

Seller Property Disclosure

Page 1 of 7



Copyright
2011
Arkansas
REALTORS®
Association

Form Serial Number: 0337472001312916385

TO BE COMPLETED BY SELLER: (Please Print)

Seller(s): DONALD RAY & BARBARA L. HURST

Date: 8/10/11

Seller ☐ is ☒ is not occupying the Property.

If Seller is occupying or has occupied the Property, give length of occupancy in years: _____

Property Address: 409 ALAPANA, COALFIELD, AR 72832

Approximate finished, heated & cooled square footage (if applicable): _____

Approximate Date of Construction: 1840

Please check the following boxes as they apply to the Property:

☒ Water, and is provided by _____

☐ A rural water district or other non-municipal water system: _____

☐ A municipality or county: _____

☒ Well

☐ Other: _____

☒ Natural gas, and is provided by: ARK. WESTERN GAS

☐ Propane tank: ☐ Owned ☐ Rented from: _____

☒ Electricity, and is provided by: D&T&

☒ Sewer, and is provided by _____

☐ A non-municipal sewer system: _____

☒ A municipality or county: _____

☐ Septic system (See questions #4 & 5, following page). Type, if known: _____

☐ Other: _____

☐ Mandatory Property Owner's Association Dues: Amount \$ _____ Frequency: _____

Covered by association fee (check all that apply):

☐ Swimming pool ☐ Hot tub ☐ Playground ☐ Clubhouse ☐ Tennis courts

☐ Exterior maintenance ☐ Termite contract ☐ Grounds maintenance ☐ Fitness center

☐ Water ☐ Gas ☐ Garbage pickup ☐ Other: _____

☐ Boat Slips

Number to be conveyed, if applicable:

☐ Not applicable

☐ Covered boat slips (No. _____)

☐ Uncovered boat slips (No. _____)

☐ Lifts (No. _____)

☐ Other docks (No. _____)

☐ Condominium/Town Home, total number of parking spaces:

☐ Open (No. _____)

☐ Assigned (No. _____)

☐ Owned (No. _____)

These spaces are:

☐ Uncovered (No. _____)

☐ Covered (No. _____)

☐ Garage (No. _____)

☐ Special Property Assessment: Amount \$ _____ Frequency: _____

☐ Cable/satellite television, and is provided by: _____

☐ Telephone, and is provided by: _____

☐ Garbage pickup, and is provided by: _____

☐ Fire protection, and is provided by: _____

☐ Termite policy (current), and is provided by (Name of Company): _____

☒ Homestead Tax Credit has been claimed for the tax year of 2010

☐ A Tax Benefit (tax assessment frozen) for over 65 or handicapped status has been claimed by Seller.

Seller Property Disclosure

Page 2 of 7



Copyright
2011
Arkansas
REALTORS®
Association

Form Serial Number: 0337472001312916385

Purpose Of Statement: This is a statement of conditions and information concerning the Property. Unless otherwise advised, Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of improvements on the Property or the Property itself, other than occupying or having ownership of the Property. Seller possesses no greater knowledge than that which could be obtained by inspection of the Property by potential buyers, lessees, tenants or their representatives. This statement is not a warranty of any kind by Seller, Listing Firm or any subagent of Listing Firm. **THIS DISCLOSURE IS NOT A SUBSTITUTE FOR INSPECTIONS. ANY POTENTIAL BUYER OF THE PROPERTY IS ENCOURAGED TO OBTAIN A PROFESSIONAL, PERSONAL OR OTHER INSPECTION PRIOR TO PURCHASING, LEASING, EXCHANGING, RENTING OR OFFERING TO PURCHASE THE PROPERTY.**

Instructions to Seller: (1) Complete this form yourself. (2) Report known conditions affecting the Property. (3) Attach additional pages with your signature if additional space is required. (4) Answer ALL questions. (5) If some items do not apply to Property, check "Not Applicable." (6) If you do not know the answer to a question or do not understand a question, check the answer "Unknown."

