




Address: 29 Redtail Road

List Agent: Denise Barton
 Mobil: (501) 940-2340
List Office: RE/MAX Advantage REALTORS Heber
 Ofc: (501) 362-0005
Co-Agent: Lisa S Zetterlund - Agent: (501) 231-5266
Calculated \$/Acre: \$47,872.34
Appx. Acreage: 0.94
Appx Lot Size: 157x259x157x263
Legal: lot 47 Primrose Creek Subdiv.

VACANT LAND LISTING DETAIL	
MLS #: 10352656	Area: 703
Status: Active	HEBER SPRINGS
Type: Subdivision Lot	List Price: \$45,000
City: Heber Springs	Orig. Price: \$45,000
Inside City Limits? No	Sale/Rent: For Sale
Subdivision: Primrose Creek	Per Acre Price \$:
Neighborhood:	Per Fft Price \$:
Virtual Tour: Virtual Tour	To Show Call:
	 

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

In-House #:	Sub Agent Comp:	0
Market Time: 443	Buyers Agent Comp:	4
County: Cleburne	Will Subd:	No
Zip: 72543	Entered Twice:	No
Zoning:	Listing Svcs:	1. Full Service
Owner Name:	Owner ID#:	
Owner Phone:	Foreclosure (REO):	
	Short Sale?:	NO

FEATURES			
Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	POSSESSION RESTRICTIONS	Immediately-With Deed Existing Survey, Legally Subdivided, Approved Plat, Bill of Assurance, Mobiles Not Allowed Other (see remarks)
AREA AMENITIES	Swimming Pool(s), Playground, Clubhouse, Party Room, Picnic Area, Mandatory Fee, Fitness/Bike Trail, Gated Entrance	ROAD FRONTAGE ROAD SURFACE	Paved
DOCUMENTS ON FILE	Boundary Survey, Legal Description, Recorded Plat, Property Disclosure, Subdivision Restrictions	SHOWING INSTRUCTIONS	Call Listing Office/Agent
DOCUMENTS ONLINE	Legal Description, Recorded Plat, Property Disclosure	TRANSPORTATION UTILITIES	None
FINANCING (NEW)	New Loan-Conventional, Cash	WATERFRONT	Water-Public, Electric-Co-op, Gas-Propane /Butane, TV-Cable, TV-Satellite Dish, Telephone -Private, All Underground, Community Sewer Dock Community
LISTING TYPE	Exclusive Right-To-Sell		
LOT	Sloped, Level, Resort Property, Wooded, In Subdivision, Out of City, River/Lake Area, Vista View		

FINANCIAL		ACRES	
Assn/Condo Fee: 1,500.00	Frequency: Annual	# Pasture Acres:	
Annual Taxes: 9,999,999.00	Annual SI Tax:	# Cultivation Acres:	
		# Timber Acres:	

PUBLIC REMARKS
 Beautiful large wooded interior lot just a short walk from the Primrose fishing lake and wildlife preserve. Abundant green space all around. Amenities provided for the private use of Primrose Creek property owners include gated entrance, spectacular community swimming pool and open air pavilion, 6 acre fishing lake, nature trails, 22 acre wildlife preserve, creek side and riverfront recreation areas, community boat dock and boat launch. Agents please see showing remarks.

DIRECTIONS
 From downtown Heber Springs go west on Main (hwy 110) across the Little Red River to Hiram Rd, turn right follow Hiram approx one mile to River Ranch Rd, continue to Primrose Creek entry gate.