

## Southern Oaks Realty

### Property Location:

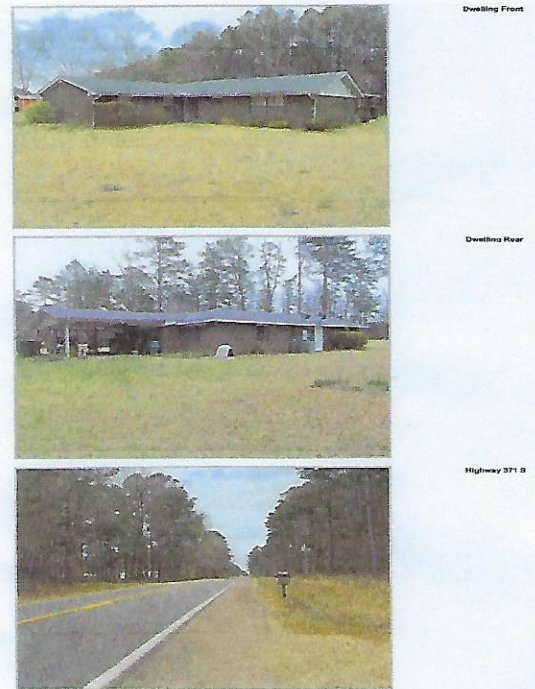
9265 Highway 371 South

Taylor, AR 71861

(Jeff Neill Broker 904-0103)

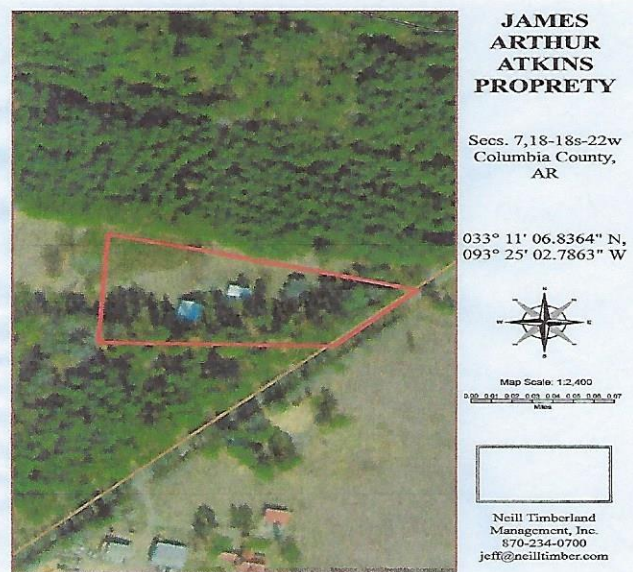
Lot Size in Acres: +/- 5 Acres  
In Flood Zone: No  
Water Frontage: No  
Area of Town: Sharman Community  
School District: Taylor School District  
Property Taxes: \$1,230/year  
Water Provider: Lakeside Water  
Gas Provider: None  
Electric Provider: SWREA-Bradley  
Sewer Type: Septic Tank/Line  
Possession: At Closing  
Square Feet: Approx. 2,055  
Year Built: 1975  
Construction: Brick Veneer  
Foundation: Slab  
# Bed/Bath Rooms: 3 Bed/3 Bath  
No. Of Levels: 1  
Style: Ranch  
Exterior: Brick  
Roof Covering: Shingle  
Window Coverings: Blinds/Curtains  
Floor Covering: Tile & Carpet  
Central Heat/Air: Yes  
# of Showers: 3  
# of Ceiling Fans: 4  
Carport: 2 Car (Attached)  
Patio: Covered Patio  
Fireplace: No  
Living Room: Yes  
Dining Room: Yes  
Oven Included: Yes  
Disposal Included: Yes  
Refrigerator Included: Yes  
Microwave Included: Yes  
Storage Building: Shop and Barn

## DATA SHEET



**LIST PRICE:** **\$215,000.00**

House and approximately 5 acres located along Highway 371 in the Sharman Community. Exact boundaries and legal description to be determined by survey prior to closing. This property offers an insulated shop and serviceable barn within the Taylor School District.

