



## HOPSON INVESTMENTS LLC

HELPING PEOPLE INVEST IN LAND

### Due Diligence Report

APN: 800-01834-000

#### Property Details

Owners Name	Judy Evarista
Owners Address	8760 256 <sup>th</sup> St Floral Park, NY 11001
APN	800-01834-000

#### Property Facts

Address	402 S. Twin Lakes Drive, Horseshoe Bend, AR 72512	
County	Izard	
State	AR	
Subdivision / Block / Lot	Cedar Glade/N/A /266	
Legal Description (Unofficial)	Lot 26 Cedar Glade Addition	
S-T-R	Not specified	
Parcel Size	0.49 Acre	
Number of Parcels	1	
GPS Coordinates	GPS Center	36.22461, -91.77091
	GPS NW	36.224967, -91.770192
	GPS NE	36.225006, -91.770289
	GPS SE	36.224439, -91.771308
	GPS SW	36.225356, -91.768331
Google Map Link	<a href="https://maps.app.goo.gl/oQQJ3a11PFx4ScUk9">https://maps.app.goo.gl/oQQJ3a11PFx4ScUk9</a>	
Property Record	<a href="https://online.updf.com/pdf/share?shareId=803897401755574272">https://online.updf.com/pdf/share?shareId=803897401755574272</a>	

Last Transfer Info	Deed Type	Warranty Deed
	Deed Transfer Date	07/08/2005
	Deed Record Location	Book 250 Page 409

## County Website Information

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

## Property Tax Information

Assessed Property Value	400.00
Back taxes Owed	0.00
Tax Liens	0.00
Annual Property Taxes	53.72

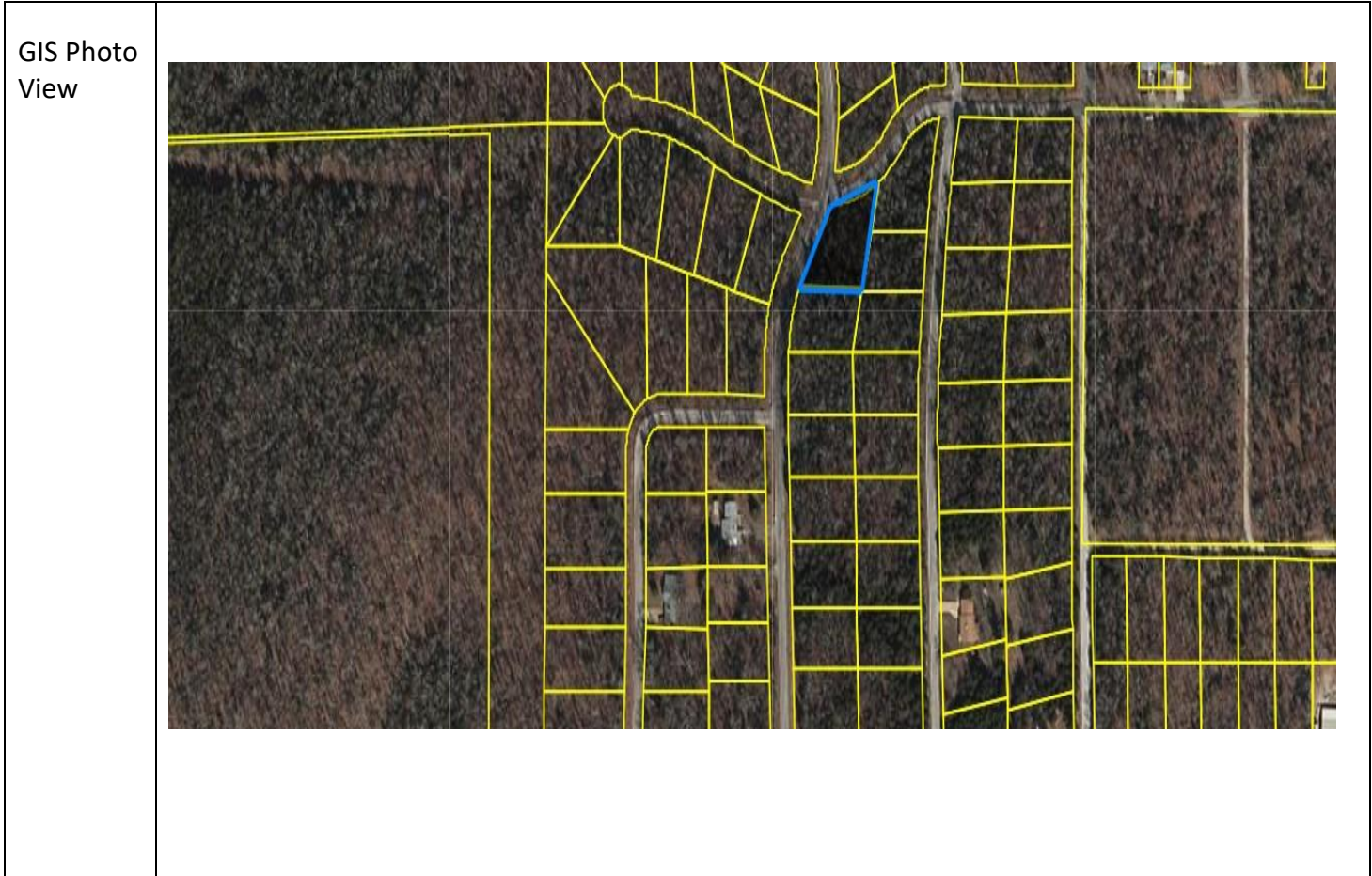
## Actual Property Details / Information

