

DUE DILIGENCE REPORT



Property Details

Owner Name(s):	HOPSON INVESTMENTS LLC
Assessor's Parcel Number:	800-11774-000
Property Address:	1105 Edgewater Rd, Horseshoe Bend, AR 72512
County, State:	Izard County, AR
Subdivision:	STATE
Lot Number:	46
Legal Description:	Lot: 46 Block: City: HORSESHOE BEND Addition: STATE SD: 101
TRS:	T18N R7W SEC16
Parcel Size:	0.35 acres
Terrain Type:	Plain/Wooded
Lot Dimensions:	98.57 feet North 152.0 feet East 98.22 feet South 153.0 feet West
Elevation:	213.1 m or 699.3 feet
Flood Zone / Wetlands:	No
Notes:	See attached deed for complete legal description

Property Location / Access

Google Map Link:	https://maps.app.goo.gl/NRyk9FeE1zgSw4yz7
GPS Coordinates (Center):	36.21386, -91.73222
GPS Coordinates (4 corners):	36.214024, -91.732483 NW 36.214119, -91.732168 NE 36.213732, -91.731990 SE 36.213635, -91.732303 SW
City or County Limits:	City
School District:	Izard Cty Consolidated Schools
Access To Property:	Yes, via Edgewater Rd

Road Type:	Paved
Who Maintains Roads:	City
Closest Highways:	AR-289
Closest Major City:	Batesville, Arkansas (53 min, 44.9 miles)
Closest Small Town:	Horseshoe Bend, Arkansas (5 min, 2.3 miles)
Closest Gas Station:	Valero, 6870-7002, US-412, Glencoe, AR 72539 (11 min, 7.3 miles)
Nearby Attractions:	Crown Lake Pier, 820 Pearl Dr, Horseshoe Bend, AR 72512 (2 min, 1.1 miles) Ducks Miracle Springs, Franklin, AR 72536 (9 min, 6 miles) Hackney Creek Covered Bridge, 138 Goodwin Cove, Hardy, AR 72542 (18 min, 12 miles) Ash Flat Ball Park, College Dr, Ash Flat, AR 72513 (19 min, 12.5 miles)
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$400.00
Assessed Actual Value:	\$2,000.00
Back Taxes Owed? If so amount owed:	Yes, \$70.89
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$60.56
Notes:	Taxes are delinquent for the year 2024. The values updated above are for the year 2024 and tax amount is for the year 2024.

Zoning & Restriction Information

Zoning / Property Use Code:	SINGLE FAMILY RESIDENTIAL - (R-1)
What can be built on the property?	Residential Single Family - Please see the file attached for more details
Time limit to build?	Permit is good for one year but it can be further extendable.
Is camping allowed?	Per City, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per City, Yes
RV restrictions if any:	An RV can be placed on the property for up to 12 months, provided that construction is actively underway. An active building permit is required to keep the RV on-site during this period.

Are mobile homes allowed?	Per City, No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per City, Each dwelling unit must have at least 1100 square feet of floor space, including carport, with at least 850 square feet of this space heated.
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per City, Yes
Vacation rental restrictions if any:	A business license and a residential license would be required from city, along with an inspection.
Is property part of an HOA or POA?	County does not have information about this and nothing found online. Better to confirm with the owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	See attached CC&Rs
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	Book / Page: 2025/15557
Notes:	This parcel is INSIDE the city limits. The information above is based on city restrictions. It is necessary to review the CC&Rs thoroughly prior to commencing any construction for further information.
Utility Information	
Water?	Water is available. Would have to contact City of Horseshoe Bend Water (870-670-5885).
Sewer / Septic?	Would have to install a septic.
Electric?	Would have to contact North Arkansas Electric Co (870-994-2191) or Entergy (800-368-3749).
Gas?	Would have to contact Scott Petroleum (870-670-4440).
Waste?	Would have to contact Waste Connections (870-994-7000 / 870-670-5885).

Notes:	Per City of Horseshoe Bend, Water is available, however Septic is required.
County Contact Information	
County Website:	https://www.izardcountyar.org/
Assessor Website:	https://izardcountyassessor.org/
Treasurer Website:	https://www.izardcountyar.org/tax-collector
Recorder Website:	https://www.izardcountyar.org/circuit-county-clerk
GIS Website:	https://app.regrid.com/us/ar/izard#
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(870) 368-4316
Phone number for Treasurer:	(870) 368-7247
Phone number for Assessor:	(870) 368-7810
City Website:	https://cityofhorseshoebend.wordpress.com/
Phone number for City:	(870) 670-5113
Notes:	N/A