



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	1000604000
Lot Count:	1
Account # or GEO #:	010-00604-000
Property Address:	Loch Rannoch Dr, Mountain Home, AR 72653
If No Address or 0 address: Closest Property with Numbered Address	210 Loch Rannoch Dr, Mountain Home, AR 72653
County:	Baxter County
State:	Arkansas
Lot Number:	LOT 109
Legal Description:	LOT 109 SEC 7 BRIARCLIFF
Parcel Size:	0.22 acres
Subdivision:	BRIARCLIFF SEC 7
Approximate Dimensions:	108.86 ft by 87.56 ft
GPS Center Coordinates (Approximate):	36.2827, -92.2943
GPS Corner Coordinates (Approximate):	36.2829, -92.2944 36.2829, -92.2941 36.2826, -92.2941 36.2826, -92.2944
Google map link:	https://goo.gl/maps/BZoEO4wm7S92kbuM6
Elevation:	824.8 feet
Market Value:	\$6,995.80
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1MN5AEP6r21QpX8HuDFA-sMlaPaKpMWzC/view?usp=share_link
If others, please specify:	
Is there a Structure (Yes or No (If Yes: Explain)	
Property miscellaneous images	
YouTube Link:	

ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Briarcliff, AR - 3 min (1.1 miles)
Closest small town:	Salesville, AR - 7 min (3.9 miles)
Nearby attractions:	City Rock Bluff - 36 min (24.2 miles) Jacob Wolf House - 10 min (6.7 miles) Main Street Calico Rock Network -27 min (19.7 miles) Hickory Park- 14 min (8.3 miles) Big Spring Park - 26 min (17.9 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(479) 631-8054
Treasurer Website	Link
Treasurer Contact	(870) 425-8300
Recorder/Clerk Website	Link
Recorder/Clerk Contact	870-425-3475
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	870-425-3695
County Environmental Health Department Website	Link
County Environmental Health Department Contact	870-425-3072
GIS Website	Link
CAD Website	Link
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
Is the land cleared? (Yes/No)	No, few trees in the property
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed even temporarily
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes whatever the county has to say)	RV is not allowed even temporarily
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed on section 7
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (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
What are the setbacks of the lot?	None
What is the minimum lot size to build on the property?	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 in order to build?	Not in a flood zone area
Any other restrictions?	None
Is property in a Flood zone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check picture below
Is property wetland?	not in wetlands
Link to Wetland website	Check picture below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)	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, is there any utility company who provides water in the area where the property is located.)	N/A
How much will it cost (setup cost) to have water connection?	\$500 for setup and tap fee, this fee includes the trash pick up

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