



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	24400561000
Lot Count:	1
Account # or GEO #:	244-00561-000
Property Address:	Paracas Trce, Cherokee Village, AR 72529
If No Address or 0 address: Closest Property with Numbered Address	1 Paracas Trce, Cherokee Village, AR 72529
County:	Sharp County
State:	Arkansas
Lot Number:	LOT 59
Legal Description:	LOT:59 BLK:24 SEC/TOWN/RNG/MER: SEC 29 TWN 19 RNG 05 59,24, CHOCTAW FOURTH
Parcel Size:	0.27 acres
Subdivision:	CHOCTAW FOURTH
Approximate Dimensions:	105.40 ft by 153.20 ft by 46.63 ft by 159.42 ft
GPS Center Coordinates (Approximate):	36.26325691259659, -91.54487712709174
GPS Corner Coordinates (Approximate):	36.26325691259659, -91.54487712709174 36.263363773612674, -91.54465562431665 36.263178864000615, -91.54462477891524 36.26310479189867, -91.54513842190366 36.26323130916896, -91.54515719736538
Google map link:	<a href="https://goo.gl/maps/TmWNFvjR6sFa1RGf9">https://goo.gl/maps/TmWNFvjR6sFa1RGf9</a>
Elevation:	707.5 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/15yb1Mt_DZ05qytYhXmRm3djNeizkKMIA/view?usp=share_link">https://drive.google.com/file/d/15yb1Mt_DZ05qytYhXmRm3djNeizkKMIA/view?usp=share_link</a>
If others, please specify:	

Is there a Structure (Yes or No (If Yes: Explain)	
Property miscellaneous images	
YouTube Link:	
<b>ADDITIONAL LAND INFO</b>	
<b>QUESTION/S</b>	<b>DATA</b>
Closest major city:	Highland, AR - 1 min (0.5 miles)
Closest small town:	Hidden Valley, AR - 5 min (2.7 miles)
Nearby attractions:	Arkansaw Traveller Folk Theatre - 6 min (4.1 miles) Griffin Park RV Park and Campground - 8 min (5.3 miles) Harps Food Stores - 3 min (1.6 miles) Mammoth Spring State Park - 27 min (22.0 miles) TITANIC Museum Attraction - 2 hr 48 min (143 miles)
<b>COUNTY DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
Assessor Website	<a href="#">Link</a>
Assessor Contact	(870) 994-7327
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	870-994-7334
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	(870) 994-7361
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	(870) 994-7338
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	870-994-7364
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
Electricity Company Name & Phone Number	

<b>Water Company Name &amp; Phone Number</b>	
<b>Sewer Company Name &amp; Phone Number</b>	
<b>Gas Company Name &amp; Phone Number</b>	
<b>Waste Company Name &amp; Phone Number</b>	
<b>TAX DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	None
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$0 (2021)
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed? ( From what year to what year?  <b>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.</b>	None
<b>Is the property part of an HOA (Home Owners Association) or any community?</b> (Yes/No)	None
<b>How much is the annual HOA due?</b>	None
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	None
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Link</a>
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	R-1 Single-Family Residential
<b>Terrain type?</b> (Is it flat /slope/etc)	Slope
<b>Property use code?</b>	Residential

<b>Is the land cleared?</b> (Yes/No)	No, not cleared
<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 Modular homes
<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
<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 to live on it temporarily and permanently. NOTE: You can only park your RV
<b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes about whatever the county has to say)	Only modular home is allowed but not double wide
<b>Are tiny houses or small cabins allowed on the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No	Yes, must be stick built
<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	structures shall not exceed two and one-half stories or thirty-five feet in height, except that on lots having a natural slope a full three stories may be exposed above grade on the downhill side.
<b>What are the setbacks of the lot?</b>	Front: 25ft Side: 5 feet from the property line Rear: 25ft Corner lots: 25ft from the front and 15ft from the side
<b>What is the minimum lot size to build on the property?</b>	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?	<a href="https://www.cherokeevillage.org/Forms%20&amp;%20Permits/Permit%20Fees%202020.pdf">https://www.cherokeevillage.org/Forms%20&amp;%20Permits/Permit%20Fees%202020.pdf</a>
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:	Angela from Zoning Department: 8702572468
UTILITIES DATA	
QUESTION/S	DATA
<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
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, if is there any utility company that provides water in the area where the property is located.)	N/A
<b>How much will it cost (setup cost) to have a water connection?</b>	\$125 deposit

<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
<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)	B & B Plumbing - +18708562886
<b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	N/A
<b>How much will it cost (setup cost) to have a sewer connection or septic installed?</b>	Would depend on what type of septic system to install, the buyer needs to gather information
<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.)	Entergy - +18003683749
<b>How much will it cost (setup cost) to have a power connection?</b>	In the process, would need a site visit
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Natural gas - Murphy Oil Corporation - +18708563234
<b>For waste...</b> <b>Will the county or city pick up the trash?</b>	Yes
<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.)	Waste Connections - Ash flat - +18709947000
<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.