Seller's Statement: Even though this is not a warranty, Seller hereby specifically makes the following representations based on Seller's disclosure as of the above date. **Seller agrees to immediately notify Listing Firm in writing and to modify this Seller Property Disclosure if any answer set forth below changes prior to Closing.** Unless a potential buyer desires not to obtain a copy of this statement (as expressly set forth in a Real Estate Contract), Seller authorizes Listing Firm to provide a copy of this statement to any person or entity in connection with any possible, actual or anticipated sale, exchange, lease or rental of the Property.

THE FOLLOWING STATEMENTS ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF ANY AGENT(S) AND/OR SUBAGENT(S) OF SELLER. THE STATEMENTS MADE BY SELLER ARE BASED SOLELY UPON SELLER'S KNOWLEDGE AND INFORMATION AND DO NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY BY SELLER AGAINST ANY CONDITIONS THAT MAY EXIST THAT ARE UNKNOWN TO SELLER. THE BUYER IS AGAIN STRONGLY ENCOURAGED TO CONDUCT AND OBTAIN INSPECTIONS OF THE PROPERTY.

Concerning the Property referenced above:

1.	To your knowledge, are there any features of the Property shared in common with adjoining landowners, such as walls, fences, driveways, septic systems, water wells, satellite dishes, or shared meters or shared utilities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
2.	To your knowledge, is there a Homeowners Association, historical preservation district, or architectural committee or board that has any authority over the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
3.	To your knowledge, are there any common areas such as pools, tennis courts, driveways, roads or walkways co-owned with or used by others.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
4.	To your knowledge, is there now or has there ever been a waste disposal maintenance and monitoring contract with maintenance personnel certified by the Arkansas Department of Health?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
5.	To your knowledge, have there been any problems with any private sewer or water system, septic system, water well, or other system or utility servicing the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
6.	To your knowledge, are there any encroachments, easements, leases, liens, mortgages or deeds of trust, contracts for sale or installment land sales contracts, adverse possession claims or similar matters that affect the Property that a title search would not reveal?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
7.	To your knowledge, have there been any room additions, structural modifications or other alterations or repairs made to the Property since the Property was originally constructed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
8.	If the answer to Question 7 was "Yes," to you knowledge were such structural changes done following issuance of a permit and in compliance with building codes?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable

Seller Property Disclosure

Page 3 of 7

Form Serial Number: 0337472001312916385

9.	To your knowledge, are there any underground storage tanks of any kind located on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
10.	To your knowledge, has there been any settling from any cause, or slippage, sliding or other poor soil conditions at the Property or at adjacent properties?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
11.	To your knowledge, has there been any flooding, drainage, grading problems, or has water ever stood on the Property or under any improvement constructed thereon?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
12.	To your knowledge, has there been any damage to the Property or any of the structures from fire, earthquake, storms, floods or landslides prior to or during your ownership?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
13.	To your knowledge, are there any Bills of Assurance, deed restrictions, other obligations, or other use restrictions for the Property that a title search would not reveal?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
14.	To your knowledge, are there any violations or nonconforming uses of the Property regarding zoning, land use restrictions or "setback" requirements or matters not disclosed in Questions 12 and 13?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
15.	To your knowledge, are there any notices of abatement or citations against the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
16.	To your knowledge, are there any lawsuits affecting this Property or judgments against Seller that would affect the title or sale of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
17.	To your knowledge, are there any neighborhood noise problems or other nuisances that would not be normal for this type of Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
18.	To your knowledge, are there any defects in the appliances or the mechanical, electrical, plumbing, heating and air conditioning, water, sewer or septic systems of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
19.	To your knowledge, are there any defects in the structure(s) or sub-structure(s) of any improvements located on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
20.	To your knowledge, is any of the Property in the floodplain or floodway?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
21.	To your knowledge, has any lender required you to purchase flood insurance on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
22.	To your knowledge, has there ever been a problem with the roof of any of the improvements on the Property, such as defective shingles, damaged shingles, leaking or otherwise?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
23.	To your knowledge, is there any infestation by termites or other wood-destroying insects?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
24.	To your knowledge, is there any damage from a previous infestation of this type on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
25.	Do you have knowledge or have you ever received notice from a termite company or other person or entity concerning possible problems or potential problems with the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable

