



HOPSON INVESTMENTS LLC

HELPING PEOPLE INVEST IN LAND

Due Diligence Report

APN: 800-08943-000

Property Details

Owners Name	Rodney Cain
Owners Address	CK601 Skyview Dr, Omak, WA 98841
APN	800-08943-000

Property Facts

Address	809 Indianapolis Ave, Horseshoe Bend, AR, 72512	
County	Izard	
State	AR	
Subdivision / Block / Lot	Pleasant Valley/NA/56	
Legal Description (Unofficial)	Pleasant Valley, 809 Indianapolis Ave, Lot 56	
S-T-R	16-18-07	
Parcel Size	0.33 Acre	
Number of Parcels	1	
GPS Coordinates	GPS Center	36.218320, -91.735419
	GPS NW	36.218186, -91.735722
	GPS NE	36.218384, -91.735509
	GPS SE	36.218272, -91.734927
	GPS SW	36.218105, -91.735131
Google Map Link	https://maps.app.goo.gl/Qoxcbn33de6meFxH9	
Property Record	https://online.updf.com/pdf/share?shareId=849840319452160001	

Last Transfer Info	Deed Type	Quit Claim Deed
	Deed Transfer Date	06/19/2020
	Deed Record Location	Book 2020 Page 7282

County Website Information

County	https://www.izardcountyar.org/	
Assessor	https://www.izardcountyar.org/assessor	870-368-7810
Treasurer	https://www.izardcountyar.org/treasurer	870-368-4394
Recorder / Clerk	https://www.izardcountyar.org/circuit-county-clerk	870.368.4316
Planning / Zoning	Not specified, contact using the following phone number.	870-368-4328
GIS Website	Arkansas GIS Office	

Property Tax Information

Assessed Property Value	400.00
Back taxes Owed	222.79
Tax Liens	Tax Auction
Annual Property Taxes	53.72

Actual Property Details / Information

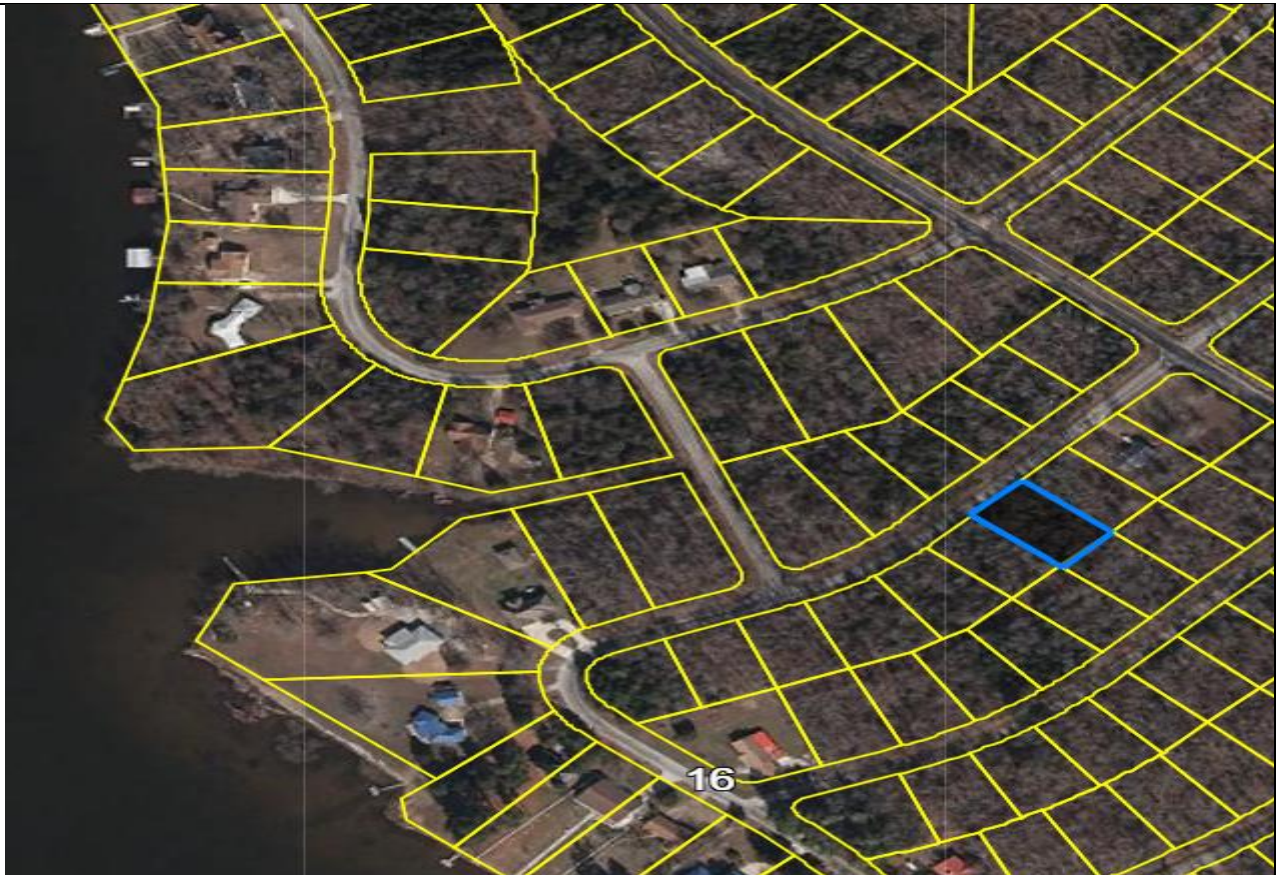
Access Road	Indianapolis
Road Surface	Paved
Road Maintenance	City of Horseshoe Bend
Elevation	Low: 665 ft High: 684 ft
Terrain	Flat, Heavily Treed
Closest Highway	I-167 AR-56
Closest Major Cities	Little Rock, AR (138 Mi) Memphis, TN (153 mi) Springfield, MO (155 mi)
Nearby Attractions	Diamond Lake, Crown Lake, Box Hound Marina Resort and RV Park, Turkey Mountain Golf Course
Walk Score	Extremely Car Dependent
Bike Score	Extremely Car Dependent
Transit Score	Extremely Car Dependent

