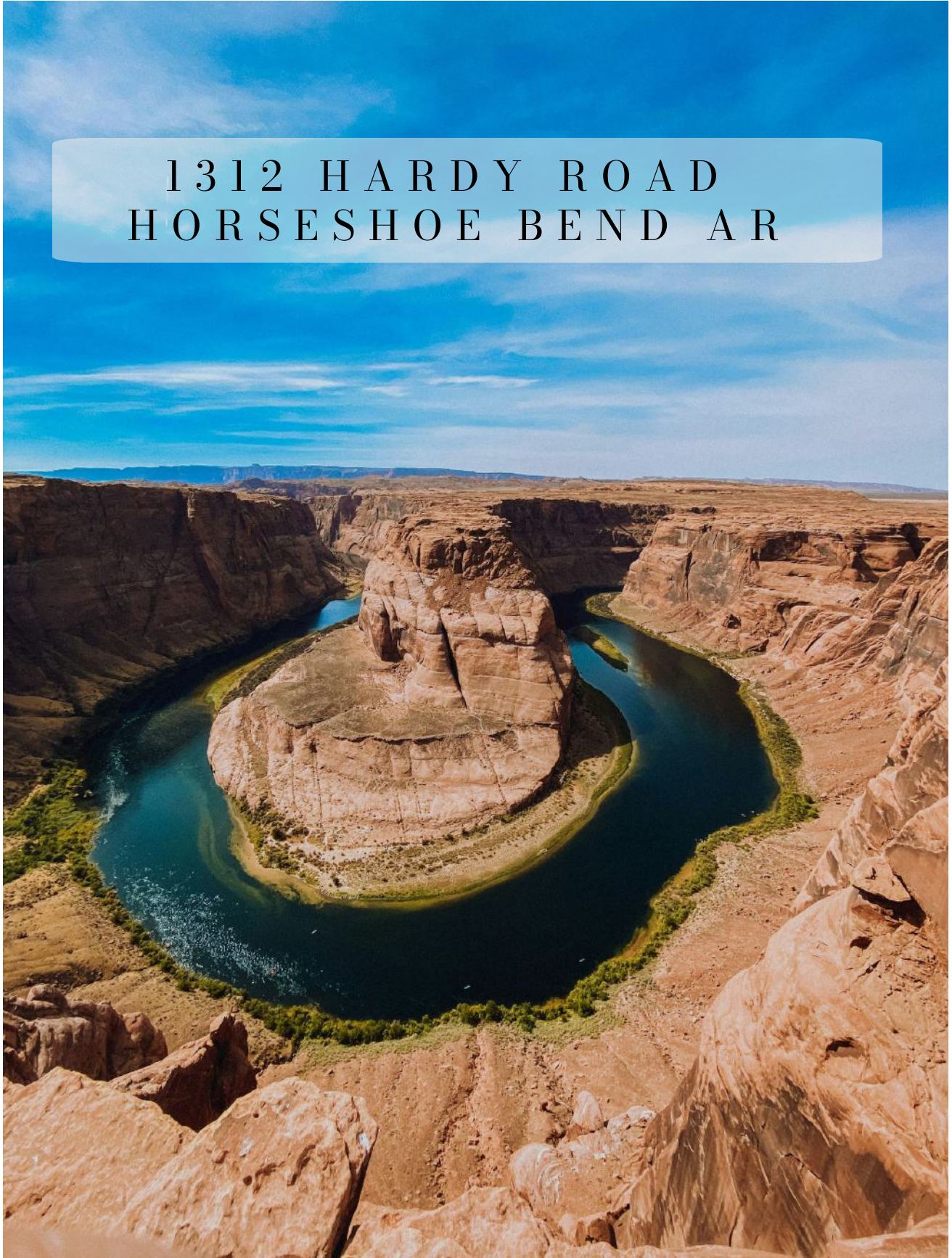


**Dream Site Homes
Presents**

1312 HARDY ROAD
HORSESHOE BEND AR



Property Guide 2025



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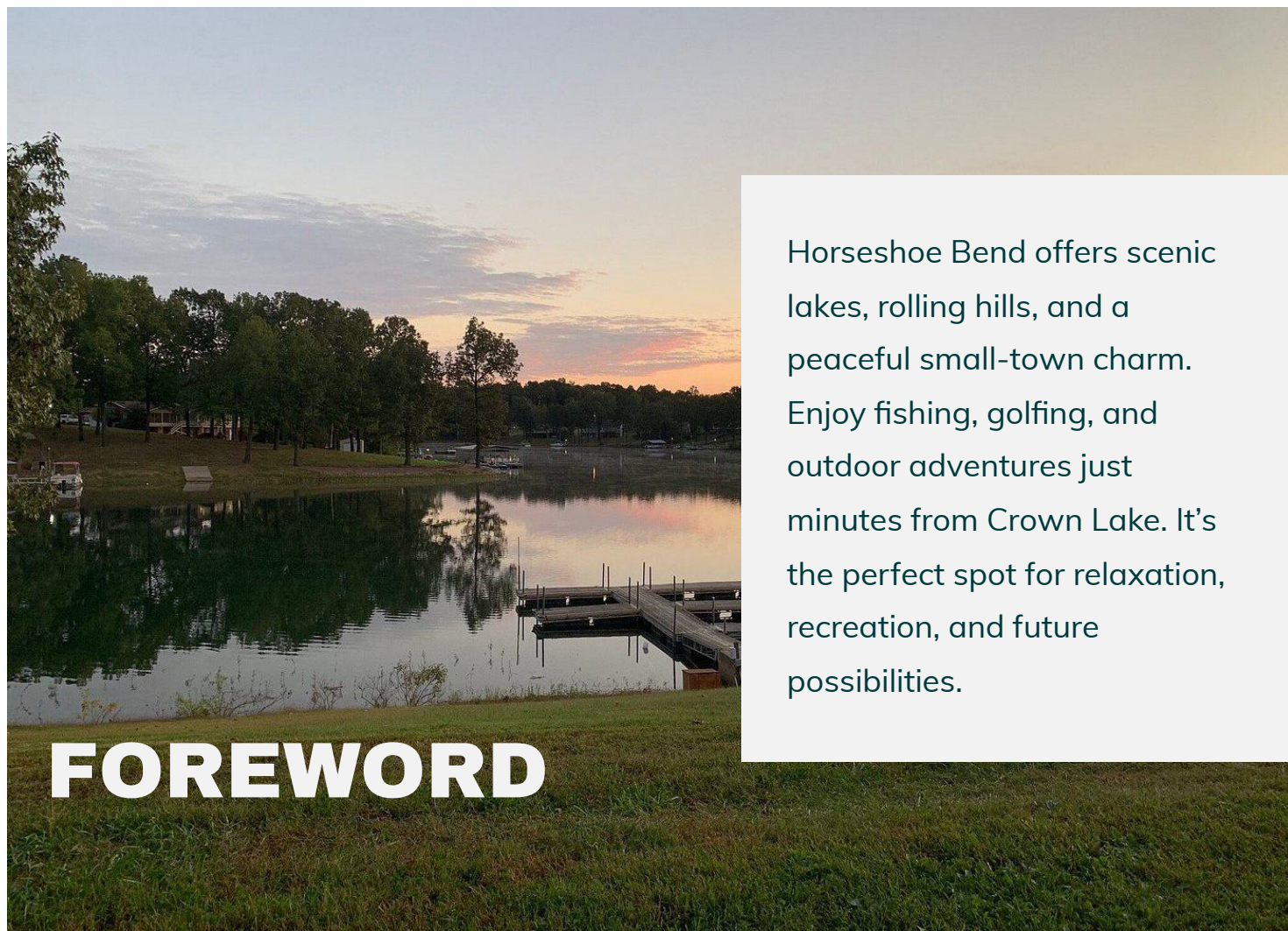
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Horseshoe Bend offers scenic lakes, rolling hills, and a peaceful small-town charm. Enjoy fishing, golfing, and outdoor adventures just minutes from Crown Lake. It's the perfect spot for relaxation, recreation, and future possibilities.

Owning land is an exciting step toward building your future, whether for a home, an investment, or a peaceful retreat. At Dream Site Homes, we believe land buying should be simple and stress-free, which is why we created this guide—to give you everything you need to know about 1312 Hardy Road in Horseshoe Bend, Arkansas.