Seller Property Disclosure

Page 4 of 7

Form Serial Number: 0337472001312916385



Copyright
2011
Arkansas
REALTORS®
Association

26.	Have you ever filed or made an insurance claim, warranty claim, or other claim concerning the Property? <i>Seller is aware that insurance claims against this Property may affect the availability/affordability of a buyer's ability to obtain homeowner's insurance and thus obtaining of a mortgage.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
27.	Have you ever received a settlement of a claim and not made repairs to improvements on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
28.	To your knowledge, has any person or entity ever refused to complete the purchase of the Property because of an actual or alleged problem with the condition of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
29.	To your knowledge, are there any leases or rental agreements currently in effect on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
30.	To your knowledge, has any part of the Property been designated as Wetlands?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
31.	To your knowledge, are there any persons or entities, other than those listed above as "Sellers," who claim or have ownership or leasehold interest in the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
32.	To your knowledge, are there any existing pipelines carrying oil, gas or chemicals underneath or adjacent to the Property or are there any pipeline rights-of-way or easements over or adjacent to the Property? <i>Noted adjacent to State</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
33.	To your knowledge, has there been an unsatisfactory percolation, groundwater, or soil test concerning the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
34.	To your knowledge, has any boundary discrepancy or unsatisfactory condition concerning the Property been disclosed to you, including information obtained from a boundary survey, environmental report or property inspection of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
35.	To your knowledge, are there any facts, circumstances or events on or around the Property which, if known to a potential buyer, could adversely affect in a material manner the value or desirability of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
36.	To your knowledge, have any of the improvements on the Property been constructed at another site then moved onto the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
37.	To your knowledge, does the Property contain any exterior insulation finish system (EIFS) or synthetic stucco or similar components?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
38.	To your knowledge, is there any surface or sub-surface mining or extraction for coal, gravel, rock, oil, gas, or other minerals on the Property or on adjacent properties?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
39.	To your knowledge, is there any person or entity claiming or possibly having the right to claim the right to extract any minerals, oil, natural gas, coal or other minerals from the surface or sub-surface of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable

Seller Property Disclosure

Page 5 of 7

Form Serial Number: 0337472001312916385

40.	To your knowledge, does any person or entity, other than Seller, claim any rights to any natural resource or minerals located on the surface of the Property, sub-surface of the Property, or otherwise affecting or impacting the ownership or use of such natural resources or mineral rights?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
41.	To your knowledge, is the Property specially constructed or modified to permit access and use by a person with a physical disability?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
42.	Does Seller hold a real estate license?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
43.	To your knowledge, does any person owning an interest in the Property (if Seller is a corporation or other entity) hold a real estate license?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
44.	To your knowledge, are there any other defects in the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
45.	To your knowledge, are there landfills, hazardous waste, asbestos, radon gas, urea-formaldehyde, electromagnetic fields, or other substances that may affect the Property or the occupants of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
46.	Is Seller aware of any unlawful chemical or drug substances or their manufacture within the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
47.	To your knowledge, are there any notifications of environmental conditions about the Property from the EPA, governmental agencies, or some other source?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
48.	To your knowledge, in what school district is the Property located? Elementary: <u>Westside School District</u> Middle/Junior High: <u>Westside</u> Senior High: <u>Westside</u>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable

If the answer to any of the previous questions is yes, explain. Attach additional sheets if necessary.

Seller Property Disclosure

Page 6 of 7



Copyright
2011
Arkansas
REALTORS®
Association

Form Serial Number: 0337472001312916385

49.	To your knowledge, were any improvements on this Property constructed prior to 1978?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
50.	To your knowledge, are there lead-based paint or lead-based paint hazards on any improvements to the Property including, without limitation, garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on the Property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable

NOTICE: If either questions 49 or 50 are answered with "Yes" or "Unknown," the Lead-Based Paint Disclosure must be completed and acknowledged by all parties to the real estate transaction and attached to ANY Real Estate Contracts associated with this Property.

MOLD ENVIRONMENTAL CONDITIONS: Mold, mildew, spores and other microscopic organisms and/or allergens (collectively referred to as "mold") are environmental conditions that are common in residential properties and may affect the Property. Mold, in some forms, has been reported to be toxic and may cause serious illnesses, including, but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or the elderly. Mold has also been reported to cause extensive damage to personal and real property.

