



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	5001208000
Lot Count:	1
Account # or GEO #:	050-01208-000
Property Address:	111S OAK ST, DERMOTT AR, 71638
County:	Chicot County
State:	Arkansas
Lot Number:	Lot 16
Legal Description:	LT 6 & W1/2 7 BK 1 J T CRENSHAW S W ADDN
Parcel Size:	0.26 acres
Subdivision:	J T CRENSHAW S WEST ADDN
Approximate Dimensions:	81.29 ft by 178.69 ft
GPS Center Coordinates (Approximate):	33.524299206881494, -91.45142781792548
GPS Corner Coordinates (Approximate):	33.52440869630731, -91.45172777862085 33.52418306414902, -91.45172777862085 33.524177423337505, -91.4511402313484 33.52440399564336, -91.4511402313484
Google map link:	https://goo.gl/maps/b75s2By1yTvEkxk28
Elevation:	144.4 feet
Market Value:	\$9,595.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1L-oDLsalktG_SPvg_hDHQwAh5sTrBaBsg/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:	Dermott, AR - 2 min (0.9 mile)
If No Address or 0 address: Closest Property with Numbered Address	203 Oak St, Dermott, AR 71638
Closest small town:	Jerome, AR - 15 min (10.1 miles)
Nearby attractions:	World War II Japanese American Internment Museum - 16 min (10.4 miles) Masonville Park - 12 min (12.5 miles) Delta Country Club - 16 min (10.9 miles) Gov. Mike Beebe Scenic Overlook and Boat Ramp 0 34 min (23 miles) Herd Cemetery - 9 min (5.5 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(870) 265-8025
Treasurer Website	Link
Treasurer Contact	(479) 631-8054
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(870) 265-8010
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	870-265-8000
County Environmental Health Department Website	Link
County Environmental Health Department Contact	870-265-2236
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)	Yes
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 Mobile home
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
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)	Only for parking not for living
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
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	35ft
What are the setbacks of the lot?	10ft of the property line
What is the minimum lot size to build on the	50 by 140

property?	
Is there any time limit to build?	1 year
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 Floodzone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check pictures below
Is property wetland?	Not in wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p>Is the property located inside or outside city limit?</p> <p>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)</p>	City
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not connected but available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	City of Dermott - 870-538-5251
<p>If it's in the area (Put the street name where the main water line is located.)</p>	N Alma ST
<p>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.)</p>	N/A
<p>How much will it cost (setup cost) to have water connection?</p>	Buyer needs to gather information

Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer is available in the area
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	City
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	City of Dermott - 870-538-5251
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	N/A
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
How much will it cost (setup cost) to have sewer connection or septic installed?	Buyer needs to gather information
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not connected but
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Entergy Corp - +16628465500
How much will it cost (setup cost) to have power connection?	On the process - Site visit is required
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	No gas
For waste....	
Will the county or city pick up the trash?	City
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	City of Dermott - 870-538-5251
County Operator who Confirmed the Information:	
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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.