



## **5183 MOUNT OLIVE ROAD.** Melbourne, AR 72566

Newer manufactured home on 3 lots in Mount Olive community. Well maintained 2 bedroom, 2 bath, 1080 SF energy efficient home with insulation ratings of attic R-30, walls R-19 and floor R-11 along with tip-out double pane windows. Storage building on property. Large 405 SF porch welcomes you to this bucolic setting located next to the historic Mount Olive Cumberland Presbyterian Church. White River access is 0.2 miles down paved road. Explore Devil's Knob-Devil's Backbone Natural Area nearby. Furnishing neg.

**FOR SALE \$69,000**

**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**





RESIDENTIAL LISTING DETAIL			
<b>MLS #:</b>	<b>17016050</b>	<b>Area:</b>	807 IZARD COUNTY (SOUTHWEST)
<b>Status:</b>	New Listing	<b>List Price:</b>	\$69,000
<b>Type:</b>	Mobile/Mod/Mfg	<b>Original Price:</b>	\$69,000
<b>City:</b>	Melbourne	<b>Inside City Limits?</b>	No
<b>Subdivision:</b>	MT OLIVE RETREAT	<b>Sale/Rent:</b>	For Sale
<b>Neighborhood:</b>		<b>To Show Call:</b>	
<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: 5183 Mount Olive Road**

<b>List Agent:</b>	Franklyn S Banker	<b>In-House #:</b>		<b>Owner Name:</b>	
<b>List Office:</b>	Garland Company Real Estate	<b>Owner ID#:</b>		<b>Owner Phone:</b>	
	Office: 870-269-9601	<b>County:</b>	Izard	<b>Sub Agent Comp:</b>	0
<b>Co-Agent:</b>		<b>Market Time:</b>	0	<b>Buyers Agent Comp:</b>	3
<b>Bedrooms:</b>	2	<b>Zip:</b>	72566	<b>Entered Twice:</b>	No
<b>Full Baths:</b>	2	<b>Approx Acreage:</b>	1.30	<b>Will Subd:</b>	No
<b>Half Baths:</b>	0	<b>Approx Lot Size:</b>	1.3 Acres	<b>New Construction?</b>	No
<b>Approx SQFT:</b>	1080	<b>Approx Yr. Built:</b>	2011	<b>Listing Services:</b>	1. Full Service
<b>LP/SqFt:</b>	63.89	<b>Foreclosure(REO):</b>	NO	<b>Short Sale?:</b>	NO
<b>Legal:</b>	NEW SURVEY 5, 6, 16				

FEATURES			
Owner/Agent Disclosure	<b>Listing Agent is neither owner nor of any relation to owner</b>	INTERIORS	<b>Washer Connection, Washer-Stays, Dryer Connection -Electric, Dryer-Stays, Water Heater-Electric, Smoke Detector(s), Window Treatments, Walk-In Closet(s), Ceiling Fan(s), Walk-in Shower</b>
BASEMENT	<b>None</b>	LISTING TYPE	<b>Exclusive Right-To-Sell</b>
BEDROOMS	<b>Master Bedroom/Main Lv, Guest Bedroom/Main Lv, Master Bedroom Apart, Master Bed. Sitting Area, All Bedrooms Down, 2 Bedrooms Same Level</b>	KITCHEN EQUIP	<b>Free-Standing Stove, Microwave, Electric Range, Dishwasher, Pantry, Refrigerator-Stays</b>
DINING	<b>Eat-In Kitchen</b>	LOT	<b>Level, Rural Property, Wooded, Cleared, In Subdivision, River/Lake Area, Mountain View</b>
DOCS ON FILE	<b>Property Disclosure</b>	MOBILE /MODULAR	<b>Manufactured, Double Wide, Permanent Foundation</b>
DOCS ONLINE	<b>None</b>	FINANCING	<b>New Loan-Conventional, Cash</b>
ENERGY FEATURES	<b>Insulated Windows, Extra Insulation</b>	OTHER ROOMS	<b>Laundry</b>
EXT. FEATURES	<b>Porch, Partially Fenced, Outside Storage Area, Guttering</b>	POSSESSION	<b>At Closing</b>
EXTERIOR	<b>Metal/Vinyl Siding</b>	ROAD SURFACE	<b>Paved</b>
FIREPLACE	<b>None</b>	ROOF	<b>Composition</b>
FLOORS	<b>Carpet, Vinyl</b>	SHOWING INST.	<b>Lock Box, Call Listing Agent</b>
FOUNDATION	<b>Crawl Space</b>	SOURCE OF SF	<b>Tax Records</b>
PARKING	<b>Four Car or More</b>	STORIES	<b>One Story</b>
HEAT & AIR	<b>Central Cool-Electric, Central Heat-Electric, Heat Pump</b>	STYLE	<b>Other (see remarks)</b>
		UTILITIES	<b>Septic, Well, Electric-Co-op, TV-Satellite Dish</b>
		WARRANTY	<b>As-Is, Prsnt Cnd at Clng</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>	273.50		

**PUBLIC REMARKS**

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**DIRECTIONS**

Take Routes 5/9/14 North. Make a right on 9 North in Allison. Go 8.7 miles and make a left onto Mount Olive Access White River. Follow Mount Olive Access Road for 5.6 miles. Stay on paved road. See sign.