Selling Firm or Listing Firm cannot suggest, refer, recommend or infer that you should or should not use a Mold Inspector. Should you desire an inspection by a Certified Mold Inspector, you should contact an Inspector who has been authorized to capture mold samples and/or air samples for laboratory testing.

No warranty, representation or recommendation can be made by any agent or representative of Selling Firm or Listing Firm concerning any Mold Inspector. The person(s) signing this Seller Property Disclosure is STRONGLY URGED to independently determine the competency of any Mold Inspector to be used in connection with the purchase, sale or rental of real estate.

51.	To your knowledge, is there or has there ever been any past or present water intrusion?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
52.	To your knowledge, is there or has there ever been any presence of mold?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable

If the answer to any of the above four questions is yes, explain. Attach additional sheets if necessary.

Seller Property Disclosure

Page 7 of 7



Copyright
2011
Arkansas
REALTORS®
Association

If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials or access the State of Arkansas registered sexual offender website at <http://www.acic.org> regarding such information.

Buyer is strongly urged, as part of any pre-closing investigation desired by Buyer concerning the Property to: (i) conduct testing for possible existence of chemical or drug substances in, on or about the Property, as desired by Buyer, and (ii) visit with applicable law enforcement authorities about possible prior illegal activity on or about the Property.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL. PRINTING, NOT MACHINE COPIED. OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2011

FORM SERIAL NUMBER: 0337472001312916385

SELLER HEREBY AUTHORIZES (UNLESS A POTENTIAL BUYER DESIRES NOT TO OBTAIN A COPY OF THE STATEMENT AS EXPRESSLY SET FORTH IN A REAL ESTATE CONTRACT) ALL AGENTS INVOLVED IN THE SALE, EXCHANGE, LEASE OR RENTAL OF THE PROPERTY TO DISTRIBUTE THIS SELLER PROPERTY DISCLOSURE TO PROSPECTIVE BUYERS, LESSEES OR TENANTS OF THE PROPERTY. THIS SELLER PROPERTY DISCLOSURE IS INCORPORATED INTO THE LISTING AGREEMENT EXECUTED BY SELLER AND LISTING FIRM. SELLER FURTHER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. SELLER FURTHER AGREES TO NOTIFY IN WRITING BUYERS, LESSEES, TENANTS AND LISTING FIRM OF ANY CHANGES IN THIS DISCLOSURE THAT MAY BECOME KNOWN TO SELLER AFTER THE DATE SIGNED BY SELLER.

COUNTERPARTS: This Seller Property Disclosure may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same.

Submitted by:

Signature:

Signature:

Printed Name:

Printed Name:

Donald R. Hurst
Seller

Barbara A. Hurst
Seller

(month) 8 (day) 10, (year) 2011, at 10:00 A.M.

WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SELLER PROPERTY DISCLOSURE. WE UNDERSTAND THAT THE ABOVE STATEMENTS ABOUT THE PROPERTY ARE TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS BUYER, LESSEE OR TENANT MAY WISH TO OBTAIN.

BUYER'S LEAD-BASED PAINT DISCLOSURE ACKNOWLEDGEMENT:

1.	Buyer has received copies of all records and reports pertaining to lead-based paint or lead-based paint hazards in or about the Property available to Seller.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable
2.	Buyer has received a copy of the pamphlet, "Protect Your Family From Lead In Your Home".	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Applicable

Received by:

Signature:

Signature:

Printed Name:

Printed Name:

Buyer

Buyer

(month) _____ (day) _____, (year) _____, at _____

(Page 7 of 7)



The Department of Arkansas Heritage

Mike Beebe
Governor

Cathie Matthews
Director

Arkansas Arts Council

Arkansas Natural Heritage
Commission

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars
Cultural Center

Old State House Museum



Arkansas Historic Preservation Program

1500 Tower Building
323 Center Street
Little Rock, AR 72201
(501) 324-9880
fax: (501) 324-9184
tdd: (501) 324-9811

e-mail: info@arkansaspreservation.org
website: www.arkansaspreservation.org

An Equal Opportunity Employer



October 31, 2008

Donald Ray Hurst
3235 Shady Brook Road
Altus, AR 72821

Re: Taylor Hill Hotel – Coal Hill, Johnson County

Dear Sir:

The Arkansas Historic Preservation Program, an agency of the Department of Arkansas Heritage, is happy to inform you that the above referenced property has been listed on the National Register of Historic Places. The National Register is the country's official list of historically significant properties and Arkansas can feel proud to have a large and growing representation of these tangible links to our past.

