

# Lots 87-92 Mockingbird Lane

Rogers, Ar 72756



**List Price:** \$69,999

**MLS#:** 1332512

**Beds:** 0

**Garage:** 0

**Subdivision:** Tanglewood Resort 2 Rurban

**Type:** Land

**County:** Benton

**School:** Rogers

## Description

Rare find in Rocky Branch ! Looking for a level buildable place for a tiny home or cabin with municipal water available ? Only a mile and a half to the Rocky Branch Marina and public area with paved boat launch and swimming area. Lots on the west side are level and would be the best spot to build. Municipal water provided by Benton County Water Authority #5, right across the street, note their sign. Nearby War Eagle Caverns, Hobbs State Park trails with War Eagle Mill, just a few minutes away. Per attached covenants, mobile home allowed on Lots 89-92, the flat area, see plat in attachments. Well on site but unknown to its condition. Per covenants, 680 sq. ft minimum footprint. GPS-Property is directly across from 20324 & 20292 Mockingbird Lane.

## Property Details

Lot Size	3.33 Acres
Fencing	None
Listed By	Crye-Leike REALTORS Rogers