From beautiful lakes and outdoor recreation to low costs and a welcoming community, this property offers the perfect blend of nature, relaxation, and opportunity. With flexible seller financing, owning this land is easier than ever—no banks, no hassle, just a clear path to ownership.

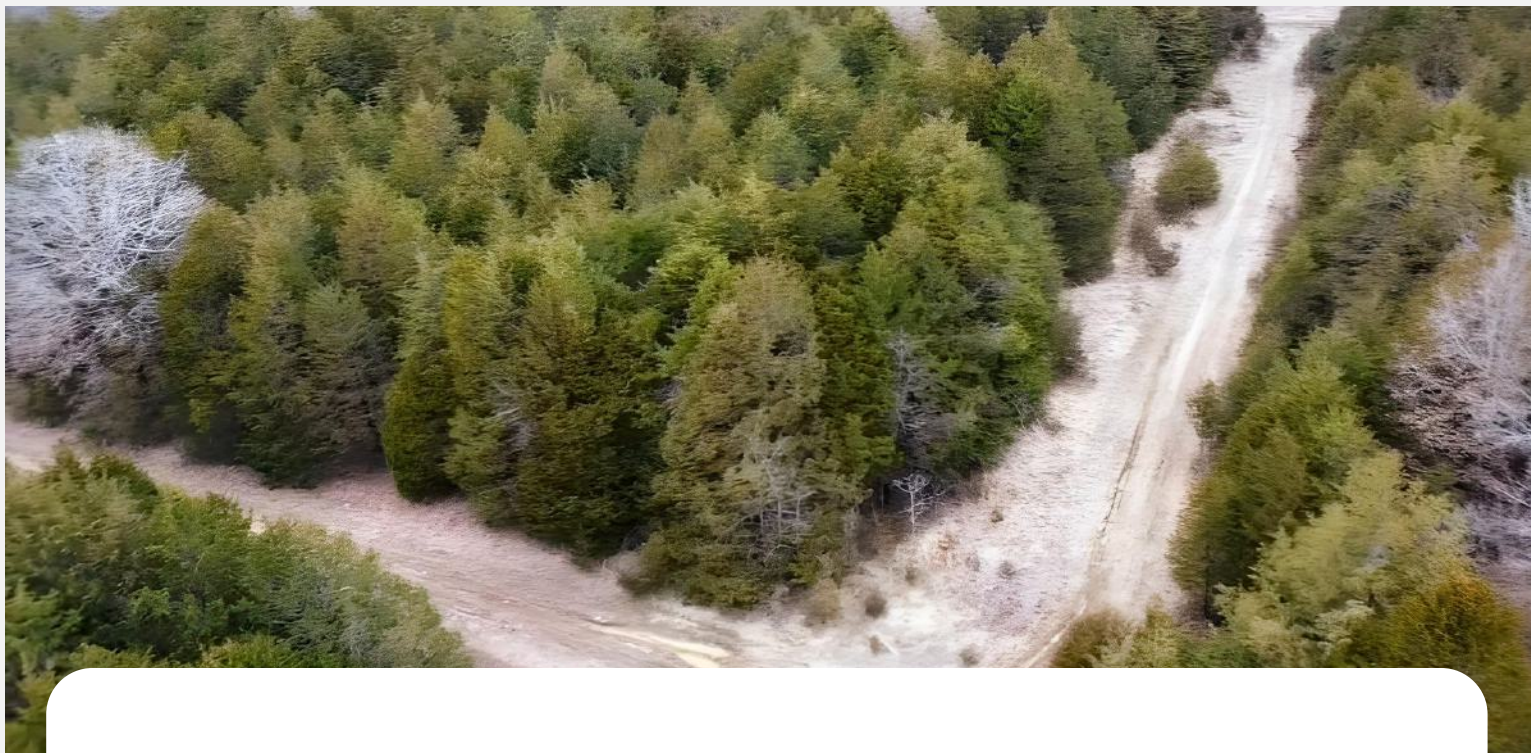
We hope this guide helps you see why 1312 Hardy Road could be the perfect fit for you. If you have any questions or are ready to take the next step, we're here to help.

