



Address: lot 4 Miracle Heights Cove

### VACANT LAND LISTING DETAIL

**MLS #:** 17014437 **Area:** 027  
**Status:** Active **SHERWOOD**  
**Type:** Auction **List Price:** \$15,000  
**City:** Sherwood **Orig. Price:** \$15,000  
**Inside City Limits?** No **Sale/Rent:** For Sale  
**Subdivision:** Miracle Heights **Per Acre Price \$:**  
**Neighborhood:** **Per Fft Price \$:**  
**Virtual Tour:** **To Show Call:**



### SALES INFORMATION

**SP:** **ConDte:** **SAG:**  
**FIN:** **CLSD:**  
**SP/Acre:** **SO:**

**List Agent:** John Saugey  
 Agent: 501-258-4400  
**List Office:** Gold Star Realty  
 Ofc: 501-831-5555  
**Co-Agent:**  
**Calculated \$/Acre:** \$50,000.00  
**Appx. Acreage:** 0.30  
**Appx Lot Size:** 13,254 sqft  
**Legal:** 18-3N-11 Miracle Hts PH1 lot4

**In-House #:**  
**Market Time:** 28  
**County:** Pulaski  
**Zip:** 72120  
**Zoning:**  
**Owner Name:**  
**Owner Phone:**

**Sub Agent Comp:** 0  
**Buyers Agent Comp:** 2.5  
**Will Subd:** No  
**Entered Twice:** No  
**Listing Svcs:** 1. Full Service  
**Owner ID#:**  
**Foreclosure (REO):**  
**Short Sale?:** NO

### FEATURES

Owner/Agent Disclosure	<b>Listing Agent is neither owner nor of any relation to owner</b>	POSSESSION	<b>At Closing</b>
DOCUMENTS ON FILE	<b>Legal Description, Recorded Plat</b>	ROAD FRONTAGE	<b>Other (see remarks)</b>
DOCUMENTS ONLINE	<b>Legal Description, Recorded Plat</b>	ROAD SURFACE	<b>Paved</b>
FINANCING (NEW)	<b>New Loan-Conventional, Cash, Rural Development</b>	SHOWING INSTRUCTIONS	<b>Other (see To Show Call)</b>
LISTING TYPE	<b>Auction</b>	TRANSPORTATION	<b>None</b>
LOT	<b>Sloped, Cul-de-sac, Wooded, In Subdivision, Curb/Gutters, Unimproved</b>	UTILITIES	<b>Sewer-Public, Water-Public, Elec -Municipal (+Entergy), All Underground</b>

### FINANCIAL

**Assn/Condo Fee:** **Frequency:**  
**Annual Taxes:** 244.00 **Annual SI Tax:**

### ACRES

**# Pasture Acres:**  
**# Cultivation Acres:**  
**# Timber Acres:**

### PUBLIC REMARKS

Nice wooded lot in a quiet new neighborhood ready for your dream home! First lot in the cul-de-sac. This property will be offered at PUBLIC AUCTION on June 19th @ 10am on site. Agent will be on site at 9:30 am. terms: Minimum bid \$9000 plus 7% Buyer's Premium, 7% non-refundable deposit down due the day of sale in cash or check, close in 30 days w/ no contingencies. Property is offered in as-is condition. Contact Agent for info or to register to bid! All offers prior to the auction will be presented.

### DIRECTIONS

From Hwy. 107 & Jacksonville-Cato Rd., go west on Jax-Cato rd., RIGHT at Bamboo Ln, continue onto Cinnamon Dr., RIGHT on Jadestone Trail, right on Miracle Heights Court, 4th property on the right.