In addition to the prestige of inclusion on the list, National Register properties enjoy a number of other potential benefits.

- * National Register properties may be eligible for a 20 percent investment tax credit if they are rehabilitated for income-producing purposes. National Register properties owned by non-profits or local governments are also eligible to apply for grant funding from our office.

- * Owners of National Register properties may be able to make charitable contributions of partial interest in their sites or structures, which can result in a sizeable tax deduction.

The Arkansas Historic Preservation Program also offers free technical advice to owners of National Register properties to help them maintain their properties in a historically accurate condition. We offer this service so that property owners can avoid making historically insensitive alterations, such as the addition of artificial siding, which could result in the removal of their property from the National Register.

Finally, the Arkansas Historic Preservation Program offers a certificate, signed by the Governor that acknowledges a property's placement on the National Register. That certificate is available free on request. The agency can also provide information to those interested in purchasing bronze plaques recognizing their property's National Register status.

Thank you again for your interest in preserving Arkansas's history, and feel free to call us at (501) 324-9880 if you have any further questions about the National Register or any preservation-related issues.

Sincerely,

Frances McSwain

Frances McSwain
Director

Cc: The Honorable Ronnie Garner
The Honorable Mike Jacobs
The Honorable Randy Lavery
The Honorable George Overbey

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Summary

Elaboration

The Taylor Hill Hotel is a large two story structure located in Coal Hill, AR, two blocks south of U.S. Highway 64 on Alabama Street. The construction date and craft person's are unknown. Zachariah Taylor Hill was proprietor of the hotel in Coal Hill for 25 years following 1890. He was the father of Mrs. Will McCoy, Mrs. Will McCarty, and other children. He was a grandson of the pioneer Mark Hill and a nephew of the distinguished Colonel John F. Hill. Arkansas history books record that convicts worked in the Coal Hill mines in 1866. Just how long they worked could not be determined. The late Steve Logan recalled seeing the convicts taken off a train at the little yellow depot at the east end of Railroad Street. They were taken across the street to the Taylor Hill Hotel to be fed. In this hotel, the agreement was reached to work the convicts in the mines. Convicts worked in the Old Hone and the Old Slope mines.

South Façade/Front

The South Façade/Front side of the Taylor Hill Hotel has one lower wooden porch, and one upstairs wooden porch. The lower and upper porches have original wooden doors located in the center of the structure. Some of the decorative pieces on the sides of the wooden supports are still there on both the lower and upper porches. There are four original windows. There are concrete steps leading up to the lower porch.

East Façade/ Side

On the east side of the hotel, there are six original windows, with one additional window. There is one wooden door. The original brick chimney remains on the east side.

North Façade/ Back

There are three original windows and one door located on the north side of the structure.

West Façade/ Side

Located on the west side of the hotel there are eight original windows. There are two doors that are not original. Two porches accompany the west side. The concrete lower porch has been screened in. The upper porch is in its original state with wooden floors. The decorative trim is still on the sides of the supports, but the porch railing has been replaced with wooden boards.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Integrity

The entire structure is in its original state with the exception of the two lower porches. Both lower porches have cement floors, which were hand poured by Donald Rector Hurst, owner, and son Donald Ray Hurst in 1950. The lower porch on the west side has been screened in. The upstairs porch on the south side, which is the front of the house, has had some minor repair on the original wood floor. The roof over the porch has been replaced with new sheet metal. A few of the original siding boards have been replaced. Some of the decorative pieces on the sides of the supports are still there. The chimney on the west side is gone.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Summary

The Taylor Hill Hotel is being nominated to the National Register of Historic Places with local significance under **Criterion A** for its association with commercial development and mining history in the community of Coal Hill. It is also being listed under **Criterion C** as a good example of the Folk Victorian form of architecture in Coal Hill.

Elaboration

The town of Coal Hill is on U.S. Highway 64, in the western end of Johnson County. In the Arkansas River Valley, Coal Hill is five miles north of the Arkansas River. Grant Township is the political body through which Coal Hill residents cast their votes.