Rebecca Matalon

Dream Site LLC

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WELCOME TO 1312 HARDY ROAD

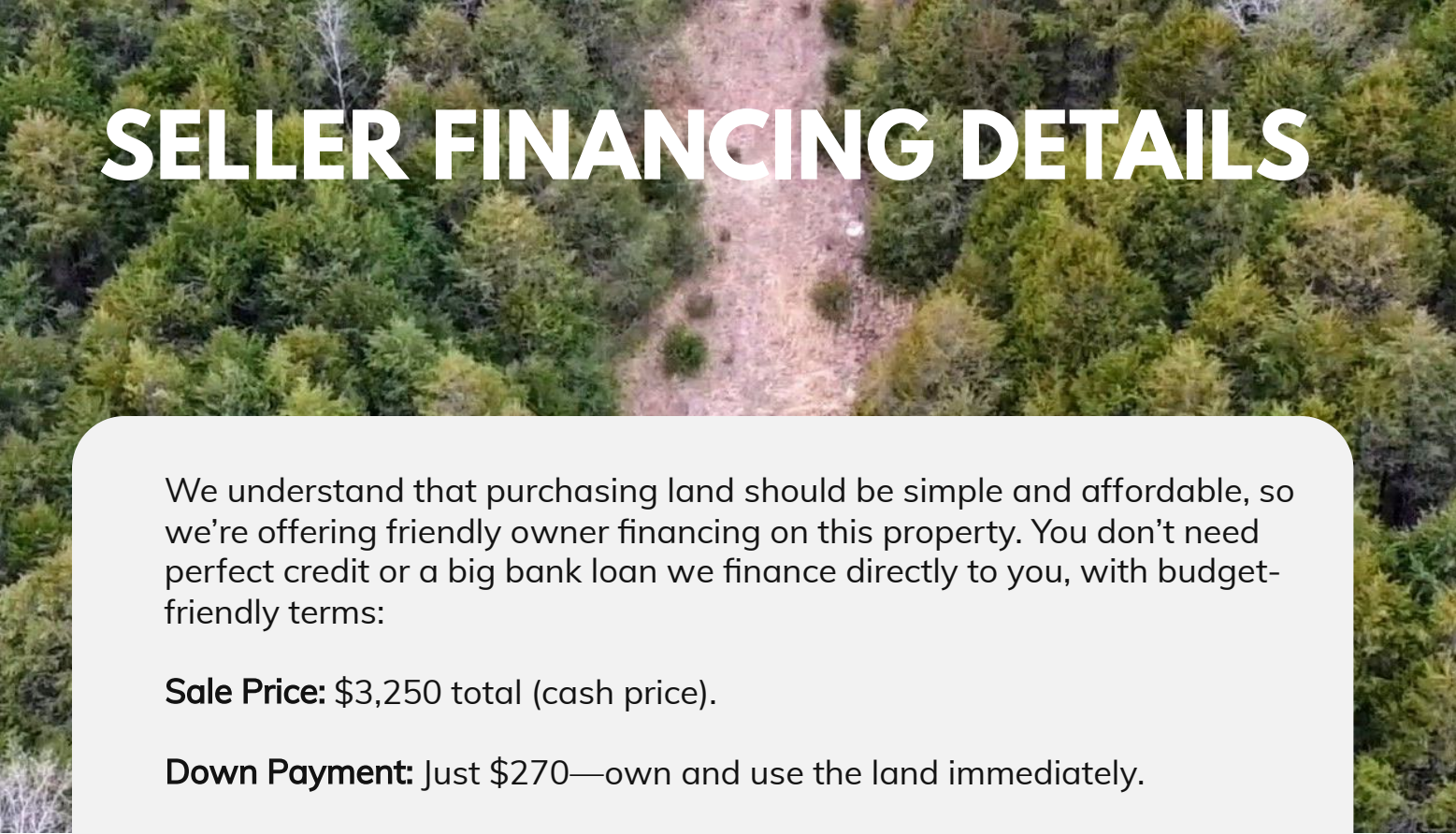
Welcome to 1312 Hardy Road in Horseshoe Bend, Arkansas – a quiet corner lot nestled in a friendly Ozark community. Whether you're dreaming of a permanent residence or seeking a serene weekend escape, this property offers a flexible canvas for your vision.

