

Vacant Land



PROPERTY INFORMATION

MLS #: 10352528 **Area:** 703 **HEBER SPRINGS**
Status: Active **Approx Acreage:** 1.45 **Type:** Subdivision Lot
Price: \$155,000 **Approx Lot Size:** 145x446x145x426
Original Price: \$155,000 **Cultivation Acres:** Per Acre Price:
Days on Market: 443 **Pasture Acres:** Per Front Foot Price:
Sale/Rent: For Sale **Timber Acres:** Est. Road Front:
Associated Docs? **H** **M** **Entered Twice:** No **Golf Course:**
Will Subdivide: No **Lake Name:**
Inside City Limits: No

AGENT/OFFICE INFORMATION

Denise Barton - Mobil: (501) 940-2340 **BAC: 4**
Lisa S Zetterlund - Agent: (501) 231-5266 **SAC: 0**
RE/MAX Advantage REALTORS Heber Springs **Listing Services: 1. Full Service**
Ofc: (501) 362-0005 **In-House Number:**
To Show, Call Phone: **Owner Name:**
Virtual Tour: **Virtual Tour** **Owner Phone:**
Owner Identification:

320 Primrose Creek Drive
Heber Springs 72543
Subdivision: Primrose Creek
Neighborhood:
County: Cleburne

FEATURES

AREA AMENITIES: Swimming Pool(s), Playground, Clubhouse, Picnic Area, Mandatory Fee, Fitness/Bike Trail, Gated Entrance	POSSESSION RESTRICTIONS: Immediately-With Deed Existing Survey, Legally Subdivided, Approved Plat, Bill of Assurance, Mobiles Not Allowed Other (see remarks)
DOCUMENTS ON FILE: Legal Description, Recorded Plat, Property Disclosure, Subdivision Restrictions	ROAD FRONTAGE: Paved
DOCUMENTS ONLINE: Legal Description, Recorded Plat, Property Disclosure, Subdivision Restrictions	ROAD SURFACE: Paved
FINANCING (NEW): New Loan-Conventional, Cash	SHOWING: Call Listing Office/Agent
LISTING TYPE: Exclusive Right-To-Sell	INSTRUCTIONS: None
LOT: Sloped, Level, Resort Property, River Front, In Subdivision, Out of City, River/Lake Area, Boat Dock, Vista View	TRANSPORTATION UTILITIES: Water-Public, Electric-Co-op, Gas-Propane/Butane, TV-Cable, TV-Satellite Dish, Telephone-Private, All Underground, Community Sewer
	WATERFRONT: Dock Available, River, Dock Community

PUBLIC REMARKS

Lot 26 is a generous 1.45 acres and enjoys 145 feet of river frontage. It boasts great views, mature trees and a gentle slope. 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.

LEGAL & FINANCIAL

Annual Taxes: 999,999,999.00 **Tax Year:**
Annual S.I. Tax: **Tax ID:** 72543
Assn/Condo Fee: 1,500.00 **Addt. Fees:**
Frequency: Annual **Addt. Freq:**
Zoning:
Legal: lot 26 Primrose Creek Subdiv.

SCHOOL INFORMATION

Elementary School: Heber Springs
Middle School: Heber Springs
Junior High: Heber Springs
High School: Heber Springs
This information is deemed reliable, but cannot be guaranteed. Parents must contact School Districts directly for most accurate information and school changes.

CLOSING INFORMATION

Sale Price: **How Sold:** **Closed Date:** **SAG:**
Sold \$/Acre: **Contract Date:** **Closing Costs:** **SO:**

CONFIDENTIAL AGENT & SHOWING REMARKS - NOT FOR PUBLIC VIEW!!

Agents please call listing office (501-362-0005) or agent (501-940-1900) to book showing and receive gate instructions.