County Details

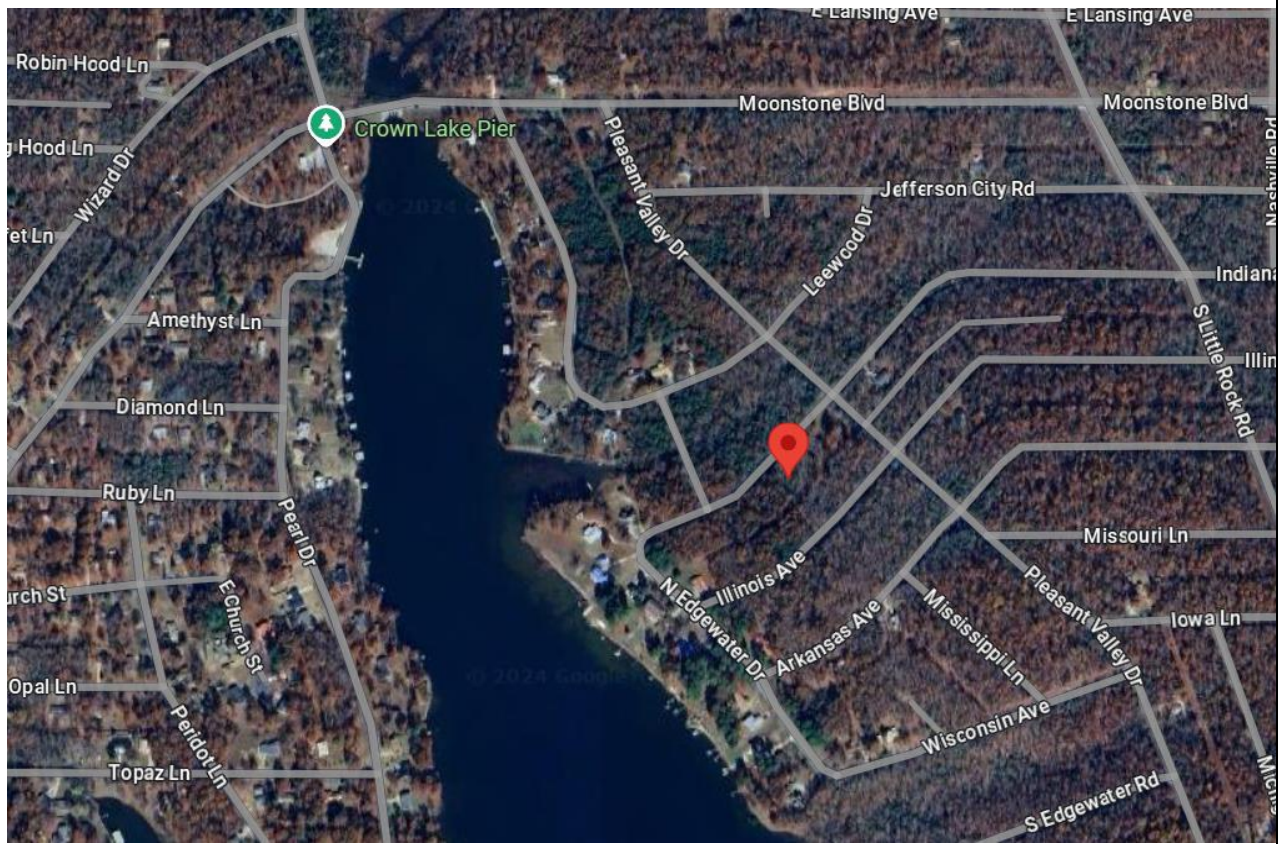
Zoning	Vacant Residential Land
Property Use Code	Res. Vacant or HSB LOTS
What Can Be Built	House
What Can You Do On / Near the Property	Reside

Camping Notes	No camping in the city limits except in the designated campgrounds. A camper is allowed on the property for a period of 12 months, with a building permit. At the end of the 12 months, you can no longer live in the RV or camper, and you cannot have it connected to the utilities even if your home is not complete.
RVs/Notes	An RV is allowed on the property for a period of 12 months, with a building permit. At the end of the 12 months, you can no longer live in the RV or camper, and you cannot have it connected to the utilities even if your home is not complete.
Mobile Home Notes	Mobile homes are not allowed.
Water	City water is available. Contact the Horseshoe Bend Water Department at 870-670-5885 for more information
Sewer / Septic	Contact the Arkansas Department of Health at (501) 661-2000.
Electric	Contact the North Arkansas Electric Cooperation at 870-895-3221.
Gas	No natural gas. Propane
Waste	Trash pick-up is available. Contact the Horseshoe Bend Water Department at 870-670-5885 for more information.
HOA Fees	There are no HOA/POA within the county except for the Pioneer Village Addition.
Notes	Sheds can be no more than 300 sq ft unless it is a detached garage which can be 900 sq ft.

GIS Photo View



Aerial Photo View



Property Directions View

