



470 KINDERHOOK ROAD Edgemont, AR 72044

2 bedroom 2 bath mobile home with 30 x 40 insulated shop on 3.77 acres m/l with lake frontage and lake view. The property has two creeks that run into the cove that the property joins. Owner has leveled a spot by the water to pitch a tent or just hang out with friends and family. Plenty of room to build a couple cabins or your dream home.



Tabetha Jennings 870.213.8250
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WWW.GARLANDCOMPANY.COM
102 E.Main St. Mountain View, AR 72560
870.269.9601



RESIDENTIAL LISTING DETAIL			
MLS #:	19020872	Area:	702 GREERS FERRY
Status:	New Listing	List Price:	\$120,000
Type:	Mobile/Mod/Mfg	Original Price:	\$120,000
City:	Edgemont AR	Inside City Limits?	No
Subdivision:	Metes & Bounds	Sale/Rent:	For Sale
Neighborhood:		To Show Call:	
Virtual Tour:		Add. Unbranded Video:	
SOLD INFORMATION			
SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:	SO:	

Address: 470 Kinderhook RD

List Agent: Tabetha L Jennings - Agent: 870-213-8250	In-House #:	Owner Name:
List Office: Garland Company Real Estate Office: 870-269-9601	Owner ID#:	Owner Phone:
Co-Agent:	County: Cleburne	Sub Agent Comp: 0
Bedrooms: 2	Market Time: 6	Buyers Agent Comp: 3
Full Baths: 2	Zip: 72044	Entered Twice: No
Half Baths: 0	Approx Acreage: 3.77	Will Subd: No
Approx SQFT: 960	Approx Lot Size: 3.77 acres	New Construction? No
LP/SqFt: 125.00	Approx Yr. Built: 1998	Listing Services: 1. Full Service
Legal: deed on file	Foreclosure(REO): NO	Short Sale?: NO

FEATURES

Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner	INTERIORS	Dryer Connection-Electric
BASEMENT	None	LISTING TYPE	Exclusive Right-To-Sell
Bedrooms	Other-See Remarks	KITCHEN EQUIP	Free-Standing Stove
Dining	Eat-In Kitchen	LOT	Sloped, Wooded, Cleared, Not in Subdivision, Lake View, Lake Front
DOCS ON FILE	Legal Description	MOBILE/MODULAR	Mobile
DOCS ONLINE	None	FINANCING	New Loan-Conventional, Cash
Energy Features	Insulated Windows	OTHER ROOMS	None
EXT. FEATURES	Deck, Porch, Outside Storage Area	POSSESSION	Negotiable
EXTERIOR	Other (see remarks)	RESTRICTIONS	Right-of-Way Easement
FIREPLACE	None	ROAD SURFACE	Paved
FLOORS	Carpet, Vinyl	ROOF	Metal
FOUNDATION	Other (see remarks)	SHOWING INST.	Call Listing Office
PARKING	Carport	SOURCE OF SF	Courthouse
HEAT & AIR	Window Units, Space Heater-Gas	STORIES	One Story
		STYLE	Other (see remarks)
		UTILITIES	Septic, Water-Public
		WALLS/ CEILINGS	Paneling, Sheet Rock Ceiling
		WARRANTY	As-Is, Prsnt Cnd at Clsng

FINANCIAL

Assn/Condo Fee: 0.00	Freq: None
Annual SI Tax:	Annual Taxes: 409.00

SCHOOLS

ELEM:	JUNIOR:
MIDDLE:	SENIOR:

PUBLIC REMARKS

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DIRECTIONS

Take Hwy 16 at Shirley go approx 9.5 miles turn right on Kinderhook Rd. go approx 0.6 miles to property on right