

# Residential

# Active



**Address:** 118 Polk 629  
**City:** Mena  
**County:** Polk  
**Zip:** 71953

## PROPERTY DETAIL

<b>List Price:</b>	\$118,500	<b>Annual Taxes:</b>	260.00
<b>MLS #:</b>	10204608	<b>Annual SI Tax:</b>	
<b>Class:</b>	Residential	<b>Source of SF:</b>	Courthouse
<b>Type:</b>	Mobile/Mod/Mfg ...	<b>UNNO:</b>	No
<b># Beds:</b>	3	<b>Appx Acres:</b>	6.40
<b>Baths:</b>	2 / 0	<b>Will Subdivide:</b>	No
<b>Appx SQFT:</b>	1352	<b>Entered Twice:</b>	No
<b>Stories:</b>	One Story		
<b>Appx Year Built:</b>	1999		
<b>Appx Lot Size:</b>	6.4		
<b>Subdivision:</b>	Shady		
<b>Legal:</b>	Pt SE NW 24-3-30		
<b>Area:</b>	301		

**Directions:** Hwy 8 to Hwy 375 East to County Rd 630, right on 630, then take immediate right onto Polk 629 and it's the first drive on the right.

## ROOM DESCRIPTIONS

<b>LR:</b>	<b>MBR:</b>
<b>DR:</b>	<b>BR2:</b>
<b>BK:</b>	<b>BR3:</b>
<b>KIT:</b>	<b>BR4:</b>
<b>DEN:</b>	<b>BR5:</b>

## SCHOOLS

<b>ELEM:</b>	Mena
<b>MIDD:</b>	Mena
<b>JR HIGH:</b>	
<b>SR HIGH:</b>	Mena

## LISTING INFORMATION

<b>Possession:</b>	Negotiable
<b>Warranty:</b>	As-Is, Prsnt Cnd at Clsng
<b>Assn/Condo Fee:</b>	
<b>Frequency:</b>	None

## PROPERTY FEATURES

BEDROOMS	<b>3 Bedrooms Same Level</b>	INTERIORS	<b>Washer Connection, Dryer Connection-Electric, Water Heater-Gas</b>
DINING	<b>Living/Dining Combo</b>	KITCHEN	<b>Built-In Stove, Gas Range, Dishwasher, Disposal, Refrigerator-Stays</b>
DOCS ON FILE	<b>Boundary Survey, Legal Description, Property Disclosure</b>	EQUIPMENT	<b>Sloped, Rural Property, Creek, National Forest Bndaries</b>
ENERGY FEATURES	<b>Insulated Windows, Insulated Doors</b>	LOT	<b>Double Wide</b>
EXTERIOR	<b>Metal/Vinyl Siding</b>	MOBILE/MODULAR FEATURES	<b>Laundry</b>
EXT. FEATURES	<b>Deck, Porch, Outside Storage Area, Shop</b>	OTHER ROOMS	<b>Gravel</b>
FARM/RANCH FEATURES	<b>Livestock Allowed</b>	ROAD SURFACE	<b>Composition</b>
FIREPLACE	<b>Woodburning-Prefab., Blowers</b>	ROOF	<b>Septic, Well, Electric-Co-op, Gas-Propane/Butane, TV-Satellite Dish, Telephone-Private</b>
FLOORS	<b>Carpet, Vinyl</b>	UTILITIES	<b>Other (see remarks)</b>
FOUNDATION	<b>Crawl Space</b>	WALLS/ CEILINGS	
PARKING	<b>Garage, Two Car, Detached, Auto Door Opener</b>		
HEATING & AIR	<b>Central Cool-Electric, Central Heat-Gas</b>		

## PUBLIC REMARKS

Property joins Ouachita National Forest. Great hunting in the Shady Mountains, plus a short walk to the Cossatot River. Lovely three bedroom two bath home has CH&A. Detached double garage with attic storage and two additional storage buildings. Seasonal creek through property.

**SP:**  
**LAG:** Deanna Olmstead

**MT:** 103  
**LO:** Arkansas Country Properties

**CLSD:**

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED, AND IS PROVIDED EXCLUSIVELY FOR CONSUMER'S PERSONAL, NON-COMMERCIAL USE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO, INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE. COPYRIGHT 2007 COOPERATIVE ARKANSAS REALTORS® MULTIPLE LISTING SERVICES INC.