

420 Highway 370
Mena, AR 71953

200 amp electric service

4.72 Acres

Cabin built in 2006

Very private and plenty of buffer on all 4 sides

Beautiful view of mountains, pasture and pond

On paved well-maintained Arkansas State road (no dirt to drive on).

- Excellent Cell Phone signal with both AT&T and Verizon
- poured foundation on piers
- 576 sq feet under house 3/4 of it you can stand up in w/door (ready for ductwork if needed)
- 576 sq feet storage space in attic, 3/4 of it can stand up in (ready for ductwork if needed)
- 2 slabs on other side of property to build another home and have paved picnic area
- Rear neighbor lives on front 45 acres so property behind is uninhabited
- 5 acres to left is fenced pastureland owned by cattle farmer across the road
- 5 acres to right is owned by neighbor who stores antique car collection inside
- 200 amp electrical service installed for future expansion
- Both 220 and 110 electrical service installed inside for A/Cs, etc.
- 2x6 construction for added strength & insulation instead of 2x4
- 6" insulation fiberglass insulation batts
- Vinyl double-pane energy efficient windows
- Underground cable installed from electric pole to cabin (for privacy so meter reader does not drive up to house)
- Woodstove w/window (mobile home approved allows close clearance to walls)
- Landline telephone connections/cabling
- 3-bay enamelled metal sided/metal roofed pole barn with lights and electric outlets installed
- Water pump installed at pole barn for outside water
- Outside Water spiggots with both hot and cold water installed on pole barn side of cabin
- 2 porches front and back
- Both porches have electrical outlets outside
- Fenced dog enclosure approx 7,400 square feet with gate built off back of pole barn
- Large storage building on other side of property behind the 2 slabs

Possible harvestable timber

Would like to sell all appliances:

Kenmore side-by-side with ice maker, etc

Kenmore electric stove *as w/ house*

Kenmore upright washer/dryer combo unit

Heating / cooling split ac 220 unit