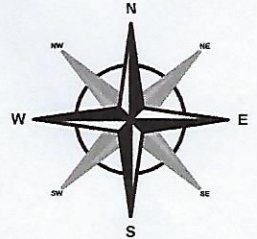


\*Please visit [neilltimber.com](http://neilltimber.com) for additional information and photos\*

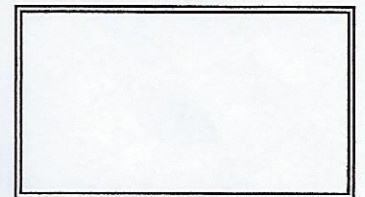
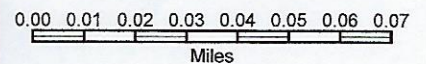
# JAMES ARTHUR ATKINS PROPERTY

Secs. 7,18-18s-22w  
Columbia County,  
AR

033° 11' 06.8364" N,  
093° 25' 02.7863" W



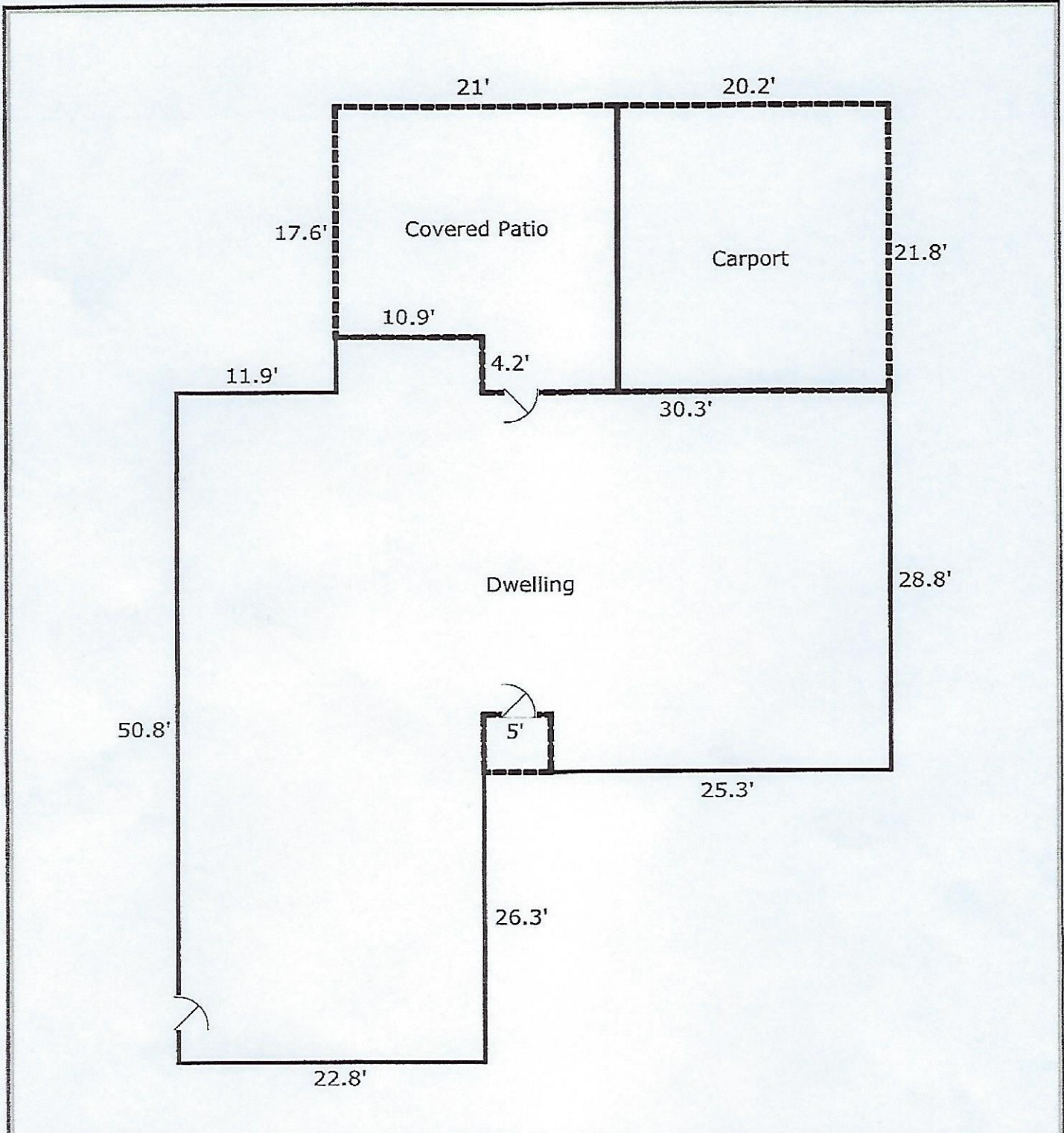
Map Scale: 1:2,400



Neill Timberland  
Management, Inc.  
870-234-0700  
jeff@neilltimber.com

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*Please Note: While all information is deemed reliable, none is guaranteed.*



