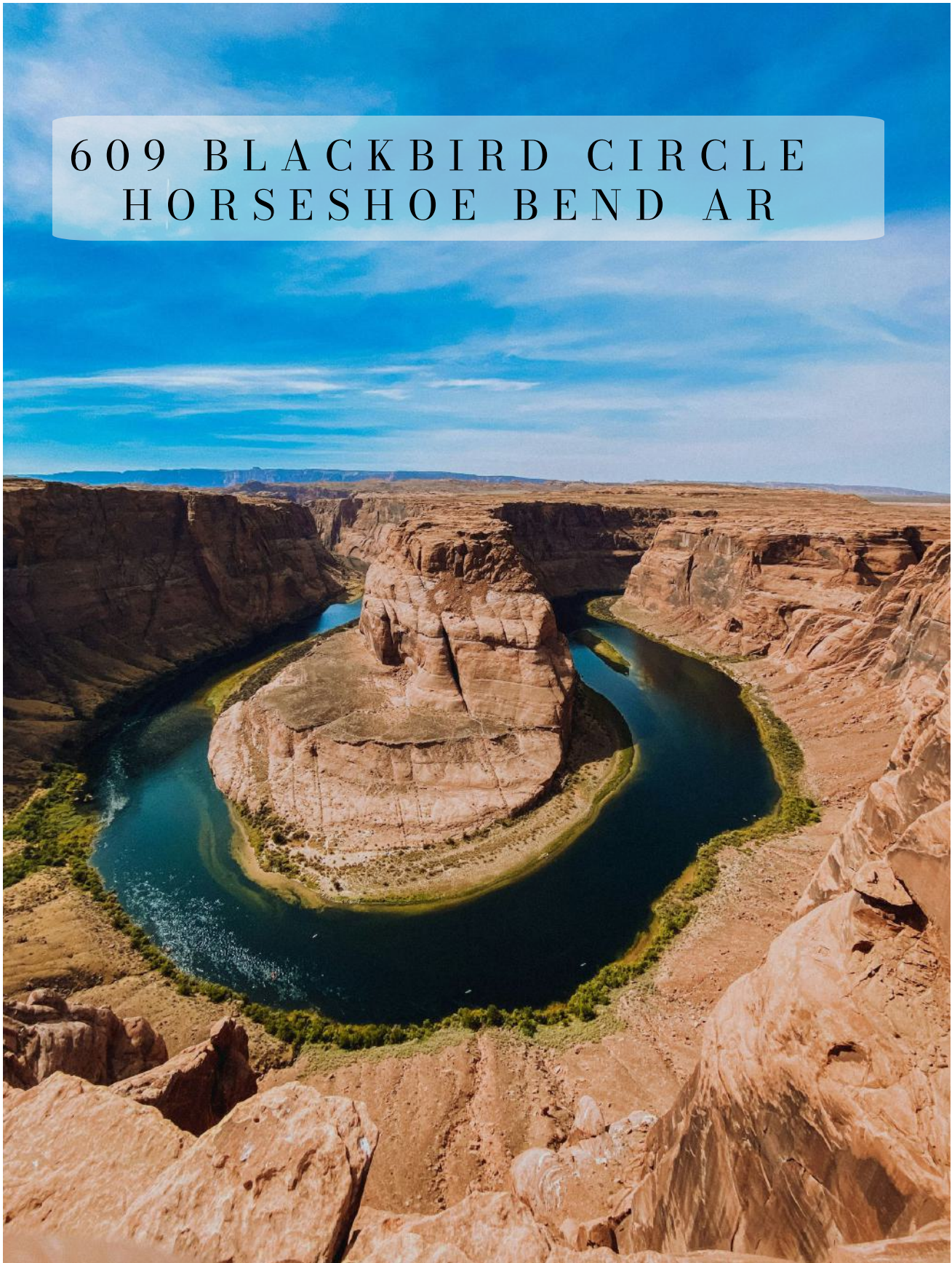


**Dream Site Homes
Presents**

609 BLACKBIRD CIRCLE
HORSESHOE BEND AR



Property Guide 2025



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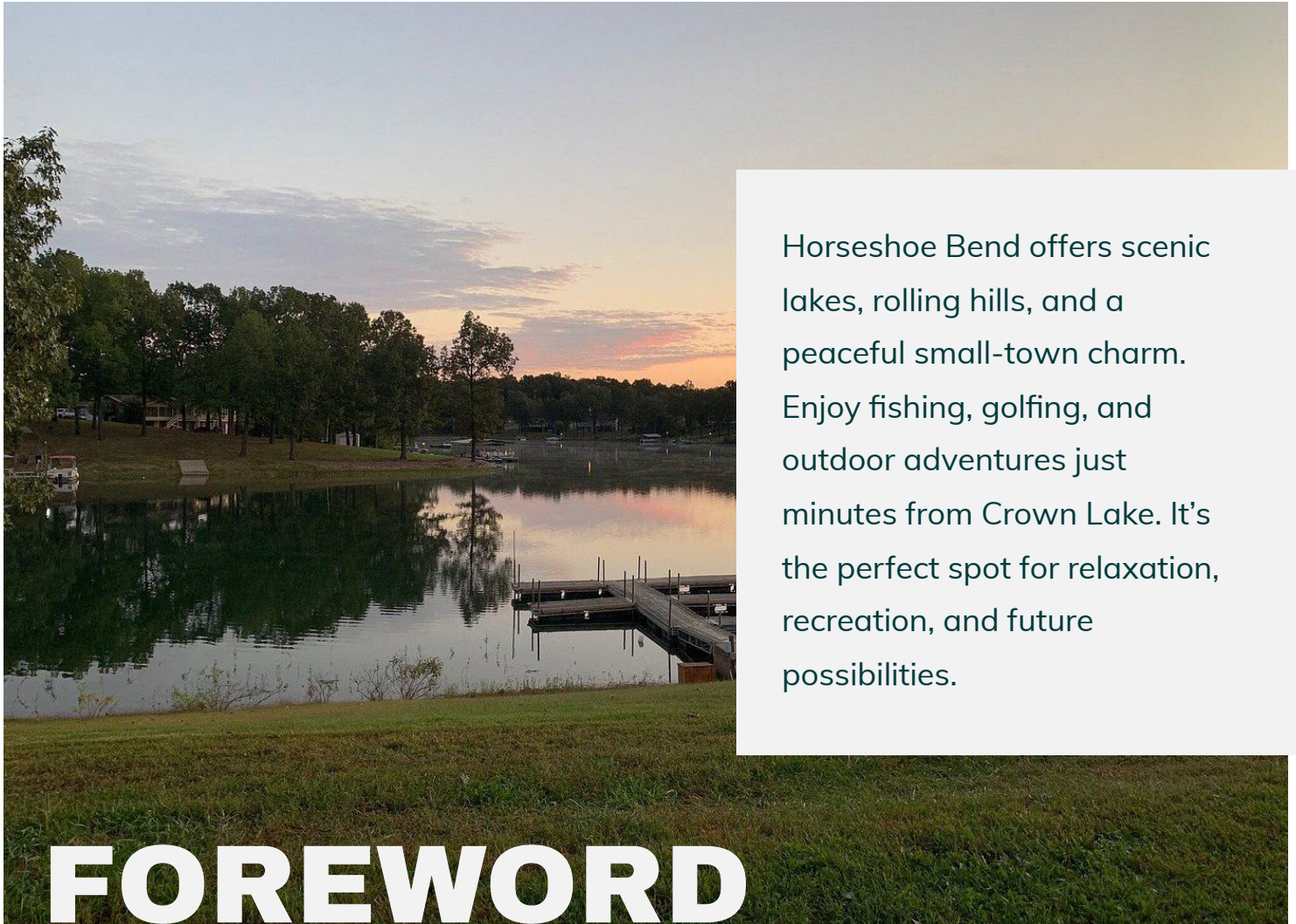
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Horseshoe Bend offers scenic lakes, rolling hills, and a peaceful small-town charm. Enjoy fishing, golfing, and outdoor adventures just minutes from Crown Lake. It's the perfect spot for relaxation, recreation, and future possibilities.

