



Due Diligence Report

AR-Izard-800-11775-000

Property Details

Owner Name	FAIR PROPERTY DEAL LLC
Owner Address	91-2170 KANELA ST, EWA BEACH, HI 96706
Assessor's Parcel Number	800-11775-000

Property Facts

Address	1107 EDGEWATER DR,HORSESHOE BEND,AR,725123908
County	Izard
State	AR
Subdivision/Block/Lot	STATE/N/A/47
Legal Description (unofficial)	1107 E EDGEWATER RD, STATE Lot 47
T R S	T-18N, R-07W, S-16
Parcel Size	0.344
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=36.213966369628906,-91.73191833496094
Property Record	https://www.actdatascout.com/RealProperty/ParcelView

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	36°12'50.28"N,91°43'54.9"W	36.213966,-91.731918	740
SW	36°12'49.41"N,91°43'55.16"W	36.213726,-91.731989	731
NW	36°12'50.82"N,91°43'55.81"W	36.214117,-91.732169	723
NE	36°12'51.15"N,91°43'54.67"W	36.214209,-91.731854	738
SE	36°12'49.76"N,91°43'54.03"W	36.213821,-91.731676	754

Last Transfer Info

Deed Type	Warranty Deed
Deed Transfer Date	4/2/2020
Deed Record Location	Bk: 2020 Pg: 4310

County Website Information

County Website	https://www.arcountydata.com/index.asp	
Treasurer	https://www.actdatascout.com/TaxCollector/Arkansas/Izard	(870) 368-7247
Recorder/Clerk	https://www.actdatascout.com/RealProperty/Arkansas/Izard	(870) 368-4316
Planning/Zoning	https://cityofhorseshoebend.wordpress.com/2018/11/20/building-zoning/	(870) 670-5113
GIS Website	https://app.regrid.com/us/ar/izard#b=admin	
Assessor	https://www.actdatascout.com/RealProperty/Arkansas/Izard	(870) 368-7810



Property Tax Information

Assessed Property Value	\$400
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$53.72

Actual Property Details/Information

Access Road	S Edgewater Road
Road Surface	Paved
Road Maintenance	County
Elevation (ft)	Low: 723 ft. / High: 754 ft
Terrain Type	Sloped, Heavily Treed
Closest Highways	
Closest Major Cities	Cherokee Village, Salem, Oxford,
Nearby Attractions	Hackney Creek Covered Bridge, Veteran's Park, Crown Lake Pier, Gitche Gumee Beach, Ash Flat Ball Park, Missouri Botanical Garden



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County Details



Zoning	Residential Vacant
Property Use Code	RV
What Can Be Built	House
What Can You Do On/Near Property	Reside
Camping/Notes	No camping on the property. Unless you have had your house plans approved, a building permit has been acquired and your foundation is in place.
RVs/Notes	An RV is allowed on the property for a period of 12 months. 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. Mobile Homes and Cabins with at least 600sq ft. of heated living space are allowed in these four additions per Bill of Assurances and City Zoning Codes: Paradise Acres Addition, Scenic Acres Addition, Rolling Acres Addition, and Tract B Addition.
Water	City water is available. Contact the Horseshoe Bend Water Department at (870) 670-5885 or you can email water@cityhsb.org for further details.
Sewer/Septic	Septic. Contact the Arkansas Department of Health at (501) 661-2000 for further details.
Electric	Contact the North Arkansas Electric Cooperative at (870) 895-3221 for further details.
Gas	No natural gas. Propane.
Waste	Yes, garbage is done weekly.
HOA/Fees	There is no HOA/POA within the county except for the Pioneer Village Addition.
Notes	Taxes are current for 2023/2024 for the amount of 53.72 that should be paid on October 15, 2024. There was a nonpayment for 4 years of delinquent taxes so the property is certified to the State of Commissioner of State Lands.

