



## 320 Lane Road Timbo, AR 72680

**FOR SALE \$94,000**  
**Frank Banker - 870-214-0066**  
fsbanker0066@gmail.com

Private quiet country home on 12 acres. Three BD/2 BA cabin with large welcoming covered porch, wood burning stove and hardwood floors throughout. Approximately 1680 SF home is in a very secluded setting. Large outbuilding and no restrictions. Approximately 15 minutes from the town square.

**WWW.GARLANDCOMPANY.COM**  
110 West Main Street, Mountain View AR 72560  
(across from the Courthouse)  
**870.269.9601**

Last Updated 2.2.18



RESIDENTIAL LISTING DETAIL			
<b>MLS #:</b>	<b>17035730</b>	<b>Area:</b>	711 MOUNTAIN VIEW & STONE
<b>Status:</b>	Active	<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) 214-0066
<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> Franklyn S Banker - Agent: 870-214-0066	<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> 91	<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**

Private and quiet country home on 12 acres. Three BD/2 BA cabin with large welcoming covered porch, wood burning stove and hardwood floors throughout. Approximately 1680 SF home is in a very secluded setting. Large outbuilding and no restrictions. Approximately 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 and go to 320 Lane Rd. on your left down. Gravel drive to house.