



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	1000343000
Lot Count:	1
Account # or GEO #:	010-00343-000
Property Address:	Ben Hope Cir, Mountain Home, AR 72653
If No Address or 0 address: Closest Property with Numbered Address	293 Ben Hope Cir, Mountain Home, AR 72653
County:	Baxter
State:	Arkansas
Lot Number:	LOT 150
Legal Description:	LOT 150 SEC 6 BRIARCLIFF
Parcel Size:	0.15 acres
Subdivision:	BRIARCLIFF SEC 6
Approximate Dimensions:	109.99 ft by 62.05 ft
GPS Center Coordinates (Approximate):	36.2863, -92.2973
GPS Corner Coordinates (Approximate):	36.2865, -92.2974 36.2865, -92.2972 36.2862, -92.2974 36.2862, -92.2972
Google map link:	<a href="https://goo.gl/maps/w476cXZuhKrHczXm6">https://goo.gl/maps/w476cXZuhKrHczXm6</a>
Elevation:	982.2 feet
Market Value:	\$7,995.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/177kZNECwAjXoS6S_HjWmWhTIEetxgw_O/view?usp=share_link">https://drive.google.com/file/d/177kZNECwAjXoS6S_HjWmWhTIEetxgw_O/view?usp=share_link</a>
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	

## ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Briarcliff, AR - 5 min (2.3 miles)
Closest small town:	Salesville, AR - 8 min (5.1 miles)
Nearby attractions:	City Rock Bluff - 37 min (25.4 miles) Jacob Wolf House - 12 min (7.9 miles) Main Street Calico Rock Network -29 min (20.9 miles) Hickory Park- 13 min (8.0 miles) Big Spring Park - 25 min (17.6 miles)

**COUNTY DATA**

QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	(479) 631-8054
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	(870) 425-8300
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	870-425-3475
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	870-425-3695
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	870-425-3072
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	

**ZONING DATA**

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential

<b>Is the land cleared?</b> (Yes/No)	No, few trees on the property
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single-family dwelling
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed even temporarily
<b>Are RVs allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes about whatever the county has to say)	RV is not allowed even temporarily
<b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No	Yes
<b>Notes on mobile homes</b> (jot down notes about whatever the county has to say)	Mobile home is allowed on section 6
<b>Are tiny houses or small cabins allowed on the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No	yes
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	The city doesn't have height restrictions but all of their home is single family/mobile home
<b>What are the setbacks of the lot?</b>	None
<b>What is the minimum lot size to build on the property?</b>	No building structure shall be located on any lot nearer than thirty (30) feet to the road right-of-way, ten (10) feet to any side lot lines, nor nearer than twenty-five (25) feet to any rear lot line. The owner of two or more contiguous lots may utilize said lots to build any conforming structure so that it occupies said lots without interfering with easements set out on the recorded plat. A single residence may be placed on more than one (1) lot but said property shall be considered one (1) lot, and said lot may not be subdivided at a later date.

	Swimming pools and hot tubs may only be constructed in rear yard areas and are exempt from the 25-foot setback except they cannot encroach on any easements.
Is there any time limit to build?	None
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a flood zone area
Any other restrictions?	None
Is the property in a Flood zone? (if yes add a link to FEMA Website)	Zone X
<a href="#">Link to FEMA website</a>	Check picture below
Is property wetland?	not in wetlands
<a href="#">Link to Wetland website</a>	Check picture below
County Operator Details who Confirmed the Information:	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<p>Is the property located inside or outside the city limit?</p> <p><b>Notes:</b>  <b>If Inside City:</b> It means water and sewer are provided by the city (<b>You need to confirm it</b>)  <b>If Outside City:</b> It is considered under County, which means water can be built through a deep well (<b>You need to confirm it</b>)</p>	City of Briarcliff
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Water is available
If YES... (Put the company name and the phone number of the provider)	City of Briarcliff: 870-491-5762
If it's in the area (Put the street name where the main water line is located.)	Alexandra DR
If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	N/A
How much will it cost (setup cost) to have a water connection?	\$500 for setup and tap fee, this fee includes the trash pick up

<b>Does the property currently have a Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed as per the city
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
<b>Please ask for the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	H and H Septic LLC: +18704700043
<b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Yes
<b>If the septic system has to be installed,</b> (Ask if we need to percolate the soil?)	Yes
<b>How much will it cost (setup cost) to have a sewer connection or septic installed?</b>	May vary, need to do a perc test to know what type of septic
<b>Does the property currently have electricity connected?</b> (Yes, No, or Do Not Know)	Electric is available
<b>What is the electric company name</b> (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	North Arkansas Electric Co-Op: +18704252141
<b>How much will it cost (setup cost) to have a power connection?</b>	on the process
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas Synergy Gas: +18704255141
<b>For waste...</b> <b>Will the county or city pick up the trash?</b>	Yes, city
<b>If YES...</b> Get the details of the company name and contact information of that service in the area...  <b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	City of Briarcliff: 870-491-5762
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	