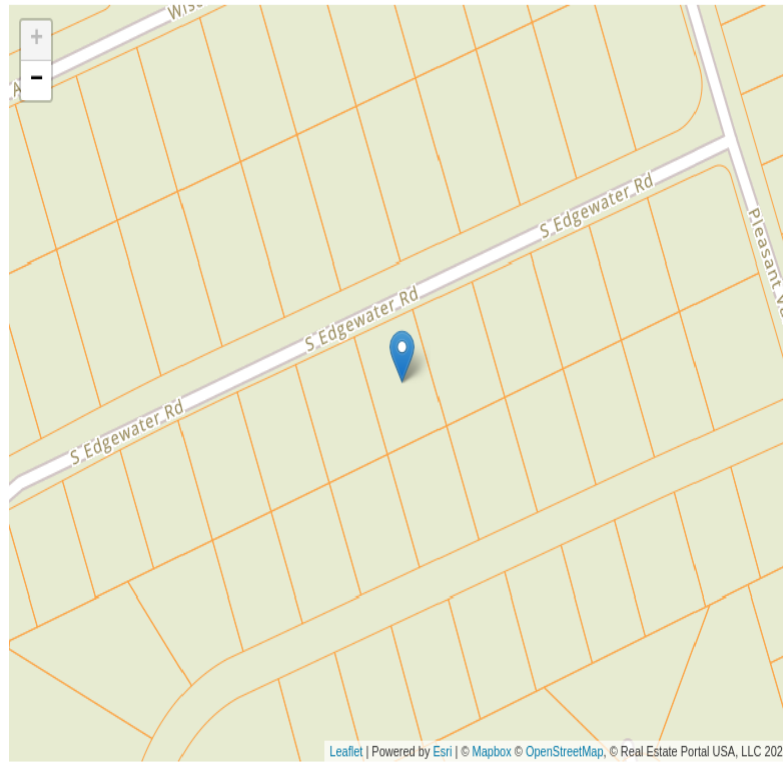


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Photos

Nearby Property
Bounds

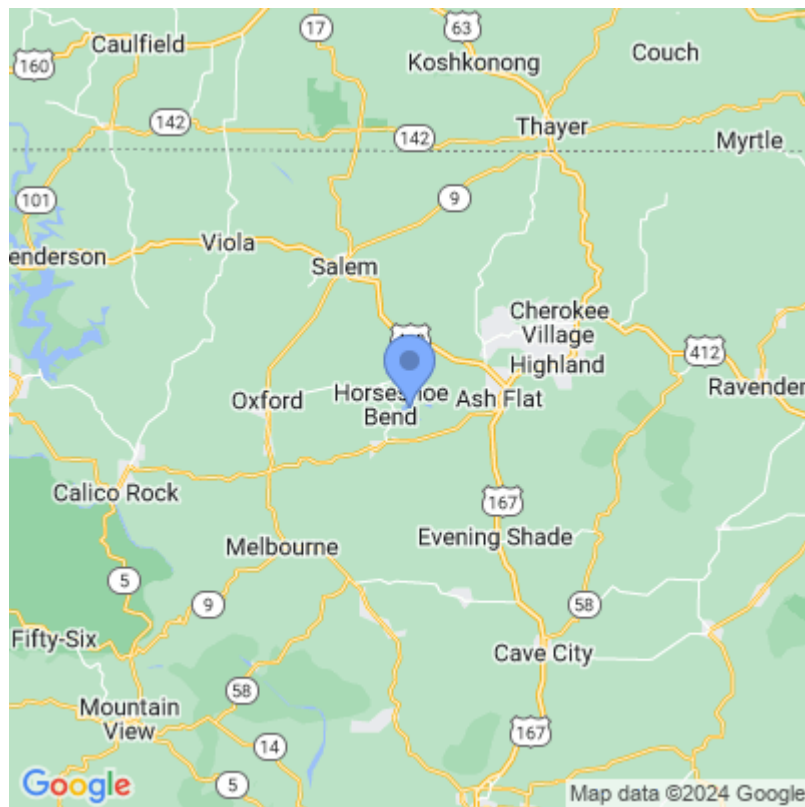