Imagine building your own getaway in a town known for its laid-back charm, natural beauty, and warm community spirit. We're excited to introduce you to this property and all that Horseshoe Bend has to offer in terms of lifestyle and recreation. Let's dive into the details of your future homestead!

PROPERTY OVERVIEW

- ❖ **Lot Size:** Approximately 0.38 acres (around 16,500 sq ft), offering plenty of space for a home, garage, and yard. It's a desirable corner lot, giving you extra privacy and flexibility in your building plans.
- ❖ **Zoning:** R-1 Residential. This property is zoned for single-family homes, which means you can build a traditional house or cabin (sorry, no mobile homes under this zoning). This ensures the neighborhood retains a peaceful residential character.
- ❖ **Terrain:** Lightly wooded and gently sloping. The land has a mix of young trees and open areas, making it easy to clear a home site while keeping some shade trees if you wish. The gentle slope provides good drainage and character without being challenging to build on. No flood risk – the lot sits high and dry, well outside any flood zones (so you can build with peace of mind).
- ❖ **Property Taxes & Fees:** Ownership comes with **low annual costs**. Property taxes are approximately **\$5.53 per year**, based on local tax rates. In addition, Horseshoe Bend has a municipal amenity fee of **\$80 per year**, which helps maintain local services and community projects. In total, you're looking at about **\$85.53 per year in taxes and fees**—making this property incredibly affordable to own long-term.
- ❖ **No Timeline to Build:** There is **no pressure or deadline to build**. You can hold this land as an investment or future home site for as long as you want without any penalties or required start dates. Whether you're ready to build now or years down the road, the property will patiently await your plans.
- ❖ **Utilities:** Electricity is available at the street (provided by North Arkansas Electric Cooperative), ready to hook up when you build. City Water service is operated by Horseshoe Bend Water Department, and there are water lines nearby (you would just need to have a water meter/tap installed). For sewage, a septic system would be required when you develop the lot (many homes in the area use septic). Internet and phone services are available in the community as well if needed.

This property overview shows that 1312 Hardy Road is a build-ready lot with great features (corner location, utilities nearby, easy terrain) and minimal costs to keep. Next, let's talk about how easy we make it to own this land through our flexible seller financing option.



SELLER FINANCING DETAILS

We understand that purchasing land should be simple and affordable, so we're offering friendly owner financing on this property. You don't need perfect credit or a big bank loan we finance directly to you, with budget-friendly terms:

Sale Price: \$3,250 total (cash price).

Down Payment: Just \$270—own and use the land immediately.

Monthly Payments: Up to 24 months at 0% interest (Example: ~\$124/month for 24 months).

No Prepayment Penalty: Pay it off early anytime—your budget, your pace.

No Hidden Fees: No extra costs—just your down payment and agreed monthly payments.

Secure & Simple Process: We handle all the paperwork and offer easy online or mail transactions.

\$270 down and this property is yours. Get in touch to secure it today.

Why seller financing? It makes ownership accessible to anyone – you don't have to come up with the full cash up front. We want to help you make 1312 Hardy Road yours, and our financing is set up to be straightforward and fair. With only \$270 down, you're on your way to owning this lovely Arkansas lot free and clear.



HOW TO BUY (STEP-BY-STEP)

We strive to make the buying process easy and worry-free. Even if you're a first-time or out-of-state land buyer, we'll guide you each step from initial inquiry to holding the deed in your name. Here's how it works;

1. **Reserve the Property** – Call or email Dream Site Homes to express interest in 1312 Hardy Road. We'll answer any questions and hold the property for you once you're ready.
2. **Sign the Purchase Agreement** – We'll send you a simple agreement outlining the price, down payment, and payment terms. Review, sign, and return it by email or mail.
3. **Pay the Down Payment** – **Secure the property with \$270 down.** Pay online, by bank transfer, check, or money order—whichever works best for you. Once received, the land is yours to use immediately.
4. **Make Easy Monthly Payments** – Pay the remaining balance over **up to 24 months at 0% interest.** We'll send receipts and keep you updated. **Pay off early anytime with no penalty.**
5. **Get Your Deed** – After your final payment, we'll transfer the deed to your name and record it with Izard County. You now own 1312 Hardy Road free and clear.
6. **Ongoing Support** – We're here even after the sale. Need help with utilities or local services? Just reach out—we're happy to assist!

