



Rodney Wagner

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ML#: **1316779****Active****12705 Rhoden LN, Lowell, AR 72745****\$730,000 ↓****RESIDENTIAL**

Great small business location, homesite, retreat? Studio would make a great rental or VRBO. One of a kind property 2.66 acres. Blacktop road frontage. 1 mile from Hwy 265, Frisco Cemetery Road. 40'x40'x16', 2x6 framed building with 870 sq ft office, full bath, kitchen area, bonus room with closet upstairs, Shop area finished interior, 600sq ft block building finished out with living space, kitchen area, bath with washer and dryer. Attached screened in porch. Rv hook up on property machine shed 30'x36'x14', 1 portable storage building, 1 insulated and finished storage building. outdoor living area with firepit, outdoor lighting, screened grilling shed. Lots of room for parking.

Beds: **1**
 FBaths: **2**
 HBaths: **0**

Pool:
 Zoning: **None**
 HtSqFt: **1,470**

Amenities: **Blinds, Cathedral Ceiling, Ceiling Fans, Eat-In-Kitchen, Ice Maker Connection, LED Lighting, Plantation Shutters, RV Parking, Washer/Dryer Connection**

Equipment: **Fire Alarm, Garage Door Opener, Smoke Detector**

Lot Description: **Not In Subdivision, Out of City, Rural Property**

Driveway: **Circular Drive, Gravel**

Appliances: **Dishwasher, Electric Dryer, Electric Range, Microwave Vent, Refrigerator, Washer**

Fireplace: **1/Electric Logs, Free Standing, Living Room**

Utilities: **Cable, Electric, Gas Available, Septic, Water Public**

Patio: **Screen**

Floor Covering: **Tile, Concrete, Luxury Vinyl Plank**

Foundation: **Concrete Slab**

Exclusions:

Heat Sys: **2/Mini Split**

Style: **Cabin**

Gar Cap/Type: **4/Garage, Other**

Approx Yr Built: **2022**

Fencing: **None**

Flood Zone: **No**

Roof: **Metal Roofing**

Roads: **County Road, Surface Paved**

AC: **2/Zone**

Water Heater: **2/Electric**

Gar/Car Loc: **Detached**

Disabled Acc: **No**

Lot Size/Acres: **286-351-337-375/2.66**

Directions: **I49 to east on Pleasant Grove in Rogers To Hwy 265 south approx.. 1 mile to east on Frisco Cemetery Rd. to curve. Property on the right**

**Information is deemed reliable, but not guaranteed.
 Contact your county assessor for tax calculation information.**

Prepared By: Rodney Wagner , Wagner Construction & Real Estate, LLC

Friday, November 28, 2025 9:34 AM