

## Vacant Land



## PROPERTY INFORMATION

**MLS #: 10352661**      **Area: 703 HEBER SPRINGS**  
**Status: Active**      Approx Acreage: **0.88**      Type: **Subdivision Lot**  
**Price: \$65,000**      Approx Lot Size: **145x255x145x264**  
Original Price: **\$65,000**      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  
Owner Name  
Owner Phone  
Owner Identification

To Show, Call Phone  
Virtual Tour      **Virtual Tour**

**329 Primrose Creek Drive**  
**Heber Springs 72543**  
Subdivision **Primrose Creek**  
Neighborhood  
County **Cleburne**

## FEATURES

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

## PUBLIC REMARKS

Lot 35 is a generous .88 acres of gently sloping woods across the street from the Little Red River. Adjoins a 50' green space that provides privacy and natural beauty. 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: **9,999,999.00**      Tax Year:  
Annual S.I. Tax:      Tax ID: **72543**  
Assn/Condo Fee: **1,500.00**      Addt. Fees:  
Frequency: **Annual**      Addt. Freq:  
Zoning:  
Legal: **lot 34 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.