

# 11171 Highway 309

Havana, Ar 72842



**List Price:** \$300,000  
**MLS#:** 1349844  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,440  
**Price / Square Foot:** \$208.33  
**Subdivision:** e  
**Type:** Residential  
**Built:** 1970  
**County:** Yell  
**School:** Western Yell County

## Description

Escape to peaceful country living with this unique property featuring TWO homes situated on 13 beautiful acres! Both homes have been extensively updated with new roofs, plumbing, wiring, water heaters, windows, and siding, giving peace of mind while maintaining country charm.

The main home offers flexible space with the potential for 4 bedrooms and features kitchen cabinets with pull-out shelving, a cast-iron farmhouse sink, and warm pine accents throughout.

Step outside and enjoy everything this property has to offer including a pool with a new pump, filter, and hoses, RV hookups, and three storage buildings providing plenty of storage and workspace. Whether you're looking for multi-generational living, rental potential, hobby farming, or simply room to spread out and enjoy the outdoors, this property has endless possibilities! SEE MLS#1345472

## Property Details

Lot Size	10.00 Acres
Air Condition	Electric
Amenities	BuiltInFeatures, Other, Pantry, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricWaterHeater,Disposal
Driveway	GravelDriveway
Exterior	Brick
Fencing	None
Listed By	Patriot Company Real Estate