

**Agent:** Michele Watkins  
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## 105 SW Nelson Park Road

Gravette, Ar 72736



**List Price:** \$120,000  
**MLS#:** 1280876  
**Beds:** 2  
**Baths Full:** 1  
**Garage:** 1  
**Square Feet:** 845  
**Price / Square Foot:** \$142.01  
**Subdivision:** Nelsen Park Gravette  
**Type:** Residential  
**Built:** 1972  
**County:** Benton  
**School:** Gravette

### Description

Instant Money Making Opportunity with existing lease in place. Fully remodeled 2 bd/1 bath manufactured home on a permanent foundation. Home appraised in March 2024 for \$167,000. Short Sale. Cash only. Proof of funds and Short Sale Addendum required with offer.

### Property Details

Lot Size	0.17 Acres
Air Condition	CentralAir
Amenities	None
Appliances	Dishwasher,ElectricOven,GasWaterHeater
Driveway	ConcreteDriveway
Exterior	VinylSiding
Fencing	Partial
Fireplace	None