



RESIDENTIAL LISTING DETAIL		
<b>MLS #:</b>	<a href="#">10207982</a>	<b>Area:</b> 301 POLK COUNTY
<b>Status:</b>	Price Change	<b>List Price:</b> \$349,500
<b>Type:</b>	Rural Residential	<b>Original Price:</b> \$499,500
<b>City:</b>	Wickes	<b>Inside City Limits?</b> No
<b>Subdivision:</b>	Wickes area	<b>Sale/Rent:</b> For Sale
<b>Neighborhood:</b>	Wickes	<b>To Show Call:</b>
<b>Virtual Tour:</b>		

SOLD INFORMATION			
<b>SP:</b>	<b>ConDte:</b>	<b>SP/SqFt:</b>	<b>SAG:</b>
<b>FIN:</b>	<b>CLSD:</b>		<b>SO:</b>

**Address: 740 Hwy 278**

<b>List Agent:</b> <a href="#">John Titsworth Jr. - Agent: (479) 394-1050</a>	<b>In-House #:</b> 1728	<b>Owner Name:</b> Lynch
<b>List Office:</b> <a href="#">Arkansas Country Properties</a>	<b>Owner ID#:</b>	<b>Owner Phone:</b>
Ofc: (479) 394-7545	<b>Market Time:</b> 360	<b>Sub Agent Comp:</b> 0
<b>Co-Agent:</b>	<b>County:</b> Polk	<b>Buyers Agent Comp:</b> 3.5
	<b>Zip:</b> 71973	<b>Entered Twice:</b> No
<b>Bedrooms:</b> 7	<b>Approx Acreage:</b> 44.60	<b>Will Subd:</b> No
<b>Full Baths:</b> 4 <b>Half Baths:</b> 1	<b>Approx Lot Size:</b> 44.6	<b>New Construction?</b> No
<b>Approx SQFT:</b> 2884 <b>LP/SqFt:</b> 121.19	<b>Approx Yr. Built:</b> 1980	<b>Listing Services:</b> 1. Full Service
<b>Legal:</b> Pt SW1/2 Pt NE/4 Pt SE/4	<b>Foreclosure(REO):</b> NO	<b>Short Sale?:</b> NO

FEATURES		
Owner/Agent Disclosure	<b>Listing Agent is neither owner nor of any relation to owner</b>	INTERIORS
BASEMENT	<b>Full, Partially Finished, Inside Access, Outside Access/Walk-Out, Heated, Cooled</b>	Washer Connection, Dryer Connection-Electric, Water Heater-Electric, Built-Ins, Ceiling Fan(s), Breakfast Bar, Wired for Highspeed Inter
BEDROOMS	<b>All Bedrooms Up</b>	LISTING TYPE
DINING	<b>Living/Dining Combo, Breakfast Bar</b>	KITCHEN
DOCS ON FILE	<b>Boundary Survey, Lead Based Paint, Property Disclosure</b>	EQUIPMENT
DOCS ONLINE	<b>Lead Based Paint, Property Disclosure</b>	LOT
EXTERIOR	<b>Log</b>	FINANCING
EXT. FEATURES	<b>Patio, Screened Porch, Fully Fenced, Private Airstrip</b>	OTHER ROOMS
FARM/RANCH FEATURES	<b>Cross-Fenced, Livestock Allowed, Stock Pond, Cattle, Horses</b>	POSSESSION
FIREPLACE	<b>Woodburning-Site-Built</b>	ROAD SURFACE
FLOORS	<b>Wood</b>	ROOF
FOUNDATION	<b>Slab/Crawl Combination</b>	SHOWING INST.
PARKING	<b>Parking Pads</b>	SOURCE OF SF
HEATING & AIR	<b>Central Cool-Electric, Central Heat-Electric</b>	STORIES
		STYLE
		UTILITIES
		WALLS/ CEILINGS
		WARRANTY
		<b>Wood Ceiling</b>
		<b>As-Is, Prsnt Cnd at Clng</b>

FINANCIAL		SCHOOLS	
<b>Assn/Condo Fee:</b> 0.00	<b>Freq:</b> None	<b>ELEM:</b> Wickes	<b>JUNIOR:</b>
<b>Annual SI Tax:</b>	<b>Annual Taxes:</b> 1850.00	<b>MIDDLE:</b> Wickes	<b>SENIOR:</b> Wickes

**PUBLIC REMARKS**

Log Home on almost 45 acres. PLUS a guest/caretaker house AND a log cabin by the fishing pond. Main home has 3 water heaters, 3 HVAC systems, 26 ceiling fans & 2 rock fireplaces, full basement!! 2 sets of laundry hookups, 3 security lights. New roofs on both homes. Guest/caretaker home has 966 sq.. ft with cypress siding. Owner reports 43 round bales of hay were cut from the pasture in Sept '08. PRIVATE AIRSTRIP!!!!

**DIRECTIONS**

Hwy 71 South to the E-Z Mart in Wickes, turn east onto Hwy 278, go to rock entry on right side of Hwy 278