TOTAL Sketch by a la mode

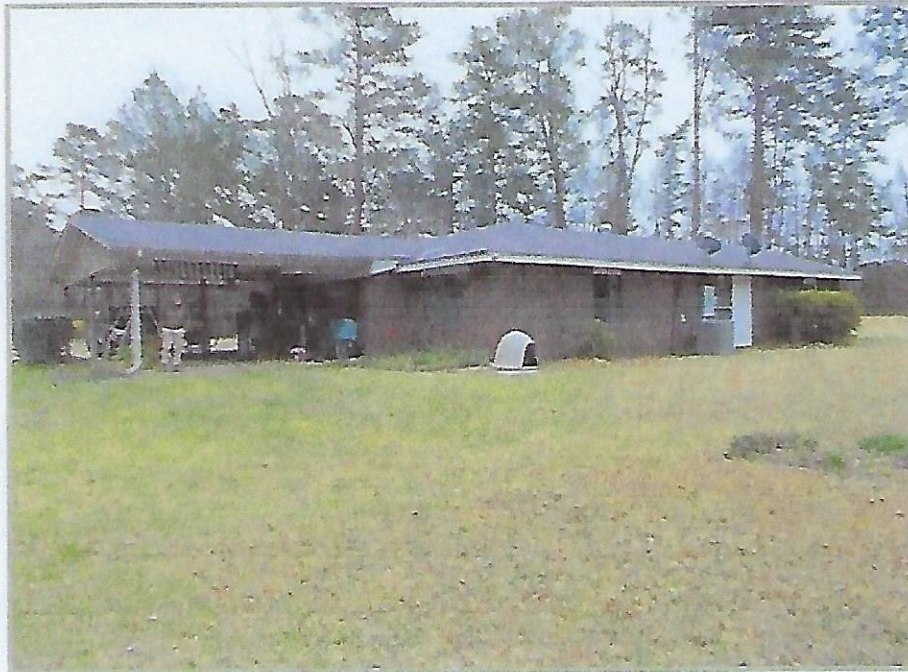
**Area Calculations Summary**

Living Area		Calculation Details
First Floor	2055.16 Sq ft	$10.9 \times 4.2 = 45.78$ $28.8 \times 25.3 = 728.64$ $27.8 \times 24.5 = 681.1$ $26.3 \times 22.8 = 599.64$
<b>Total Living Area (Rounded):</b>	<b>2055 Sq ft</b>	
<b>Non-living Area</b>		
Porch	21.5 Sq ft	$4.3 \times 5 = 21.5$
2 Car Carport	440.36 Sq ft	$20.2 \times 21.8 = 440.36$
Covered Patio	412.02 Sq ft	$21 \times 17.6 = 369.6$ $4.2 \times 10.1 = 42.42$

