



Black Bear Bluff Lot #11 Mountain View, AR 72560

3.44 Acre wooded lot with mature trees in a peaceful mountaintop cabin community. Lot goes to a bluff that will have a magnificent vista view when cleared. Community has a common area with lake and gazebo for property owners. Development is safeguarded by protective covenants: a perfect spot for your home or vacation cabin. Owner financing available.

FOR SALE \$23,000

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



**Garland
Company**

REAL ESTATE



Address: Black Bear Bluff

VACANT LAND LISTING DETAIL	
MLS #: 16026482	Area: 711
Status: Price Change	MOUNTAIN VIEW & STONE COUNTY
Type: Residential Lot	List Price: \$23,000
City: Mountain View	Orig. Price: \$25,000
Inside City Limits? No	Sale/Rent: For Sale
Subdivision: Black Bear Bluff	Per Acre Price \$:
Neighborhood:	Per Fft Price \$:
Virtual Tour:	To Show Call: (870) 214-0066

SALES INFORMATION		
SP:	ConDte:	SAG:
FIN:	CLSD:	
SP/Acre:		SO:

List Agent: Franklyn S Banker	In-House #:	Sub Agent Comp: 0
List Office: Garland Company Real Estate Office: 870-269-9601	Market Time: 364	Buyers Agent Comp: 3
Co-Agent:	County: Stone	Will Subd: No
Calculated \$/Acre: \$6,686.05	Zip: 72560	Entered Twice: No
Appx. Acreage: 3.44	Zoning:	Listing Svcs: 1. Full Service
Appx Lot Size: 3.44 Acres	Owner Name:	Owner ID#:
Legal: PT NE NW 0.24 AC+PT NW NE 3.2	Owner Phone:	Foreclosure (REO):
		Short Sale?: NO

FEATURES			
Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	POSSESSION RESTRICTIONS	At Closing
DOCUMENTS ON FILE	Recorded Plat, Subdivision Restrictions	ROAD FRONTAGE	Bill of Assurance, Mobiles Not Allowed
DOCUMENTS ONLINE	None	ROAD SURFACE	County Road
FINANCING (NEW)	New Loan-Conventional, Spec Financing (see rmks), Cash	SHOWING INSTRUCTIONS	Dirt
LISTING TYPE	Exclusive Right-To-Sell	TRANSPORTATION	Sign
LOT	Sloped, Level, Rural Property, Wooded, In Subdivision, Out of City, Mountain View, Downslope	UTILITIES	Near Airport
			Septic Sbj Hlth Dpt Apprv, Water-Public, All Underground

FINANCIAL		ACRES	
Assn/Condo Fee:	Frequency:	# Pasture Acres:	
Annual Taxes: 54.69	Annual SI Tax:	# Cultivation Acres:	
		# Timber Acres: 3.44	

PUBLIC REMARKS
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DIRECTIONS
From Court Square turn south onto Route 9. At Hilltop Market, turn left onto Luber Road and go 2.5 miles. At Dodd Mountain Fire Station, turn left onto Misenheimer Road. Go 3.5 miles and turn left onto Black Bear Bluff. Follow road to sign.