Finding the right piece of land is more than a real estate move—it's about creating space for what matters most to you. Whether you're dreaming of a future home, a quiet weekend escape, or a long-term investment, 609 Blackbird Circle in Horseshoe Bend, Arkansas offers something rare: peace, potential, and a price that actually makes sense.

This guide was created to give you a clear, friendly overview of the land, the area, and how easy it can be to own it. We cover everything from property features to nearby amenities, and even walk you through our flexible, no-hassle financing options.

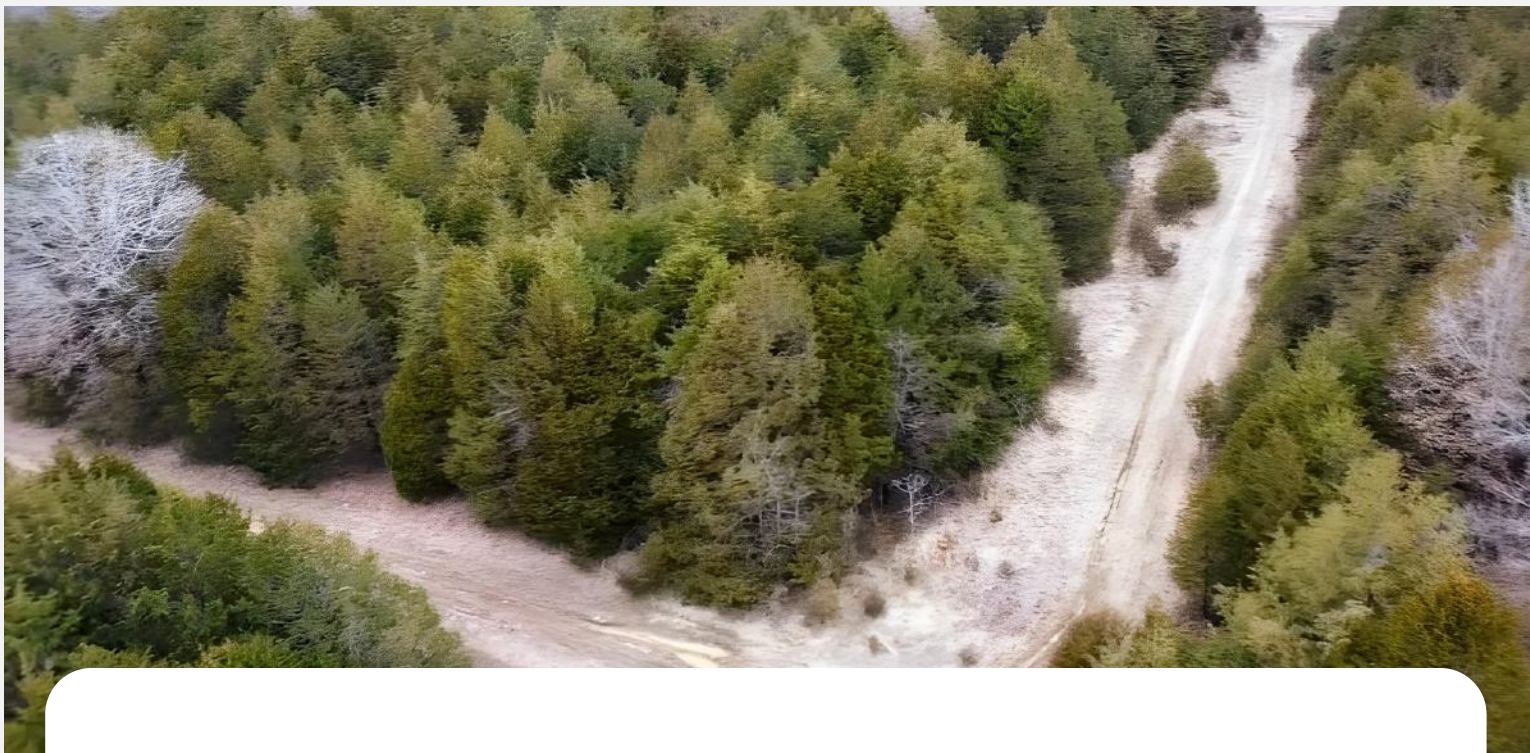
Horseshoe Bend is a place where people wave hello, the lakes are minutes away, and you can finally slow down and breathe a little easier. At Dream Site Homes, we're all about keeping land ownership simple and personal. So if this feels like the right place to start your next chapter, we'd be happy to help you take that first step.