Dwelling Front



Dwelling Rear



Highway 371 S



Entry



Living Room



Kitchen



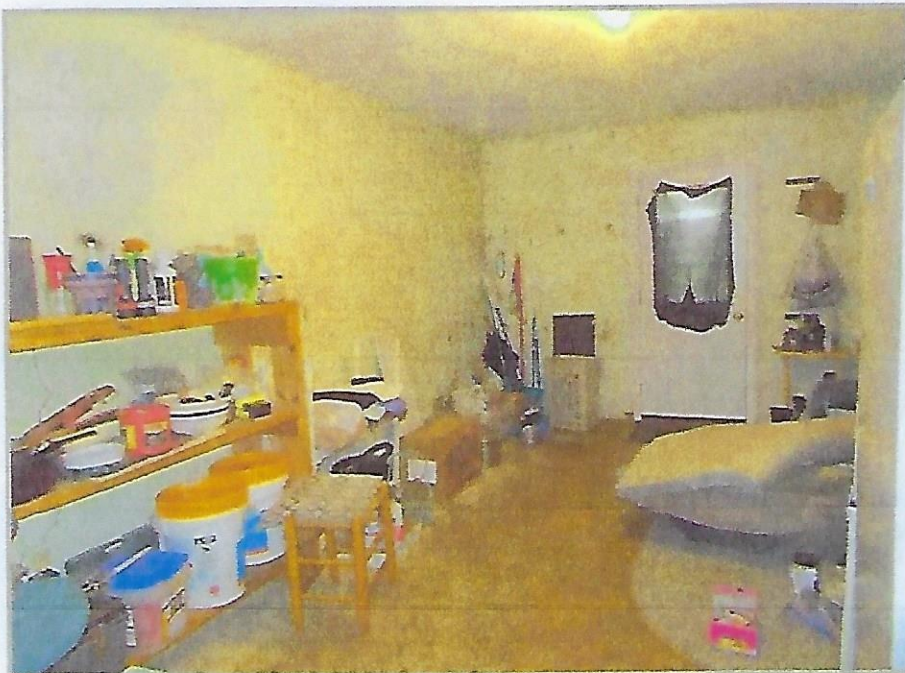
Dining Area

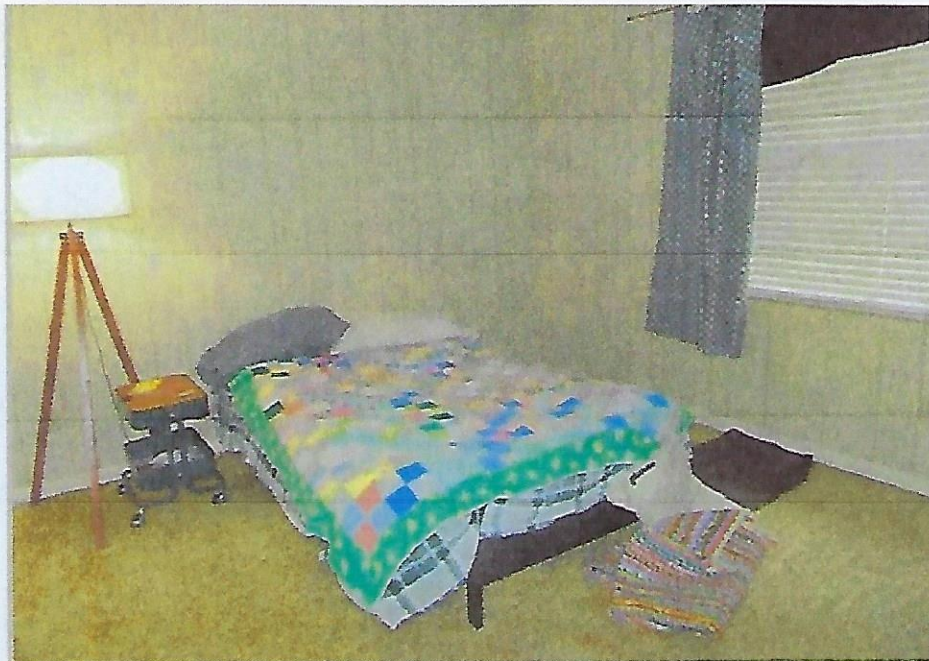


Den

