



Sub Type: **Residential** List: **\$46,000**
 DOM: **1,382**

ML#: **497869** **Expired**
 County: **Benton** Lot: **0** Block: **0**
 Location: **Central Business District, Neighborhood Business**
 Description: **No Deed Restriction, Other-Specify In Remarks**
 Subdivision: **None** Acres: **0.69**
 School Dist: **Rogers** Taxes: **\$568**
 Lot Dim: **123' x 242'** Surveyed:
 Flood Zone: **No** Frontg: Manuf Hm: **No**
 Zoning: **M-FAM** Covenant: **No** Disclosure: **Yes**

Internal Information

List Agt: [Ed Simpson](#)
 Lst Agt Email: Ed@FirstREALTORS.com
 List Ofc: [First Realtors](#)
 Buy Agt Fee: **3.0**
 Internal Remarks: **AGENT IS MANAGING MEMBER OF OWNER. SEPTIC PERMIT PULLED FOR 2-2 BED & 3 -1 BED UNITS. NO PLANNING COMMISSION REQUIRED. START CONSRTRUCTION -THAT'S ALL.**
 LP/HtSF:
 Subject To:
 LP/Acre: **\$66,666.67**

Agt Cell: **479-636-2211** Agt Phone: **479-409-4992**
 Ofc Phone: **479-409-4992**
 Variable: **No** Agt Fax:
 List Date: **03/20/2007** Exp Date: **12/31/2010**
 Agency: **Exclusive Right to Sell**
 SP/Acre:

Property Information

Electric: **At Street** Lake/Prop:
 Gas: **At Street** Internet/TV:
 Water/Sewer: **On Site Septic Needed, Public Water At Street, Septic Design Available, Soil Test Available**
 Roads: **Public, Surface Paved**
 Topography: **Gently Rolling, Level, Open, Partially Wooded** Fencing: **None**
 Lot Desc: **Cleared, Hardwoods, Not In Subdivision**
 Legal: **420 N F St, Rogers Ar**

Public Remarks: **GREAT LOCATION ZONED MULTI-UNIT. PROPERTY HAS LARGE # OF TREES IN REAR - MAKES IDEAL SETTING FOR AN UPSCALE 5 PLEX RENTAL OR CONDO. OWNER WILL BUILD OUT MULTI UNIT FOR BUYERS IF DESIRED. .69 ACRES OF LAND.**

MLS Remarks: **REAT LOCATION ZONED MULTI-UNIT. PROPERTY HAS LARGE # OF TREES IN REAR - MAKES IDEAL SETTING FOR AN UPSCALE 5 PLEX RENTAL OR CONDO. OWNER WILL BUILD OUT MULTI UNIT FOR BUYERS IF DESIRED. .69 ACRES OF LAND.**

Directions: **From Downtown Rogers on Walnut go north on 2nd, west on Locust / Prairie Creek Rd, then south on North F St**

Prepared By: Ed Simpson , First (Home)

Friday, October 12, 2018 2:00 AM

Information deemed reliable but not guaranteed.

Search Criteria

Property Type is 'Land'
 Status is one of 'Active', 'Pending', 'Withdrawn', 'Expired'
 Status is 'Sold'
 Status Contractual Search Date is 10/12/2018 to 04/15/2018
 List Agent ID is '4017'
 Selected 1 of 13 results.