

Due Diligence Property Worksheet

Subject Property Information		
Field	Information	Description
Assessor Parcel Number	456-00142-000	The Assessor Parcel Number
Property Address	N Summit Ridge Dr, Williford, AR, 72482	The Property Address -- If there is no street address, find the nearest one and note the distance and direction.
Property City	Williford	The Property City
Property State	AR	The Property State
Zip	72482	The Property Zip Code
Property County	Sharp County	The Property County
Subdivision	Lake Forrest Add	The Property Subdivision
Lot Number	6	The Lot Number for the Property
Legal Description	Lake Forrest Addn Lot 6 Blk 12	The Property Legal Description
TRS	Town: 19N/ Range: 4W/ Sec: 23	The Township Range and Section
Parcel Size (Acres)	0.35	The Size of the Property in Acres
GPS Coordinates	36.283139, -91.382361 (Center)	The Property GPS Coordinates
GPS Coordinates for all 4 corners	36.283364, -91.382689; 36.283457, -91.382452; 36.282955, -91.382067; 36.282953, -91.382376	Identify the GPS Coordinates for the 4 corners of the property
Google Maps Short URL	https://maps.app.goo.gl/f4VjKktD4TXUWng16	The Shortened URL for the site location on Google Maps (maps.google.com)
Assessed Value	\$200	The Assessed Value
County Assessor Website Link	https://www.arcountydata.com/parcel_sponsor.asp?item=5F2D8F&countycode=SHATA&countycode=SHATA&countycode=SHATA	The Link to the County Assessor for this Property
County Treasurer Website Link	https://www.arcountydata.com/propsearch.asp	The Link to the County Treasurer for this Property
County Recorder Website Link	https://sharpcounty.arkansas.gov/services/detail/public-records	The Link to the County Recorder for this Property
County GIS Website Link	https://www.arcountydata.com/maps/map?county=SHATA&item=7DC318&ne=-91.3780078,36.3110826&sw=-91.3781812,36.3108093	The Link to the County GIS for this Property
County Assessor Contact Information	(870) 994-7361	
County Recorder Contact information	(870) 994-7361	
County Treasurer Phone Number	(870) 994-7347	
Planning Department contact information	(870) 994-7361	
Are there any Back Taxes?	Yes	Confirm if there are any back taxes owed on the property
Amount of Back Taxes	\$114	Confirm the amount of back taxes owed on the property
Are there any Tax Liens?	Not found	Confirm if there are any tax liens filed on the property
Annual Property Taxes	\$114.13	The amount of Annual Property Taxes Due for the Current Year

