (see remarks)</b>
		UTILITIES	<b>Water-Public, Elec-Municipal (+Entergy), Gas-Propane /Butane, Community Sewer</b>

FINANCIAL		SCHOOLS	
<b>Assn/Condo Fee:</b>	0.00	<b>ELEM:</b>	<b>JUNIOR:</b>
<b>Annual SI Tax:</b>		<b>MIDDLE:</b>	<b>SENIOR:</b>
<b>Freq:</b>	None		
<b>Annual Taxes:</b>	355.18		

**PUBLIC REMARKS**

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**DIRECTIONS**

From Mountain View Courthouse drive east on Hwy 14 (Mt. View Rd) 24 miles to the first mailbox after Sloan Rd, just east of the Stone County/Independence County line. 2380 address is on the mailbox. stay left on the drive to the Cabin.