



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	801-00937-000
Lot Count:	1
Account # or GEO #:	801-00937-000
Property Address:	Center, Fordyce, AR 71742
If No Address or 0 address: Closest Property with Numbered Address	909 Center, Fordyce, AR 71742
County:	Dallas County
State:	Arkansas
Lot Number:	Blk 1 Lot 2
Legal Description:	Blk 1 Lot 2 Atkinson Addn
Parcel Size:	0.17
Subdivision:	Atkinson Addn
Approximate Dimensions:	45.9 feet x 150 feet
GPS Center Coordinates (Approximate):	33.816640, -92.402478
GPS Corner Coordinates (Approximate):	33.816868, -92.402493 33.816833, -92.402347 33.816435, -92.402456 33.816470, -92.402614
Google map link:	https://goo.gl/maps/gJGUXiXHnNQwbJJB9
Elevation:	278.3 feet
Market Value:	\$5,595.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1Luu5kZ-M8_BxgQCaYHNkpr8gRRhJfL-n/view?usp=share_link
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:	Memphis, Tennessee - 3 hr 9 min (202 miles)
Closest small town:	Fordyce, Arkansas 71742 - 2 min (0.7 mile)
Nearby attractions:	Dallas County Museum - 3 min (0.8 mile) Fordyce Diamond Railroad Crossing - 12 min (0.6 mile) Charlotte Street Historic District - 10 min (0.5 mile) Fordyce City Park - 4 min (1.5 miles) Hugh Benton Field - 4 min (1.5 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(214) 631-0910
Treasurer Website	Link
Treasurer Contact	(214) 653-7811
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(870) 352-51811
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(870) 352-3371
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(870) 352-7197
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)	R-2 Single Family Dwelling
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared
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
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 for permanent use
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Modular is only allowed
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	35ft
What are the setbacks of the lot?	25ft front 5ft side 25ft rear
What is the minimum lot size to build on the property?	6,000 sqft

Is there any time limit to build?	6 months
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 the floodzone 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 on 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 of FORDYCE
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available in the area
If YES... (Put the company name and the phone number of the provider)	Fordyce Water Department: +18703523172
If it's in the area (Put the street name where the main water line is located.)	Center st
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?	Estimated cost: \$475 (it is subject to change since the property doesnt have an address syet)

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
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)	Fordyce Water Department: +18703523172
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?	Estimated cost: \$475 (it is subject to change since the property doesnt have an address yet)
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not connected but available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Entergy Arkansas: +18703256308
How much will it cost (setup cost) to have power connection?	Site visit required
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane 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.)	Arkansas Recycle: +18703523211
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.