Property Characteristics		
Field	Information	Description
Property Zoning	NO ZONING AS PER COUNTY	The Zoning for the Property
Zoning Link	https://library.municode.com/ar/sharp_county/codes/code_of_ordinance?s?utm_source=chatgpt.com	The Link to the Zoning Page for the County
Property Use Code	Per County, there are no such restrictions.	The County Use Code for the Property
Shape of Property	Polygon	The Shape of the Parcel
Improvements	Wooded	If there are any improvements or Structures on the property
Access	N Summit Ridge Dr	Confirm if there is access and if so, what type of access
Road Type/Surface	Unpaved	Confirm the Road Surface - Select either Blacktop/Asphalt, Gravel/Dirt, Oiled Gravel, or None
Road Frontage	Dirt	Confirm the Road Frontage - Select either Federal, Private, State, County, or None
Who Maintains the Roads	County	Confirm who Maintains the roads, if they are maintained
Notes on Roads		Add additional notes regarding access, type, frontage or maintenance if different from drop down options
Terrain Type	Wooded, Sloped	Confirm the Terrain Type - Select either; Desert, Hillside, Level, Rolling, Sloped or Varied
Does the Property Border Public Land?	No	Confirm if the Property borders public land
Adjacent Property Owners	Dustin Goins (45600143000) Sevenstar Investments Llc (45600144000) Southern Baptist College (45600141000) Ozark Acres Sid (103064000)	Confirm who the Adjacent Property Owners are: Select either City, Federal , Park, Private, State or Don't Know
What can you Build on the Property?	Entirely Unrestricted	Confirm what can be built on the property per the Zoning Code
Time Limit To Build	Per County, there are no such restrictions.	Confirm the Time Limit to Build if there is one
Links to Building Information	https://library.municode.com/ar/sharp_county/codes/code_of_ordinance?s?utm_source=chatgpt.com	Links to building information, zoning code, or other useful links regarding building on the property
Activities Allowed on Property or Nearby	Per County, there are no such restrictions.	Confirm all that apply: Hiking, Hunting, Fishing, Boating, ATV, Skiing, Golfing, Horseback Riding, Family, Environmentally Conscious, Canoeing/Kayaking, Biking, Snowmobiling, Camping, R'Ving, Sailing, Tennis, Beach.
Is Camping Allowed on the Property	Yes	Confirm if Camping is allowed on the Property
Notes on Camping on the Property	Per County, there are no such restrictions.	Detail Notes regarding any limitations, restrictions or other items related to camping on the property
Are Mobile Homes & RVs Allowed?	Yes	Confirm if Mobile Homes/RV's are allowed
Notes on Mobile Homes & RVs	Per County, there are no such restrictions.	Detail Notes regarding length of time Mobile Homes are allowed, types, Etc.
Water?	Name: Cherokee Village Waterworks Phone Number: (870) 257-3508	Confirm Source of Water: Select either; City, Well, Community, Shared Well or None
Water Table	550 ft above the sea level	Confirm the height of the water table
Sewer or Septic?	Not Available. Name: Ash Flat Water & Sewer Dept Phone Number: (870)994-2885 Email: N/A	Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None
Electricity?	Electric pole is 213ft away. Name: North Arkansas Electric Cooperative Phone Number: (870) 994-2191 Email: N/A	Confirm Distance to Electricity: Select either: 0-0.4 miles, 0.5-1.9 miles, 2.0-3.9 miles, 4.0 or more miles, Available, Generator, On Property, or Not Available
Gas?	Name: Arkansas Oklahoma Gas (AOG) Phone Number: 800-883-3181 Email: scc@searcychamber.com	Confirm Distance to Gas - Select either: 0-0.4 miles, 0.5-1.9 miles, 2.0-3.9 miles, 4.0 or more miles, Available, Generator, On Property, or Not Available

