

FOR SALE

2.53 +/- AC

HWY 412 & KLENC ROAD, Tontitown

\$789,000



- 2.53 +/- ACRES tract
- 285' +/- frontage / Hwy 412
- 293' +/- frontage / Klenc Rd
- Zoned C-2
- Water: Tontitown Water
- Sewer: Tontitown Sewer
- Electric: Ozarks Electric
- Gas: Arkansas Western Gas

*Portion of property located in 100 yr flood plain
See map on reverse side.

DIRECTIONS: From I-540, exit 72 – west on Sunset/Hwy 412
cont. on Henri de Tonti – 3.3 miles, south on Klenc Road.
Property located on the SW corner of Klenc and Hwy 412.

Bill McClard, CCIM, SIOR

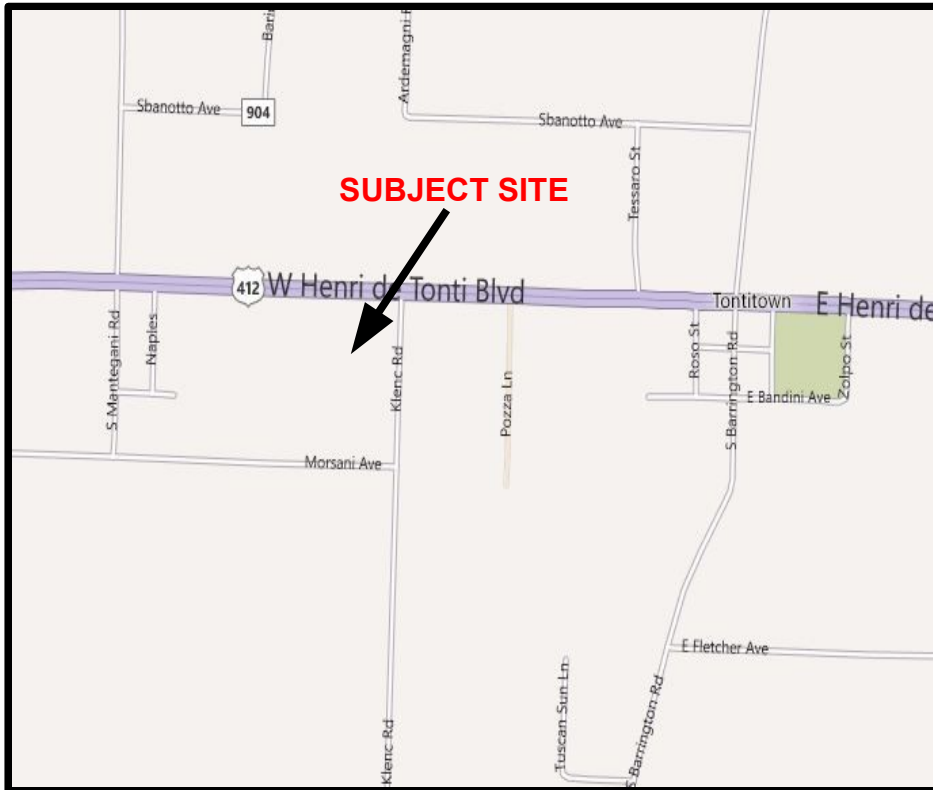
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MLS# 648660

AREA MAP



FLOOD ZONE MAP

