

11048 Orpha Rd Farmington 72730

1.2 acres. Zoned: R2 in 2019 4300 finished square feet

Metal roof
7 bedrooms 6 bath
Two water heaters
One 50 gallon
One on demand
Prairie Grove sewer
Washington Water Authority
Gas - Black Hills Energy
Electricity – Ozarks Electric
Divided into four separate homes.
Each unit has independent HV AC
Laundry hook ups in each unit
Independent Ozarks Go Fiber Internet available in each unit
Independent Cox Cable available in each unit

Unit A

1200 sqft
1 bed 1 bath
Deck in back
Rented \$925/Mo + \$20 for Garbage, utilities included, month to month
Excellent tenant. Wants to stay

Unit B

1400 sqft
2 bed 2 bath + bonus room
deck in back
Rented \$1200/Mo, utilities included, month to month
Excellent tenant. Wants to stay

Unit C

1200 sqft
3 bed 2 bath
Front pourch
Rented \$1375/Mo, utilities included, month to month
New Tenant

Unit D

1 bed 1 bath
500 sqft
Deck
Owner occupied
\$1000/Mo estimated rent

Large 2 car garage
10 X 10 shed