



**Garland  
Company**  
REAL ESTATE

## **320 Lane Road Timbo, AR 72680**

**FOR SALE \$94,000**  
**David Garland - 870-206-2538**  
diamondave@ymail.com

Enjoy spacious living in this 3 BD, 2 BA country home, including a woodburning stove for those cold winter months. Hardwood floors throughout. Large deck, chicken coop/rabbit hutches for all those little farm critters. This approximate 1680 SF home sits on 12 acres M/L in a very secluded setting. Hunt on your own land. 10 miles and approximately 15 minutes from town square.

**WWW.GARLANDCOMPANY.COM**

110 West Main Street, Mountain View AR 72560  
(across from the Courthouse)

**870.269.9601**

Last Updated 12.6.17



RESIDENTIAL LISTING DETAIL			
<b>MLS #:</b>	<b>17035730</b>	<b>Area:</b>	711 MOUNTAIN VIEW & STONE
<b>Status:</b>	New Listing	<b>List Price:</b>	\$94,000
<b>Type:</b>	Rural Residential	<b>Original Price:</b>	\$94,000
<b>City:</b>	Timbo AR	<b>Inside City Limits?</b>	No
<b>Subdivision:</b>	Metes & Bounds	<b>Sale/Rent:</b>	For Sale
<b>Neighborhood:</b>		<b>To Show Call:</b>	(870) 206-2538
<b>Virtual Tour:</b>		<b>Add. Unbranded Video:</b>	Schedule a Showing
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: 320 Lane Road**

<b>List Agent:</b> David Garland - Cell: 870-206-2538	<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> Stone	<b>Sub Agent Comp:</b> 0
<b>Bedrooms:</b> 3	<b>Market Time:</b> 33	<b>Buyers Agent Comp:</b> 3
<b>Full Baths:</b> 2	<b>Zip:</b> 72680	<b>Entered Twice:</b> No
<b>Half Baths:</b> 0	<b>Approx Acreage:</b> 12.00	<b>Will Subd:</b> No
<b>Approx SQFT:</b> 1680	<b>Approx Lot Size:</b> 12 Acres	<b>New Construction?</b> No
<b>LP/SqFt:</b> 55.95	<b>Approx Yr. Built:</b> 1995	<b>Listing Services:</b> 1. Full Service
<b>Legal:</b> S33 T15 R12	<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, Guest Bedroom/Main Lv, Master Bedroom Apart, 2 Bedrooms Same Level</b>	KITCHEN EQUIP	<b>Free-Standing Stove, Gas Range, Dishwasher, Pantry, Refrigerator-Stays</b>
DINING	<b>Living/Dining Combo</b>	LOT	<b>Sloped, Level, Rural Property, Wooded, Not in Subdivision, Mountain View</b>
DOCS ON FILE	<b>Property Disclosure</b>	FINANCING	<b>New Loan-Conventional, Cash</b>
DOCS ONLINE	<b>None</b>	OTHER ROOMS	<b>Den/Family Room, Laundry</b>
EXTERIOR	<b>Frame</b>	POSSESSION	<b>At Closing</b>
FIREPLACE	<b>Woodburning-Stove</b>	ROAD SURFACE	<b>Gravel</b>
FLOORS	<b>Carpet, Wood, Vinyl, Tile</b>	ROOF	<b>Metal</b>
FOUNDATION	<b>Crawl Space</b>	SHOWING INST.	<b>By Appointment Only, Pets (See remarks), 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>1.5 Story</b>
		STYLE	<b>Built to Suit</b>
		UTILITIES	<b>Septic, Water-Public, Elec-Municipal (+Entergy), Gas -Propane/Butane, TV-Satellite Dish</b>
		WARRANTY	<b>As-Is, Prsnt Cnd at Clsng</b>

FINANCIAL		SCHOOLS	
<b>Assn/Condo Fee:</b> 0.00	<b>Freq:</b> None	<b>ELEM:</b> Timbo	<b>JUNIOR:</b> Timbo
<b>Annual SI Tax:</b>	<b>Annual Taxes:</b> 374.80	<b>MIDDLE:</b> Timbo	<b>SENIOR:</b> Timbo

**PUBLIC REMARKS**

Enjoy spacious living in this 3 bd/2ba country home, including a wood burning stove for those cold winter months. Hardwood floors throughout. Large deck, chicken coop/ rabbit hutches for all those little farm critters. This approx.1680 sf home sits on 12 acres mol in a very secluded setting. Hunt on your own land. 10 miles and approx. 15 minutes from the town square.

**DIRECTIONS**

Go West on Hwy 66 through Newnata to Big Spring Rd. (County Rd. 130). Turn right onto Big Spring Rd. go to Lane Rd. and turn right again and go to 320 Lane Rd. on your left down gravel drive to house.