Coal Hill was incorporated on January 8, 1880. It originally was called Whalens Switch, then Eureka, and finally Coal Hill. The town was named by Mose Butts, an early day official, after the coal beneath the ground and the hills rising above the little city. In 1912, Coal Hill was the largest town in Johnson County to the lowest point in its history in the 1940s.

A big jump in Coal Hill's population came in the 1880s. In 1890, 10 years after it was incorporated, the town had a population of 1,490, which made it the largest town in the county. The monthly payroll was over \$100,000.

This period marked the completion of the Little Rock and Fort Smith Railway, which connected Little Rock and Fort Smith for the first time. Oral tradition says Coal Hill was the best town between Fort Smith and Conway.

Goodspeeds History says that Johnson county had the largest body of coal in the northern division of the Arkansas Coal Basin, with most of it in Coal Hill. Coal Hill served as a principle shipping point.

The Old Stiewel Mine, one of the biggest mines and biggest producers in the Coal Hill field, is credited by Goodspeeds, by setting the standard of excellence for coal in the entire state and being judged to be the best steam fuel mined coal in the United States.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

The 1888 report shows that for two successive years Coal Hill shipped ten times as much coal as the rest of the state combined.

Arkansas history books record that convicts worked in the Coal Hill mines in 1886. Just how long they worked could not be determined.

March 25, 1881 E. A. Kline came in possession of the lease on S½ of NE¼ and NW¼ Sec. 20-9-25 and a one-fourth interest on the shaft from William G. Robertson. Kline had a spur or switch built from the depot to the mine and coal was loaded in the cars at the mine. Kline had a telephone line installed from the depot to the mine. This was the first telephone used in this part of Arkansas.

At that time, miners were only receiving eighty cents per ton for hand-picked coal. The slack was not weighed, so they received nothing for that. At that low price, Kline decided that he could get the coal out cheaper. Sometime in 1882, he leased a bunch of convicts.

The late Steve Logan recalled seeing the convicts taken off a train at the little yellow depot at the east end of Railroad Street. They were taken across the street to the Taylor Hill Hotel to be fed. After they ate, they were then marched back to the freight room for the night. The next morning they were given breakfast and then marched to the blacksmith shop at the mines where the irons were cut off and they were put to work. In this hotel, the agreement was reached to work the convicts in the mines. Through research, there was no information on the exact date of when the agreement was reached. Convicts worked in the Old Hone and the Old Slope mines.

Mark Hill and his wife, Rachel, came from Tennessee to the county in 1829, and settled among the Cherokee Indians. The Indians did not leave Arkansas until two or three years after the Hills moved there. The Hill boys hunted with the Cherokees.

Taylor Hill was proprietor of the hotel in Coal Hill for 25 years following 1890. He was the father of Mrs. Will McCoy, Mrs. Will McCart, and other children. He was a grandson of the pioneer Mark Hill and a nephew of the distinguished Colonel John F. Hill. Taylor Hill birthday was December 17, 1848, and the date of his death was May 13, 1913. He is buried at the Coal Hill Cemetery in Coal Hill, Arkansas.

Gun-men and their colleagues, the frontier type, and desperadoes made their appearance in Coal Hill. Teddy Roosevelt was on a train that traveled through Coal Hill in 1901. Facing the railroad on either side were store buildings, saloons, the Taylor Hill Hotel, and another hotel. "Uncle Billy Sams" was proprietor of that hotel for 30 years beginning back in the 1870s.

Mrs. Taylor Hill for many years fed the transient public good meals.

Hill, Taylor, Hotel
Name of Property

Johnson County, Arkansas
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

It is said that doctors and dentists would come to the hotel and set up their practice in the rooms of the hotel to meet the needs of the people in the area.

The Taylor Hill Hotel on Railroad Street, today's street name is Alabama Street, was a leading hotel in Coal Hill's boom days.

The earliest dates found on the deeds to the Taylor Hill Hotel is December 17, 1884.

Summary

The Taylor Hill Hotel is being nominated to the National Register of Historic Places with local significance under **Criterion A** for its association with commercial development and mining history in the community of Coal Hill. It is also being listed under **Criterion C** as a good example of the Folk Victorian form of architecture in Coal Hill.