Access Road	Twin Lakes Drive
Road Surface	Paved
Road Maintenance	City of Horseshoe Bend
Elevation	734 ft
Terrain	Slight Slope, Treed
Closest Highway	AR-289
Closest Major Cities	Little Rock, AR (138Mi) Memphis, TN (159 mi) Springfield, MO (154 mi)
Nearby Attractions	Cedar Glade 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

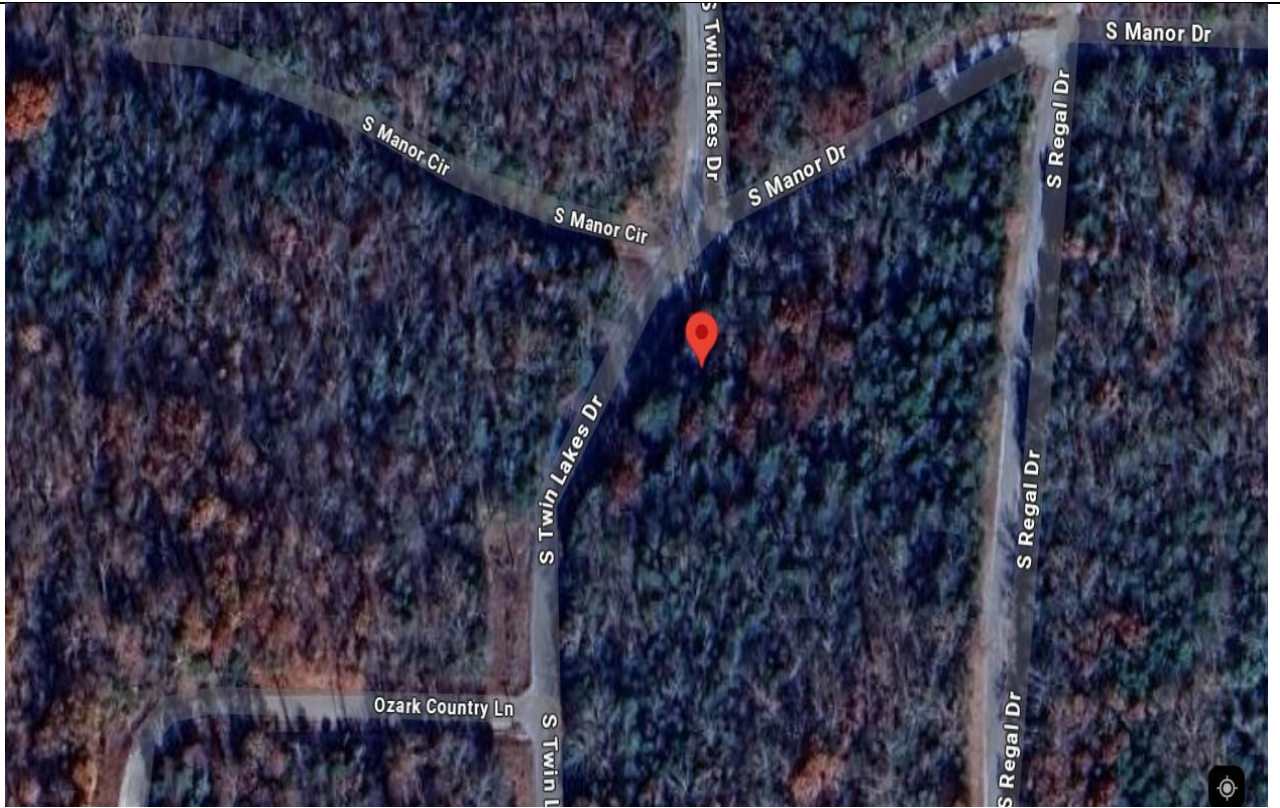
## County Details

Zoning	Vacant Residential Land
Property Use Code	Not specified
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. 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. 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
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.



Aerial  
Photo  
View



Property  
Directions  
View