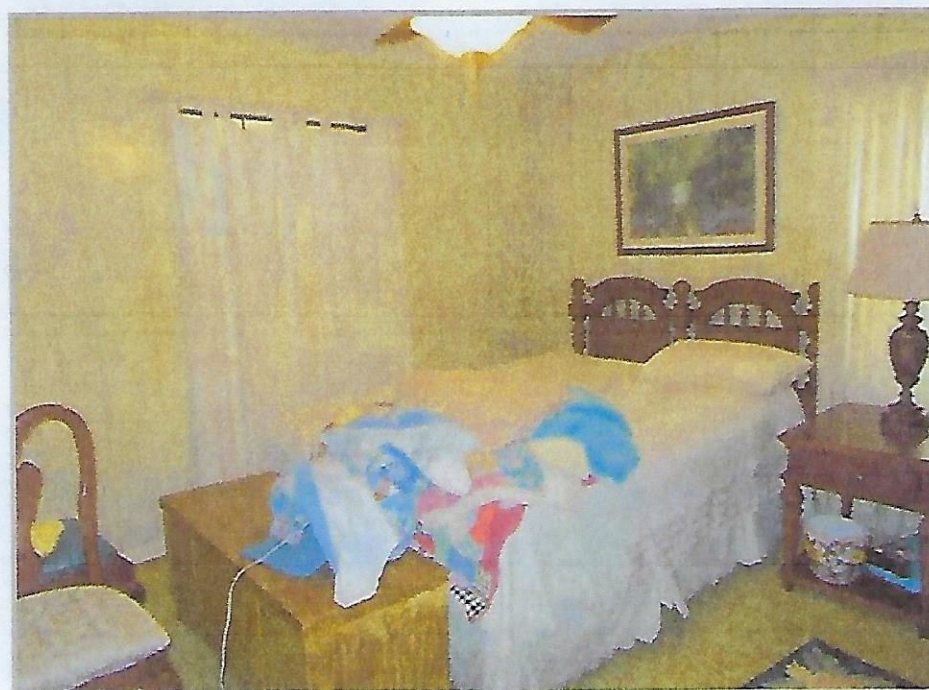


Utility Room



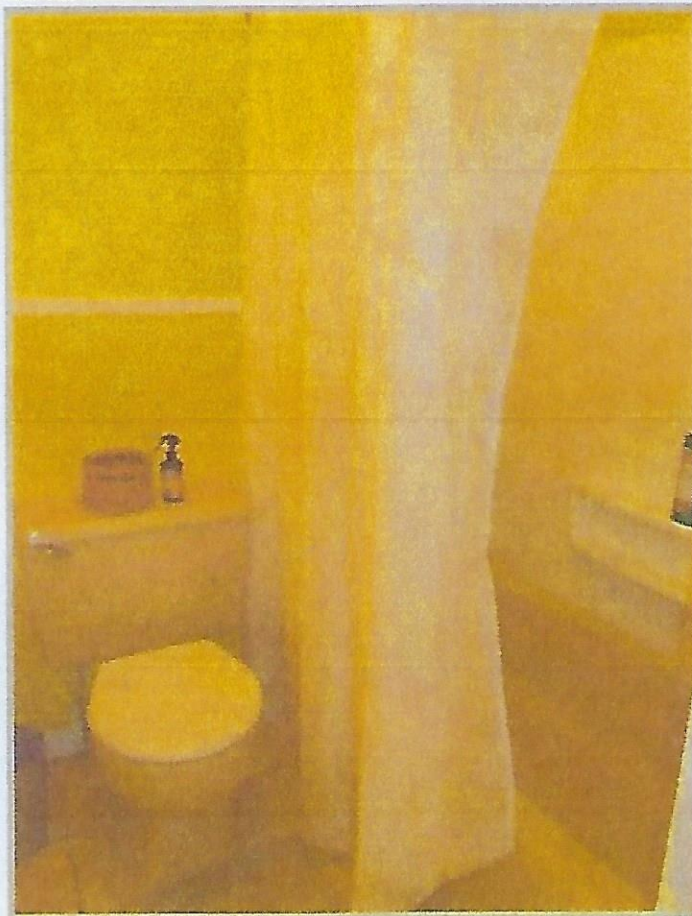
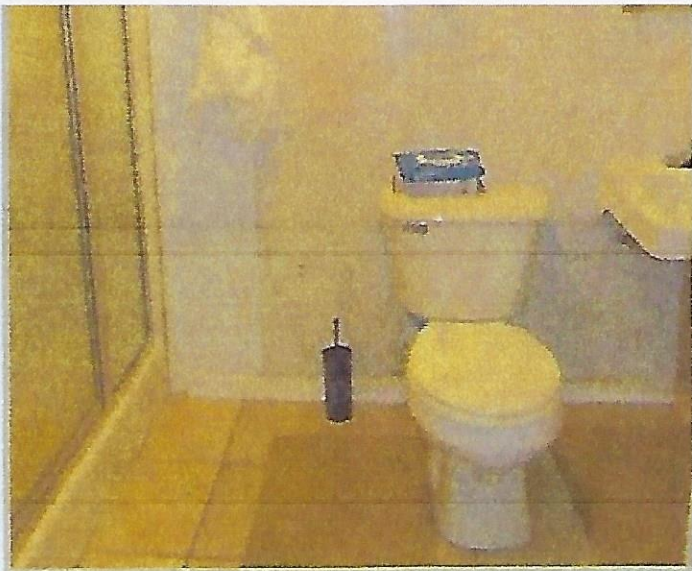


Bedroom



Bedroom







Shop/Shed



Shop/Shed



Barn

