

# 12847 RUBY RD.

FARMINGTON, AR 72730 | MLS #: 1243731

**\$285,000** | 3 BEDS | 2.5 BATHROOMS | 2 CAR GARAGE | 2034 SQUARE FEET



View Online: <http://www.viewlisting.info/113537>  
For Instant Photos: Text 925722 To 415-877-1411

Investors and Flippers, come take this Farmhouse "Fixer" to "Fabulous"! Located just off Hwy 62 in Farmington, this home sits on 1 acre +/- backing up to a farmland view! 3 bed, 2.5 bath plus 12 x9 Flex room that could be used as an Office/Hobby Room/Nursery. All kitchen appliances, washer and dryer convey! Enjoy the country vibe this property has to offer with a spring that runs along the north property line, along with blackberries, a plum tree, 2 chicken coops and a big wooden covered front porch! Just bring the porch swing and rocking chairs! There is also an inground pool with pool shed that with some love could be another great space to enjoy outside! This property has SO much potential! Cash or Conventional only. Proof of Funds or Pre-approval required with any offers. Sold "As-Is".

- 1 acre
- Inground Pool with Pool Shed
- All Kitchen appliances, washer and dryer convey!



## AGENT INFORMATION

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## ABOUT BECKY JANES

Licensed since 2004, I am based in Siloam Springs, but work anywhere in Benton and Washington Counties in Arkansas. I have experience from First Time Home Buyers to those Retiring, Foreclosures and Short sales to New Construction, Buyers and Sellers relocating in and out of state, Divorce/Just married, Investors and Land Only - subdivisio...

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