



10/20/2011 04:28 PM



Address:000 Stuckey Lane

VACANT LAND LISTING DETAIL	
<b>MLS #:</b> 10300310	<b>Area:</b> 015
<b>Status:</b> Active	BRYANT
<b>Type:</b> Acreage	<b>List Price:</b> \$250,000
<b>City:</b> Alexander	<b>Orig. Price:</b> \$250,000
<b>Inside City Limits?</b> No	<b>Sale/Rent:</b> For Sale
<b>Subdivision:</b> none	<b>Per Acre Price \$:</b> 6500
<b>Neighborhood:</b> Sardis	<b>Per FFT Price \$:</b>
<b>Virtual Tour:</b>	<b>To Show Call:</b> 501-951-3331
 	

SALES INFORMATION		
<b>SP:</b>	<b>ConDte:</b>	<b>SAG:</b>
<b>FIN:</b>	<b>CLSD:</b>	<b>SO:</b>
<b>SP/Acre:</b>		

<b>List Agent:</b> Cindy Allwine Agent: (501) 951-3330	<b>In-House #:</b>	<b>Sub Agent Comp:</b> 0
<b>List Office:</b> Ausum Realty Ofc: (501) 823-0577	<b>Market Time:</b> 16	<b>Buyers Agent Comp:</b> 2.5
<b>Co-Agent:</b> Candy Thurman - Agent: (501) 823-0577	<b>County:</b> Saline	<b>Will Subd:</b> No
<b>Calculated \$/Acre:</b> \$5,427.70	<b>Zip:</b> 72002-2528	<b>Entered Twice:</b> No
<b>Appx. Acreage:</b> 46.06	<b>Zoning:</b>	<b>Listing Svcs:</b> 1. Full :
<b>Appx Lot Size:</b> 46 acres	<b>Owner Name:</b>	<b>Owner ID#:</b>
<b>Legal:</b> extd. S28-T1S-R13W	<b>Owner Phone:</b>	<b>Foreclosure (REO):</b> NO
		<b>Short Sale?:</b> NO

FEATURES			
Owner/Agent Disclosure	<b>Listing Agent is neither owner nor of any relation to owner</b>	POSSESSION RESTRICTIONS	<b>Immediately-With Deed Existing Survey, Any Builder, Easement</b>
DOCUMENTS ON FILE	<b>Boundary Survey, Legal Description, Property Disclosure, Flood Zone</b>	ROAD FRONTAGE	<b>County Road</b>
DOCUMENTS ONLINE	<b>Boundary Survey, Legal Description, Property Disclosure, Flood Zone</b>	ROAD SURFACE	<b>Paved</b>
FARM/RANCH FEATURES	<b>Livestock Allowed, Horses</b>	SHOWING	<b>Call Listing Office/Agent, By / Only, Sign, Beware Dog</b>
FINANCING (NEW)	<b>New Loan-Conventional, Cash</b>	INSTRUCTIONS	<b>Near Interstate</b>
LISTING TYPE	<b>Exclusive Right-To-Sell</b>	TRANSPORTATION	<b>Water-Public, Elec-Municipal</b>
LOT	<b>Level, Rural Property, Creek, Not in Subdivision, Flood Insurance Required, Timberland</b>	UTILITIES	<b>Telephone-Private Creek</b>
		WATERFRONT	

FINANCIAL		ACRES	
<b>Assn/Condo Fee:</b> 0.00	<b>Frequency:</b> None	<b># Pasture Acres:</b> 0.00	
<b>Annual Taxes:</b> 63.00	<b>Annual SI Tax:</b> 0.00	<b># Cultivation Acres:</b> 0.00	
		<b># Timber Acres:</b> 46.00	

**PUBLIC REMARKS**  
 Wooded 46 acres full of wildlife! Electricity, water and telephone already on property! Survey in assoc. docs. East boundary has 40 ft. easement. Sardis Water Assoc. Stuckey Lane is a private street along north boundary and is an ingress/egress easement so please do not walk the line without making an appointment. Approx. half of the acreage is located in the 100 year flood plain.

**DIRECTIONS**  
 vimy ridge road south approx. 2.7 miles property on left, stuckey lane is on left but is a private gated street, there is a home back there on the right. If you see the acreage, do not attempt to drive down without calling listing agent first

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