Close Up

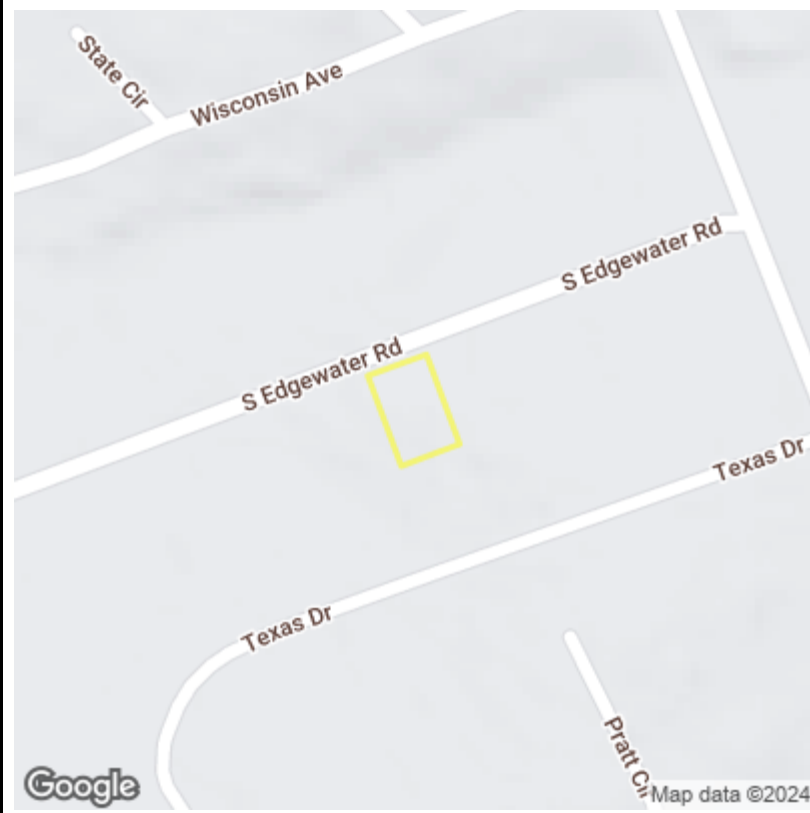


Main Roads
Overview

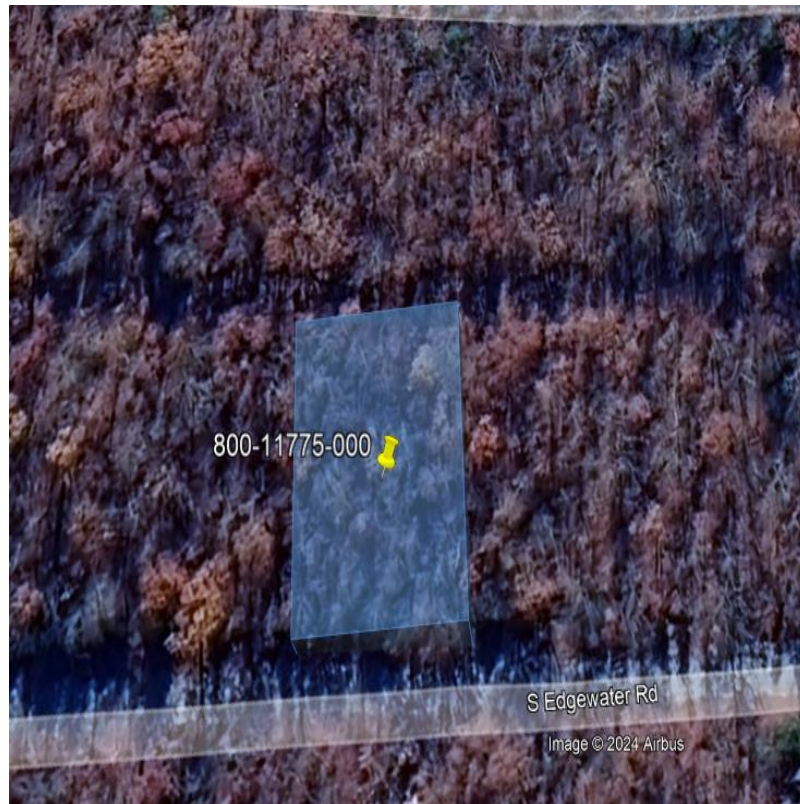




Terrain



Aerial





GIS



Street