	Name: Waste Connections (Ash Flat & Cherokee Village) Phone Number: (870) 751-0084 Email: Not listed—use website contact forms	
Waste?		Confirm if there is Waste Service - Select either City, Community, or None
Telephone?	NEXT by NAEC (Fiber + Phone): N/A	Confirm if there is telephone line to the site
Cable/Internet?	NEXT by NAEC (Fiber + Phone): N/A	Confirm if there is Cable/Internet to the site
Fencing surrounding Property	No	Confirm if there is a fence surrounding the property
Trees and Foliage	Heavy	Select the Type of Tree Coverage as either; Light, Moderate, Heavy, Marketable Timber or None
Slope	15ft	Confirm the slope and grade of the site
Water Features	None	Confirm if there are any water features on the site. If there are, Describe them
Waterfront?	None	Select either: Creek, Lake, Ocean, Pond, River, Seasonal, Other or None
Elevation	547.9 ft	Confirm the Elevation of the property
Closest Major Metro Area	Jonesboro, Arkansas (56.1 Miles; 1 hr 3 min)	Name the closest major metro area and driving distance from property
Closest Small Town	Ash Flat, Arkansas (18.5 Miles; 24 min)	Name the closest nearby town and driving distance from property
View	Lake	Select either; Lake, Meadow, Mountain, Trees, Valley, Ocean, Territorial, or Golf
Secondary View (If Applicable)		If there is an another view in addition to the views listed above, enter that here
	Star Falls Lookout, Cherokee Village, Arkansas (2.4 Miles; 6 min) Adahi Trail, Cherokee Village, Arkansas (3 Miles; 7 min) Tohi Nature Trail, Cherokee Village, Arkansas (3.2 Miles; 8 min) Cherokee Village North Golf Course, Cherokee Village, Arkansas (2 Miles; 5 min) Cherokee Village South Golf Course, Cherokee Village, Arkansas (2.5 Miles; 6 min) Seven Lakes Recreation Area, Cherokee Village, Arkansas (3 Miles; 7 min) Spring River Access, Cherokee Village, Arkansas (3 Miles; 7 min) Kia Kima Scout Reservation, Hardy, Arkansas (5 Miles; 10 min) Buford Beach, Hardy, Arkansas (12 Miles; 20 min) Mammoth Spring State Park, Mammoth Spring, Arkansas (26 Miles; 35 min)	
Nearby Attractions		Note any specific nearby attractions
Highlights	N/A	Describe the highlights after reviewing property photos and information
Is this Property in an HOA?	No. Conatct Owner for this info	Confirm if the property has an HOA
HOA (Dues)	Closing costs: A transfer fee (\$100) and statement prep fee (\$100) ar	Confirm the amount of HOA dues if any
Mineral Rights	No	Confirm if Mineral Rights convey with the property
Deed Restrictions	No	Confirm if there are any deed restrictions on the property
Covenants	No	Confirm if there are any Covenants with the Property
Overall Comments		Summarize the information obtained and add any other notes or pertinent information

Chain of Title		
DEED #1		
Document ID number	2022 / 25969	The date of the last transfer
Date	10/26/2022	The value the property transferred/sold for
Grantee	GREEN PASTURES REALTY LLC	Amount of the first loan
Grantor	STALLINGS	Amount of any other loans combined
Vesting Type	WARRANTY DEED	Details about the other liens or loans against the property
Legal Description	N/A	Confirm if there are others on title
DEED #2		
Document ID number	N/A	The date of the last transfer
Date	N/A	The value the property transferred/sold for
Grantee	N/A	Amount of the first loan
Grantor	N/A	Amount of any other loans combined
Vesting Type	N/A	Details about the other liens or loans against the property
Legal Description	N/A	Confirm if there are others on title
DEED #3		
Document ID number	N/A	The date of the last transfer
Date	N/A	The value the property transferred/sold for
Grantee	N/A	Amount of the first loan
Grantor	N/A	Amount of any other loans combined
Vesting Type	N/A	Details about the other liens or loans against the property
Legal Description	N/A	Confirm if there are others on title
Notes	There is a fee of 25 cents per page to get a copy.	

Comps							
Tax Assessed Value	₹	200.00					
	SOURCE	FOR SALE OR SOLD	LISTED DATE	SALE DATE	ACRES	SALE PRICE	PER ACRE PRICE
COMP #1	https://www.zillow.com/homedetails/L-2-Applejack-Ln-B-Williford-AR-72482/347792508_zpid/	Sold	4/13/2024	12/27/2024	0.26	\$2,700	₹ 10,384.62
COMP #2	https://www.zillow.com/homedetails/S-Summit-Ridge-Dr-Williford-AR-72482/305814706_zpid/	Sold	08-09-2022	11/21/2024	0.33	\$8,000	₹ 24,242.42
COMP #3	https://www.zillow.com/homedetails/S-Summit-Ridge-Ter-Williford-AR-72482/442307175_zpid/	Sold	10/29/2024	12/17/2024	0.32	\$9,000	₹ 28,125.00
COMP #4	https://www.zillow.com/homedetails/5-Buckboard-Dr-Williford-AR-72482/449866822_zpid/	Sale	2/25/2025	N/A	0.34	\$1,600	₹ 4,705.88