

Another Montgomery  
\*\*\* REAL ESTATE \*\*\*

# AUCTION

## 214 Acres, Osage, AR

Address: 209 CR 973, Compton, Arkansas

**Location of Auction:** On the premises

**Saturday July 8, 2017 11am**

**Location of Property:** 11 Miles West of Alpena, Ar on Hwy 412 OR 24 miles east of Huntsville, AR on Hwy 412; Then South 3/10 Miles on Hwy 103 to Osage; Then Left 4.2 Miles on CR 933; Then left ¼ mile on CR 973.

### 214 Acres

**Offered in 3 tracts and as a whole.**

**Tract #1: 87 Acres +/-, all wooded, pond, appr ½ mile road frontage**

**Tract #2: 77 Acres +/-, all wooded, appr ¼ mile road frontage.**

**Tract #3: 50 Acres +/-, appr. 30 acres good bottom fields, 3BR, 1 ¾ bath home, outbuildings, barns, well, septic, good garden spot.**

**Tract #4: The entire 214 Acres**

**Lot deer and turkey. Bear and elk have been seen by present owner.**

**TERMS: 10% down day of sale with the balance to be paid in certified funds at closing.**

**Opportunity Knocks!! Don't miss this one!!**

To view this property or for terms, conditions, and other information, contact Larry Montgomery, 870 423-2997, agent for the seller, or view our web site [www.Lmontgomeryauction.com](http://www.Lmontgomeryauction.com) .

**Donna Sisco, Seller**

**Larry Montgomery Broker / Auctioneer**

**Montgomery Whiteley Realty**

**Berryville, Arkansas**

**870 423-2997 [lamonty44@gmail.com](mailto:lamonty44@gmail.com) AALB# 95**