



0.4343 Acres

\$7,900

Sharp County, Arkansas

www.landresellers.com/properties/3e2e80a7d60



Property Details

Property Types: Land, Residential

State: Arkansas

County: Sharp County

City: Cherokee Village

Price: \$7,900

Total Acreage: 0.4343

Property ID: choc 3rd 16-13

Property Address: Immokalee & Choco Trace,
Cherokee Village, AR

APN: 244-00272-000

Dimensions: 140'x203'x261'x24'

GPS: 36.269602, -91.537893

Subdivision: Choctaw

Unit: 3rd

Block: 16

Lot: 13

CCRs: yes

Association Fees: 150

Roads: gravel/paved

Power: at road

Water: at road

Taxes: \$20

Seller Fees: 115

Cherokee Village

- **SIZE:** 140'x203'x261'x24'
- **APN#:** 244-00272-000
- **LEGAL DESCRIPTION:** Choctaw 3rd Block- 16 Lot- 13
- **STATE:** Arkansas
- **COUNTY:** Sharp
- **GENERAL LOCATION:** In Cherokee Village
- **DRIVING DIRECTIONS:** From Iroquois turn West on Allegheny. Then immediately turn left on Immokalee. Go to the 2nd street which is Chaco Trace. Property is on the NE corner of Immokalee and Chaco Trace.
- **GENERAL ELEVATION:** 650 ft.
- **GENERAL INFORMATION:** Corner lot on Cul-de-sac. Lots of Trees. Utilities at street. No time limit to build. Cul-de-sac backs up to Iroquois. Ready 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, cul-de-sac is packed dirt.
- **PROPERTY TAX:** \$20 a year
- **CLOSING/DOC. FEES:** \$89.
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** Standby Water fees \$152 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 Sharp County Arkansas webpage



1881.com Investments
www.1881.com
Austin, TX 78727

5124789999
land@1881.com

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.