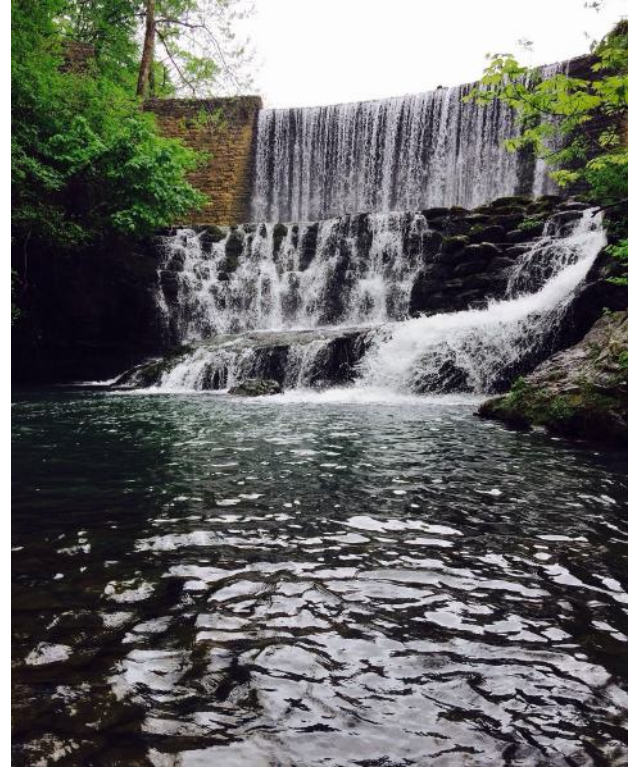
LOCAL HIGHLIGHTS & LIFESTYLE



Horseshoe Bend is an Ozark Mountain community built around natural beauty and recreation. Living here means you're never far from peaceful water views or outdoor adventures. In fact, the city boasts four lakes within its borders – the largest being Crown Lake (640 acres) – providing opportunities for fishing (bass, crappie, catfish), kayaking, or just relaxing lakeside. Diamond Lake, a smaller nearby lake, is a quiet spot great for fishing and enjoying nature's solitude. If you love waterfront sunsets and the call of birds at dawn, you'll find Horseshoe Bend to be a little slice of paradise.



Beyond the lakes, Horseshoe Bend is bordered by the Strawberry River, a scenic river popular for fishing, canoeing, and wildlife viewing. You can take a kayak or tube down the calm waters of the Strawberry on a warm summer day, or cast a line in hopes of hooking smallmouth bass or trout. The surrounding rolling hills and woodlands are ideal for hiking, bird watching, and immersing yourself in the Ozark outdoors. Each season brings its own beauty – spring dogwoods, summer on the lake, fiery autumn foliage, and occasionally a light winter snow dusting the pines.



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Despite its tranquil setting, Horseshoe Bend offers convenient shopping and dining options to make life easy. In the town center, you'll find a grocery store, hardware store, banking, and other essentials. There are a handful of local restaurants – from homestyle cafes to Papa Dick's Pizza overlooking Crown Lake, which is a favorite spot for pizza and live music. The town also has a library, a community theater (with seasonal live music shows and events), and a couple of cozy resorts for visiting friends or family. For anything else, the larger town of Hardy is a short drive and Mountain Home or Jonesboro aren't far for big-box shopping trips. That said, most residents find they have what they need right in Horseshoe Bend's close-knit community.



Horseshoe Bend is a welcoming, peaceful community popular with retirees and seasonal homeowners. It offers affordable living, friendly neighbors, and year-round events like the Dogwood Days Festival and 4th of July fireworks over Crown Lake. Recognized as one of Arkansas' safest cities, it's perfect for full-time residents, vacationers, and anyone seeking a slower pace of life surrounded by natural beauty and recreation.