Rebecca Matalon

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WELCOME TO 609 BLACKBIRD CIRCLE

Welcome to 609 Blackbird Circle – a charming piece of the Ozarks waiting for you! Nestled in the Horseshoe Bend community of Arkansas, this corner 0.33-acre property offers the perfect blend of tranquility, natural beauty, and small-town hospitality. In this guide, we'll walk you through everything you need to know – from the property's features and easy owner financing, to the friendly Horseshoe Bend lifestyle that makes this area so special. We hope you feel our warm welcome and professional guidance as you imagine building your dream here. Let's get started on exploring your future home site in Horseshoe Bend!

PROPERTY OVERVIEW

- ❖ **Lot Size:** Approximately 0.33 acres, this corner lot provides plenty of space for a home, garage, and yard. You'll have room for outdoor living, gardening, or simply soaking in the wooded surroundings.
- ❖ **Zoning:** It is suitable for building a single-family home or cabin to your specifications. Horseshoe Bend's R-1 zoning welcomes site-built homes, and often modular homes; this ensures a neighborhood of houses (no mobile homes in R-1) for a stable investment. There is no deadline to build, so you can buy now and build whenever you're ready.
- ❖ **Terrain:** Lightly wooded with a gentle slope, giving your lot a lovely natural character. The land is mostly level to mildly sloping, which is great for construction and landscaping. The trees provide privacy and a peaceful, forested atmosphere – you can clear a home site while still enjoying a wooded buffer around you.
- ❖ **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 609 Blackbird Circle 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: \$3,000 total (cash price).

Down Payment: Just \$125—own and use the land immediately.

Monthly Payments: Up to 24 months at 0% interest (Example: ~\$125/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.

\$125 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 609 Blackbird Circle yours, and our financing is set up to be straightforward and fair. With only \$125 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 609 Blackbird Circle. 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 \$125 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 609 Blackbird Circle 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!

