



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	32400166000
Lot Count:	1
Account # or GEO #:	324-00166-000
Property Address:	Natchez Cir, Cherokee Village, AR 72529
If No Address or 0 address: Closest Property with Numbered Address	17 Natchez Cir, Cherokee Village, AR 72529
County:	Sharp County
State:	Arkansas
Lot Number:	LOT 3
Legal Description:	LOT:3 BLK:9 SEC/TWN/RNG/MER:SEC 21 TWN 19 RNG 05 3,9,WEST LAKE ESTATES 2ND
Parcel Size:	0.33 acres
Subdivision:	WEST LAKE ESTATES 2ND
Approximate Dimensions:	82.38 ft by 189.72 ft
GPS Center Coordinates (Approximate):	36.28892567992153, -91.52730665082707
GPS Corner Coordinates (Approximate):	36.28917612319368, -91.52745617781787 36.2891696956241, -91.527232898691253 36.288676831025974, -91.52717229002077 36.28865389974238, -91.52742169397843
Google map link:	https://goo.gl/maps/ULCPUtaBpzc466B6
Elevation:	523.6 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/14hFLmOhZ-TxZXiepX7i-VPo1cJWnTtO/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:	Highland, AR - 8 min (4.0 miles)
Closest small town:	Hidden Valley, AR - 7 min (2.4 miles)
Nearby attractions:	Arkansaw Traveller Folk Theatre - 7 min (2.6 miles) Griffin Park RV Park and Campground - 7 min (2.8 miles) Harps Food Stores - 7 mins (2.9 miles) Mammoth Spring State Park - 29 mins (20.6 miles) TITANIC Museum Attraction - 2 hrs 54 mins (146 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(870) 994-7327
Treasurer Website	Link
Treasurer Contact	870-994-7334
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(870) 994-7361
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(870) 994-7338
County Environmental Health Department Website	Link
County Environmental Health Department Contact	870-994-7364
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	
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$0.00
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	None
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	None
How much is the annual HOA due?	None
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	https://www.arcountydata.com/ppan.asp?item=176F99&Page=1
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R-1 Single Family Residential
Terrain type? (Is it flat /slope/etc)	Slope
Property use code?	Residential
Is the land cleared? (Yes/No)	No, not cleared
Is the property buildable? (Yes/ No/Maybe/ etc..)	Yes

write whatever the county has to say)	
What can be built on the property? (Different types of homes that we can build on the lots.)	Single Family Dwelling Modular homes
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 to live on it temporarily and permanently. NOTE: You can only park your RV
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)	Only modular home is allowed but not double wide
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes, must be stick built
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	structures shall not exceed two and one-half stories or thirtyfive feet in height, except that on lots having a natural slope a full three stories may be exposed above grade on the downhill side.
What are the setbacks of the lot?	Front: 25ft Side: 5 feet from property line Rear: 25ft Corner lots: 25ft from front and 15ft from side
What is the minimum lot size to build on the property?	600 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?	https://www.cherokeevillage.org/Forms%20&%20Permits/Permit%20Fees%202020.pdf

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 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 picture below
Is property wetland?	Not in wetlands
Link to Wetland website	Check picture below
County Operator Details who Confirmed the Information:	Angela from Zoning Department: 8702572468
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
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Water is available in the area
If YES... (Put the company name and the phone number of the provider)	CVD water works - (870) 257-3508
If it's in the area (Put the street name where the main water line is located.)	Hiawatha 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?	\$125 deposit
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company

Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	B & B Plumbing - +18708562886
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
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?	Would depend on what type of septic system to install, buyer needs to gather information
Does the property currently have electric 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.)	Entergy - +18003683749
How much will it cost (setup cost) to have power connection?	On the process, would need a site visit
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas - Murphy Oil Corporation - +18708563234
For waste....	
Will the county or city pick up the trash?	Yes
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.)	Waste Connections - Ash flat - +18709947000
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
<p>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.</p>	