

**Vacant Residential Land: Cherokee Township, AR**

Property No.: 5630-J  
Auction No.: 220215-2



## Property Details

<b>Property Type:</b>	<i>Vacant Residential Homesite</i>
<b>Seller Type:</b>	<i>Private Equity Group</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>0.36</i>
<b>Subdivision Name:</b>	<i>Crow Third</i>
<b>Lot Numbers:</b>	<i>5, Blk 10</i>
<b>Tax Identification Number:</b>	<i>248-00416-000</i>
<b>County:</b>	<i>Sharp</i>
<b>Address:</b>	<i>Yancopin Dr Cherokee Village , Arkansas 72529</i>
<b>Lat/Lon:</b>	<i>36.3201, -91.5465</i>

## Agent Details

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**Listing Agent Information:**

*Seven Hills Auctions  
800.742.9165  
info@7hauctions.com*

**Buyer Agent Commission:**

*For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registrations Form*

## Closing Details

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**Closing Agent:**

*Jan Kirby  
Ozark Closing & Title, LLC  
21 A Court Street, Ash Flat, AR 72513  
870-994-7753*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Special Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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### **Bidding For These Lots Will take place at [www.wooleyauctioneers.com](http://www.wooleyauctioneers.com)**

Auctioneers Note: These homesites are being offered individually or as a group. Property **5630-K** is a combined package which includes all properties **5630-A through 5630-J**. Upon conclusion of the auction the seller will evaluate the individual bids for 5630-A through 5630-J versus the bid for 5630-K (package) to determine the highest bid.

The town of Cherokee Village, AR was the first planned recreational community in the state and was founded in 1954 on the banks of the South Fork River. Today, the area is a 15,000-acre resort destination that is home to a population of 4,700 full-time residents and more than 15,000 property owners. There are two private 18-hole golf courses, six swimming pools, a private beach, tennis courts, recreation centers, fitness center, senior center, horseshoe pits, three nature trails, and seven lakes for boating or fishing. These homesites are being sold by direct order from a private equity firm. Do not miss out on this incredible opportunity.

**Arkansas Properties are Selling in Association with Wooley Auctioneers: AALB#169**

For additional details about this property, visit [7hauctions.com](http://7hauctions.com) or contact us at 800.742.9165