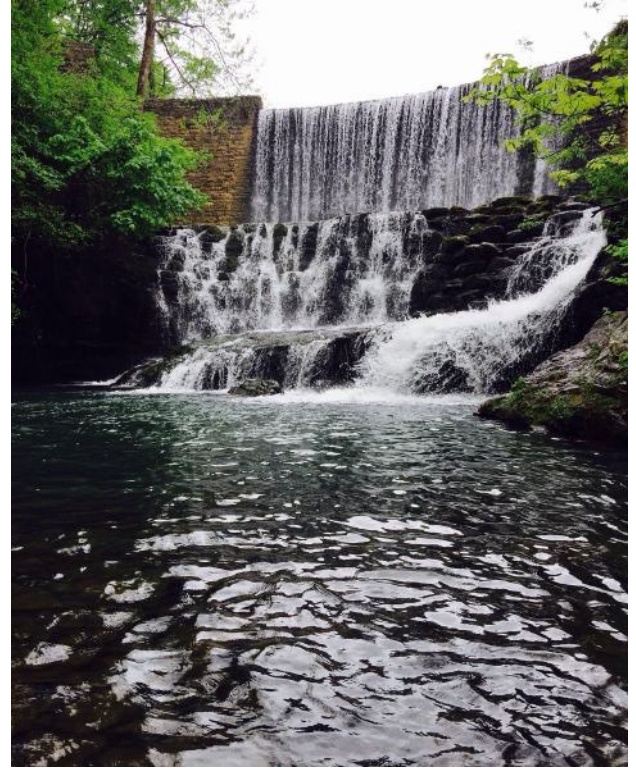
LOCAL HIGHLIGHTS & LIFESTYLE



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 1006 Enterprise LN 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 609 Blackbird Circle 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!

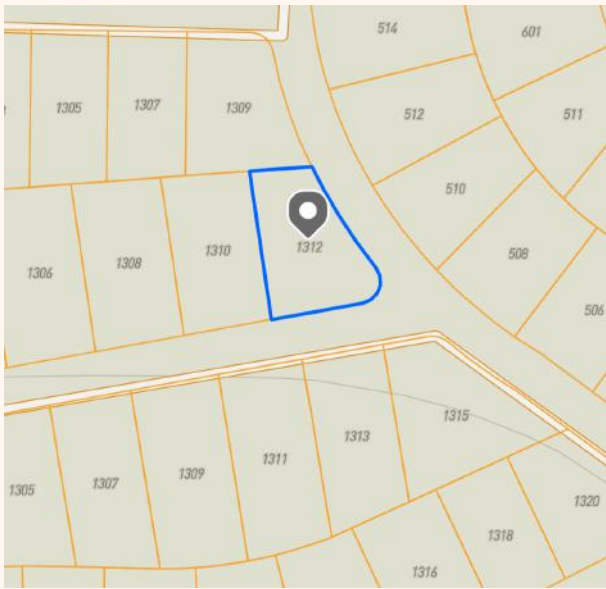
Contact Name: Rebecca Matalon – Land Specialist at Dream Site Homes
Phone: 1-347-528-8997 (call or text welcome)
Email: dreamsitehomes@gmail.com

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.

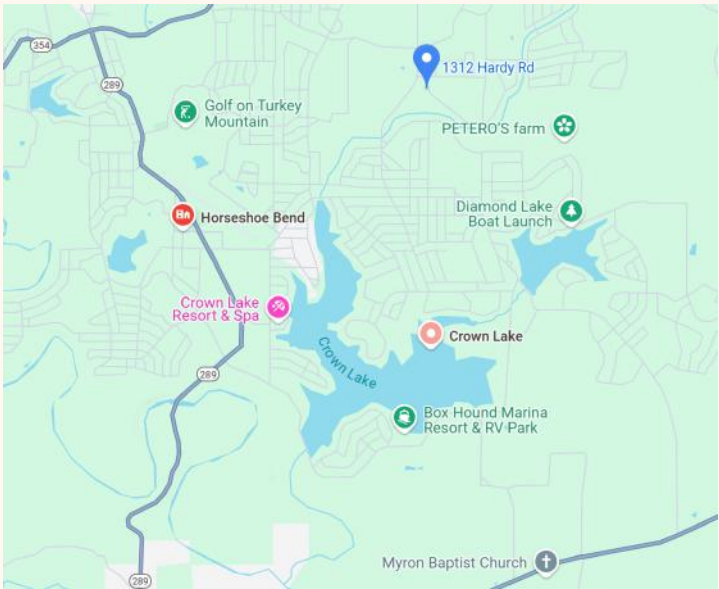
At Dream Site Homes, we love helping people find their dream property, and we're confident 609 Blackbird Circle could be the perfect spot for you.

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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LAND YOUR DREAM

