

# Residential

# Active



**Address:** 6540 Highway 71S  
**City:** Cove  
**County:** Polk  
**Zip:** 71937

PROPERTY DETAIL	
<b>List Price:</b>	\$173,900
<b>MLS #:</b>	<a href="#">10309244</a>
<b>Class:</b>	Residential
<b>Type:</b>	Rural Residential
<b># Beds:</b>	1
<b>Baths:</b>	1 / 0
<b>Appx SQFT:</b>	1600
<b>Stories:</b>	Other (see remarks)
<b>Appx Year Built:</b>	1980
<b>Appx Lot Size:</b>	23.5
<b>Subdivision:</b>	Vandervoordt
<b>Legal:</b>	NE NE 35-4S-32
<b>Area:</b>	301
<b>Annual Taxes:</b>	443.12
<b>Annual SI Tax:</b>	
<b>Source of SF:</b>	Other (see remarks)
<b>UNNO:</b>	No
<b>Appx Acres:</b>	23.50
<b>Will Subdivide:</b>	No
<b>Entered Twice:</b>	Yes

**Directions:** Highway 71 South past Vandervoordt Junction (Highway 71 and 246) on left.

### Virtual Tour:

ROOM DESCRIPTIONS	SCHOOLS	LISTING INFORMATION
<b>LR:</b> MBR:	<b>ELEM:</b>	<b>Possession:</b> Other (see remarks)
<b>DR:</b> BR2:	<b>MIDD:</b>	<b>Warranty:</b> As-Is, Prsnt Cnd at Clsng
<b>BK:</b> BR3:	<b>JR HIGH:</b>	<b>Assn/Condo Fee:</b>
<b>KIT:</b> BR4:	<b>SR HIGH:</b>	<b>Frequency:</b> None
<b>DEN:</b> BR5:		

### PROPERTY FEATURES

<b>BEDROOMS</b>	<b>Master Bedroom Apart, All Bedrooms Down</b>	<b>KITCHEN EQUIPMENT</b>	<b>Free-Standing Stove, Gas Range</b>
<b>DINING</b>	<b>Eat-In Kitchen, Kitchen/Dining Combo, Living /Dining Combo</b>	<b>LOT</b>	<b>Sloped, Not in Subdivision, Other (see remarks)</b>
<b>DOCS ON FILE</b>	<b>Legal Description</b>	<b>OTHER ROOMS</b>	<b>None</b>
<b>EXTERIOR</b>	<b>Metal/Vinyl Siding</b>	<b>ROAD SURFACE</b>	<b>Paved</b>
<b>FIREPLACE</b>	<b>None</b>	<b>ROOF</b>	<b>Metal</b>
<b>FLOORS</b>	<b>Tile</b>	<b>UTILITIES</b>	<b>Septic, Water-Public, Electric-Co-op, Gas</b>
<b>FOUNDATION</b>	<b>Slab</b>	<b>WALLS/ CEILINGS</b>	<b>-Propane/Butane, Telephone-Private</b>
<b>PARKING</b>	<b>Four Car or More</b>		<b>Sheet Rock</b>
<b>HEATING &amp; AIR</b>	<b>Window Units, Space Heater-Gas</b>		

### PUBLIC REMARKS

Property was formerly a metal fabrication, repair/maintenance business. Living quarters adjacent to large shop. Total of 23.5 acres. The main shop is 40x60 with a 25x66 attached shop and 30x66 attached living quarters. There is also a 45x38 shop and 18x24 shop plus separate 24x32 office building. Buyer to verify all measurements. Ideal business location with excellent highway frontage. 3 phase avail. Multi-use business location.

**SP:**  
**LAG:** David Oates

**MT:** 11  
**LO:** Vision Realty

**CLSD:**

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