



**0.2244 Acres**

**\$6,899**

**Sharp County, Arkansas**

[www.landresellers.com/properties/c09979a0409](http://www.landresellers.com/properties/c09979a0409)



## Property Details

**Property Types:** Land, Residential  
**State:** Arkansas  
**County:** Sharp County  
**City:** Cherokee Village  
**Price:** \$6,899  
**Total Acreage:** 0.2244  
**Property ID:** choc3rd-17-15  
**Property Address:** Menominee Dr., Cherokee Village, AR  
**APN:** 244-00293-000  
**GPS:** 36.269308, -91.534509  
**Subdivision:** Choctaw

**Unit:** 3rd  
**Block:** 17  
**Lot:** 15  
**Association Fees:** 150  
**Roads:** gravel paved  
**Power:** at road  
**Water:** at road  
**Sewer:** unknown  
**Taxes:** \$20  
**Seller Fees:** 115

- SIZE: 76'x108'x105'x108'
- APN#: 244-00293-000
- LEGAL DESCRIPTION: Choctaw 3rd Block 17 Lot 15
- STATE: Arkansas
- COUNTY: Sharp
- GENERAL LOCATION: In Cherokee Village
- DRIVING DIRECTIONS: From Iroquois turn East on Tarascan. go about 2/10 mile to Menominee. Turn left on Menominee. Lot is 3/4 quarters of the way down, before Wacahoota, on the left.
- GENERAL ELEVATION: 650 ft.
- GENERAL INFORMATION: Lots of Trees. Utilities at the street. Ready to Build. No time limit to build.
- TYPE OF TERRAIN: Level
- ZONING: Residential
- POWER: yes, at street
- PHONE: yes, at street
- WATER: yes, at street
- SEWER: No. Only needed when/if you build.
- ROADS: paved
- PROPERTY TAX: \$20 a year
- CLOSING/DOC. FEES: \$89.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: Standby Water fees \$128 a year.
- PLAT MAP: by email
- TITLE INFORMATION: Free and clear
- TYPE of DOCUMENT: Grant Deed

### FINANCING INFO and PURCHASE INFO

Go to [1881.com](http://1881.com) Sharp County Arkansas page

## Seller Information



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1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.