

# Bella Vista-St. Ives, Benton, AR

**Parcel Number:** 16-08735-000    **Parcel Size:** 0.31    **Property Address:** 0000 St Ives Circle

**Legal Description:** Lot 28 Block 8 Cornwall Sub-Bvv

**Road Access:** Yes

**Utilities:** Nearby

**POA/HOA:** Yes, \$16/month

**Flood Zone:** NO

**Elevation:** 1207 ft

**Terrain:** treed, sloped

**Light Pollution Score:** Bortle Class 4

**Taxes per year:** 48.50

**County Zoning:** R-2

**County Zoning Link**

[https://library.municode.com/ar/bella\\_vista\\_city/codes/code\\_of\\_ordinances?nodeId=PTIILADEOR\\_CH109ZO\\_ARTIIIZODIRE](https://library.municode.com/ar/bella_vista_city/codes/code_of_ordinances?nodeId=PTIILADEOR_CH109ZO_ARTIIIZODIRE)

**RV Zoning Links:** RV not allowed

**Mobile Home Zoning Links:** Mobile Home not allowed

**Map:** <https://maps.app.goo.gl/1XVU3VAnSonczY3DA>

**GPS Coordinates Center:** 36.482261, -94.227499

NW Corner: 36.482346, -94.227813

NE Corner: 36.482531, -94.227533

SW Corner: 36.482068, -94.227450

SE Corner: 36.482155, -94.227257

**Nearby Towns:** Bella Vista 2.2 miles, Bentonville 11miles, Branson, MO 87 miles, Springfield, MO 115 miles, Tulsa OK 120 miles, Kansas City, MO 203 miles, Oklahoma City, OK 225 miles, Wichita KS 237 miles

**Nearby Attractions:** The Walmart Museum 12 miles, Bluff Dwellers Cave 23 miles, Nature trails everywhere, Springs, lakes and rivers everywhere, Golf, Shopping, Museums!

## Description:

Take in this beautiful one-third acre in the Bella Vista subdivision which has plenty of amenities and put your home where you are minutes and miles to every amenity you would want or imagine. This is a residential lot only-no RV, camping or mobile home allowed.

## See website for complete pricing details - Cash Discount or Owner Finance

First payment one month after down payment. (Payment is total of principal, taxes & loan service fee)

\*Please note with owner financing you can use the property but cannot make improvements on the property until financing terms are complete.

\*Buyer responsible for their own due diligence



**Owner Financing**

**No Credit Check**

**Low Down Payment**