Living at 1312 Hardy Road means you'll be part of this charming lifestyle. Imagine waking up and taking a short drive to Crown Lake for a morning of fishing, or playing a round of golf with friends in the afternoon. Perhaps you'll spend the evening grilling on your future back deck, listening to the crickets and watching the fireflies dance. On other days, you might explore a hiking trail, head into town for a community potluck, or simply relax under the oak and pine trees on your own property. Horseshoe Bend offers the best of both worlds – a peaceful, nature-filled retreat with a supportive community and plenty of activities to keep you as busy or as relaxed as you want to be. It's the kind of place where neighbors wave hello and life moves at a comfortable pace.



CONTACT INFORMATION

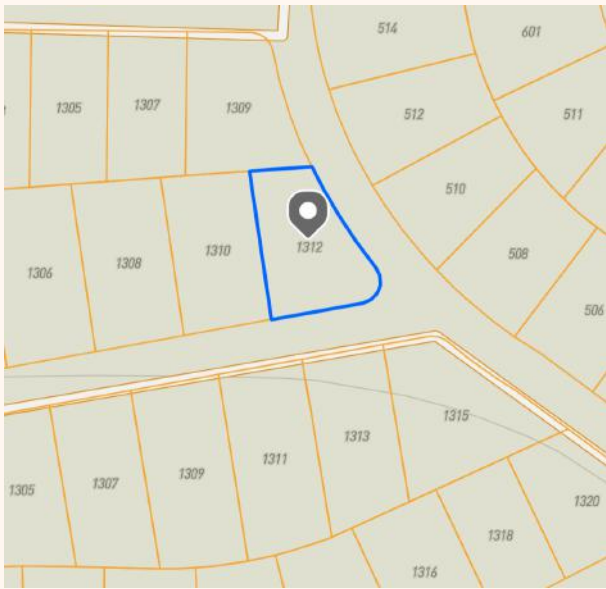
We hope this Property Guide has answered your questions and painted a clear picture of 1312 Hardy Road and its wonderful surroundings. If you're ready to take the next step, or if you have any further questions at all, please reach out. We're here to help make this land yours!

Contact Name: Rebecca Matalon – Land Specialist at Dream Site Homes
Phone: 1-347-528-8997 (call or text welcome)
Email: dreamsitehomes@gmail.com

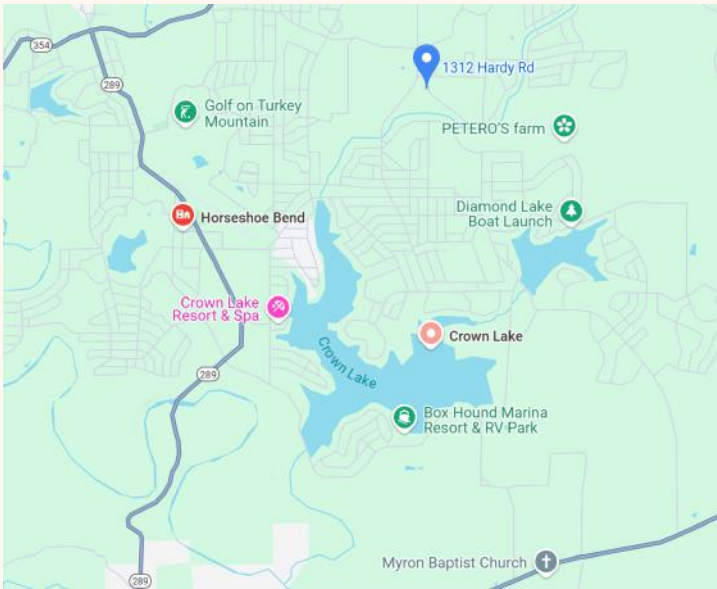
Feel free to contact me anytime to discuss this property. I can provide more details, answer any questions, or start the paperwork when you're ready. At Dream Site Homes, we love helping people find their dream property, and we're confident 1312 Hardy Road could be the perfect spot for you.

Thank you for considering this property! We look forward to speaking with you and hopefully welcoming you as the newest landowner in Horseshoe Bend, Arkansas. Enjoy your day, and happy land hunting!

ADDITIONAL VISUALS



Outline of the vacant lot



Map of nearby attractions



Aerial view of the lot

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