



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	POWERS JOHN W AND BARBARA J POWERS	Listed on Tax Record
Assessor's Parcel Number:	002-10537-005	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	Mountain Home, Arkansas 72653	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Baxter County, AR	County and State property is located in
Subdivision:	WESTERN FUN RANCHES	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	5	What is the lot number (If applicable)
Legal Description:	RANCHETTE #5 WESTERN FUN RANCHES	Listed on Tax Record
TRS:	T19N R12W SEC 29	Township, Range & Section (If applicable)
Parcel Size:	5.78 Acres	What is the acre size? Listed on Tax Record
Terrain Type:	Wooded/Hill/Slope	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	795.08 feet North 291.34 feet East 761.44 feet South 306.88 feet West	Lot Dems, approximate in feet (N, E, S, W or Front, Sides, Rear from road) Please specify depending on shape of property. Use GIS / MapRight measure tool
Elevation:	263.9 m or 865.8 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	No	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	See deed attached for complete legal description.	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/Axep8NsbG9piMLfLA	Link to property from google maps
GPS Coordinates (Center):	36.282400, -92.290300	Coordinates for this property
GPS Coordinates (4 corners):	36.2828, -92.2888 NE 36.282, -92.2889 SE 36.282, -92.2915 SW 36.2829, -92.2915 NW	Coordinates from all 4 corners of this property (if more than 4 corners, list main points, no curves)
City or County Limits:	County	Is the property within the city or county limits? Use Google / MapRight
School District:	Norfolk Schools	What school district is the property located in?
Access To Property:	Access via unnamed road off Oregon Trail from east.	Is there direct road access to property, if so what roads/streets?
Road Type:	Dirt	What are the roads like? (dirt, gravel, paved) Use GIS / Google Maps / Street View
Who Maintains Roads:	County	City, County, Private, HOA or Not Maintained?
Closest Highways:	AR-5	Use google map
Closest Major City:	Springfield, Missouri (2 hr 18 min (119 miles)	Use google map to get mileage/locations
Closest Small Town:	Briarcliff, Arkansas 72653 (4 min (1.1 miles)	Use google map to get mileage/locations
Closest Gas Station:	Shell, 913 E 9th St, Mountain Home, AR 72653 (13 min (7.7 miles)	Use google map to get mileage/locations
Nearby Attractions:	Jacob Wolf House, South, 13775 Highway 5, Norfolk, AR 72658 (12 min (6.8 miles) Cooper Park - Mountain Home Parks & Recreation, 1101 Spring St # 4, Mountain Home, AR 72653 (16 min (8.8 miles) Keller Park, 1831 Rossi Rd, Mountain Home, AR 72653 (11 min (6.1 miles)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	N/A	Anything you think is important to note?

Property Tax Information		
Assessed Taxable Value:	\$1,200.00	Per Assessors' Website
Assessed Actual Value:	\$6,000.00	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Annual Property Taxes:	\$61.07	Yearly amount per county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	NO ZONING AS PER COUNTY	What is the property zoned for per County CC&R's HOA?
What can be built on the property?	Per County, there are no such restrictions.	Per County CC&R's HOA? Attach documents if available.
Time limit to build?	Once building permit is issued, it will be good for 1 year.	Find out time lines for building per County CC&R's HOA
Is camping allowed?	Per County, there are no such restrictions.	Is camping allowed per Zoning CC&R's HOA? Yes/No/Unknown
Camping restrictions if any:	N/A	Details on camping if allowed or N/A
Are RV's allowed?	Per County, there are no such restrictions.	Are RV's allowed per Zoning CC&R's HOA? Yes/No/Unknown
RV restrictions if any:	N/A	Details on RV's if allowed or N/A
Are mobile homes allowed?	Per County, there are no such restrictions.	Are mobile homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Mobile home restrictions if any:	N/A	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	Per County, there are no such restrictions.	Are tiny homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Tiny home restrictions if any:	N/A	Details on tiny homes if allowed or N/A
Are short term vacation rentals allowed?	Per County, there are no such restrictions.	Are vacation rentals allowed per Zoning CC&R's HOA? Yes/No/Unknown
Vacation rental restrictions if any:	N/A	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.	Is the land part of an existing association? Yes/No/Unknown
HOA or POA dues, if any:	N/A	What are the dues / back dues owed, if any? Unknown / N/A
Subdivision CC&R Availability:	Unable to locate if any	Copy of CC&R's (If available at no charge) Attach documents if available.
CC&R Information:	N/A	Reception / Book / Page #'s or Unknown / N/A
Deed Availability:	See the attached copy	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Book/Page: 88/3475	Reception / Book / Page #'s or Unknown / N/A
Notes:	This parcel is outside the city limits and county has no zoning. Unable to locate subdivision CC&R's, if any.	Anything you think is important to note?

Utility Information		
Water?	Would need to drill a well or alternative.	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Would need to install a septic system.	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact Entergy (800) 368-3749, North Arkansas Electric Cooperative (870) 994-2191.	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact AmeriGas Propane (+18704255141), Scott petroleum (870) 435-1112.	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Methvin Sanitation, Inc. (870) 741-8095, S2S Recycling & Trash Service +18704048718.	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	As per Mountain Home Water Department and Northeast Public Water Authority, they do not service in this area, well & septic is required. Utilities may be difficult to obtain due to location, power poles visible at developed properties nearby, would need to run lines or use alternative power	Anything you think is important to note?
County Contact Information		
County Website:	https://www.baxtercounty.org/	Website Link
Assessor Website:	https://baxtercountyassessor.com/	Website Link
Treasurer Website:	https://www.baxtercounty.org/treasurer.php	Website Link
Recorder Website:	https://www.baxtercounty.org/clerk.php	Website Link
GIS Website:	https://www.arcountydata.com/maps/map?county=BAXTAX&item=8CC85A&ne=-92.2887815,36.2828471&sw=-92.2915044,36.2819645	Website Link
Zoning Link:	N/A	From County Website
Phone number for Planning Dept:	N/A	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(870) 425-3475	Phone number per website
Phone number for Treasurer:	(870) 425-3444 / 8300	Phone number per website
Phone number for Assessor:	(870) 425-3453	Phone number per website
City Website:	N/A	Website (if within city limits or N/A)
Phone number for City:	N/A	Phone number per website (if within city limits or N/A)
Notes:	N/A	Anything you think is important to note?