



D&A DREAM LANDS LLC

YOUR PATH STARTS WITH THE RIGHT LOT

Due Diligence Report

PROPERTY DETAILS

Owner Name	D&A Dreamlands LLC
Owner Address	4539 N 22ND ST STE N PHOENIX, AZ 85016
Parcel #	286-00025-000

PROPERTY FACTS

Address	Quapaw Dr, Cherokee Village, AR, 72529
County	Sharp
Subdivision/Block/ Lot	Cherokee Village
Legal Description	Quapaw Lot 9 Blk 2
Parcel Size	0.37
GPS Coordinates	36.29783, -91.52148
GPS Coordinates (4 Corners)	GPS NW: 36.298152, -91.521200 GPS NE: 36.297979, -91.521122 GPS SE: 36.297572, -91.521736 GPS SW: 36.297704, -91.521866
Google Map Link	https://maps.app.goo.gl/6bmZDDjbeeqRo1R4A#

PROPERTY TAX INFORMATION

Assessed Property Value	\$2,500
Annual Property Taxes	\$110.42
Tax Liens	\$0.00
Deed Type	WARRANTY DEED
Deed Transfer Date	10/27/2025



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CONTACT@DANDA-DREAMLANDS.COM



+1 (623) 986 3576



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COUNTY WEBSITE INFORMATION

County Website	https://portal.arkansas.gov/counties/sharp/
Assessor Website	https://www.arcountydata.com/county.asp?county=sharp#
Treasurer Website	https://www.arcounties.org/counties/sharp/#
Recorder Website	https://www.arcounties.org/counties/sharp/#
GIS Website	https://gis.arkansas.gov/maps/
Phone Number For County Clerk	(870) 994-7361
Phone Number For Treasurer	(870) 994-7347
Phone Number For Assessor	(870) 994-7328

ACTUAL PROPERTY DETAILS/INFORMATION

Access Road	Quapaw Dr
Road Surface	Paved
Road Maintenance	County
Flood Zone	No
Terrain Type	Sloped, Treed
Land Use Type	Vacant
Property Type	Vacant Land
Closest Highway	US Hwy 62
Closest Major Cities	Memphis, TN 1 hr 27 min (82.8 miles) Cherokee Village 3 min (1.1 miles) Hardy 7 min (4.4 miles)
Nearby Attractions	Lake Sequoyah 1 min (0.2 miles) Lake Thunderbird 2 min (0.7 miles) Griffin Park RV Park and Campground 5 min (1.9 miles)



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ZONING INFORMATION	
Zoning	Residential, Single Family
What Can Be Built On The Property?	Single Family Home
Time Limit To Build?	12 Months
What Can You Do On/Near Property?	Residing
Can You Camp On The Property?	No
Notes On Camping?	None
RV's Allowed On The Property?	No
Notes On RV's	None
Mobile Homes Allowed On Property?	No
Notes On Mobile Homes?	None
Water?	Yes
Sewer Or Septic?	Permit for septic is required
Electrical?	Yes
Gas?	Propane
Waste?	No



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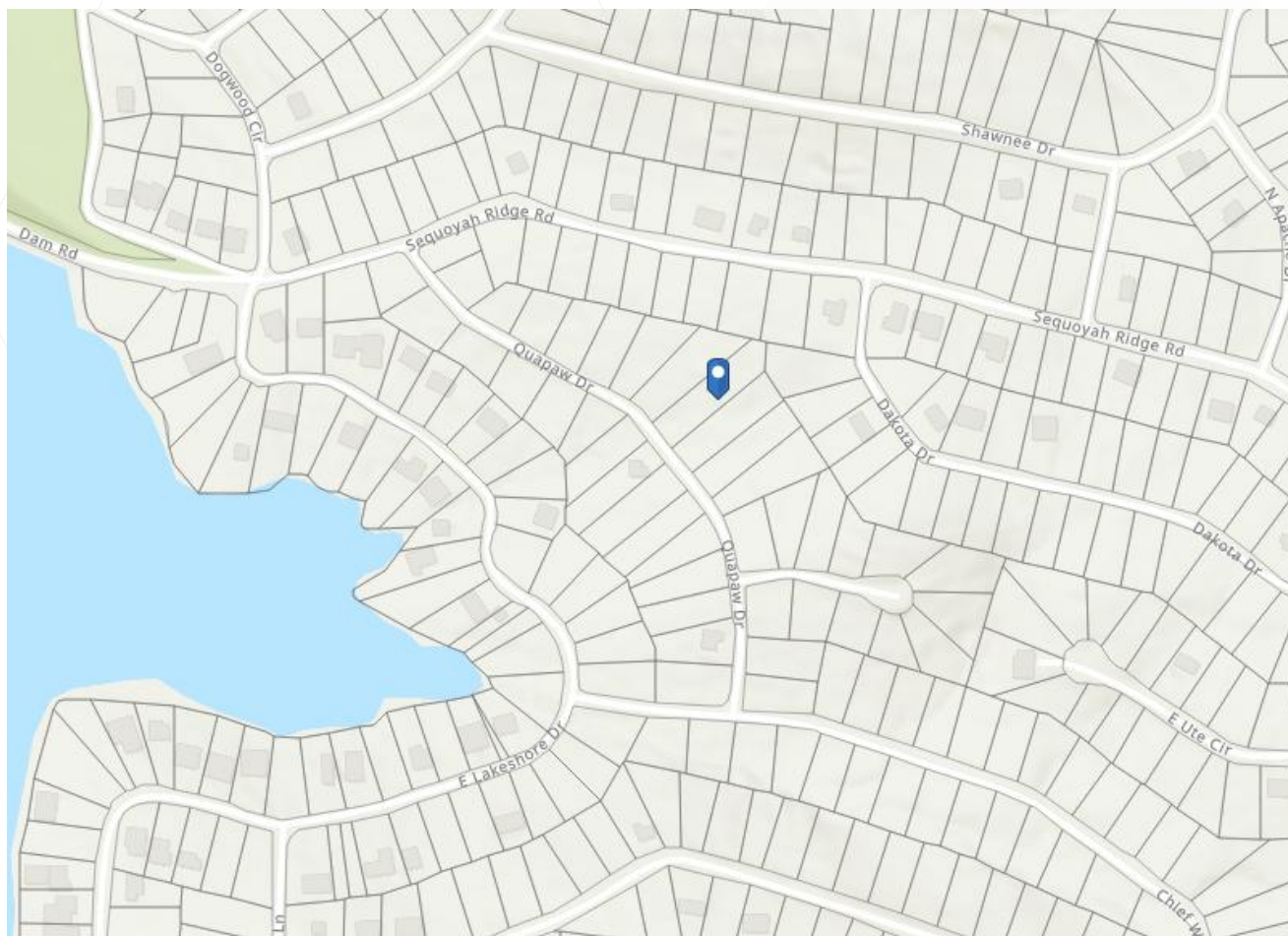
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GIS Maps



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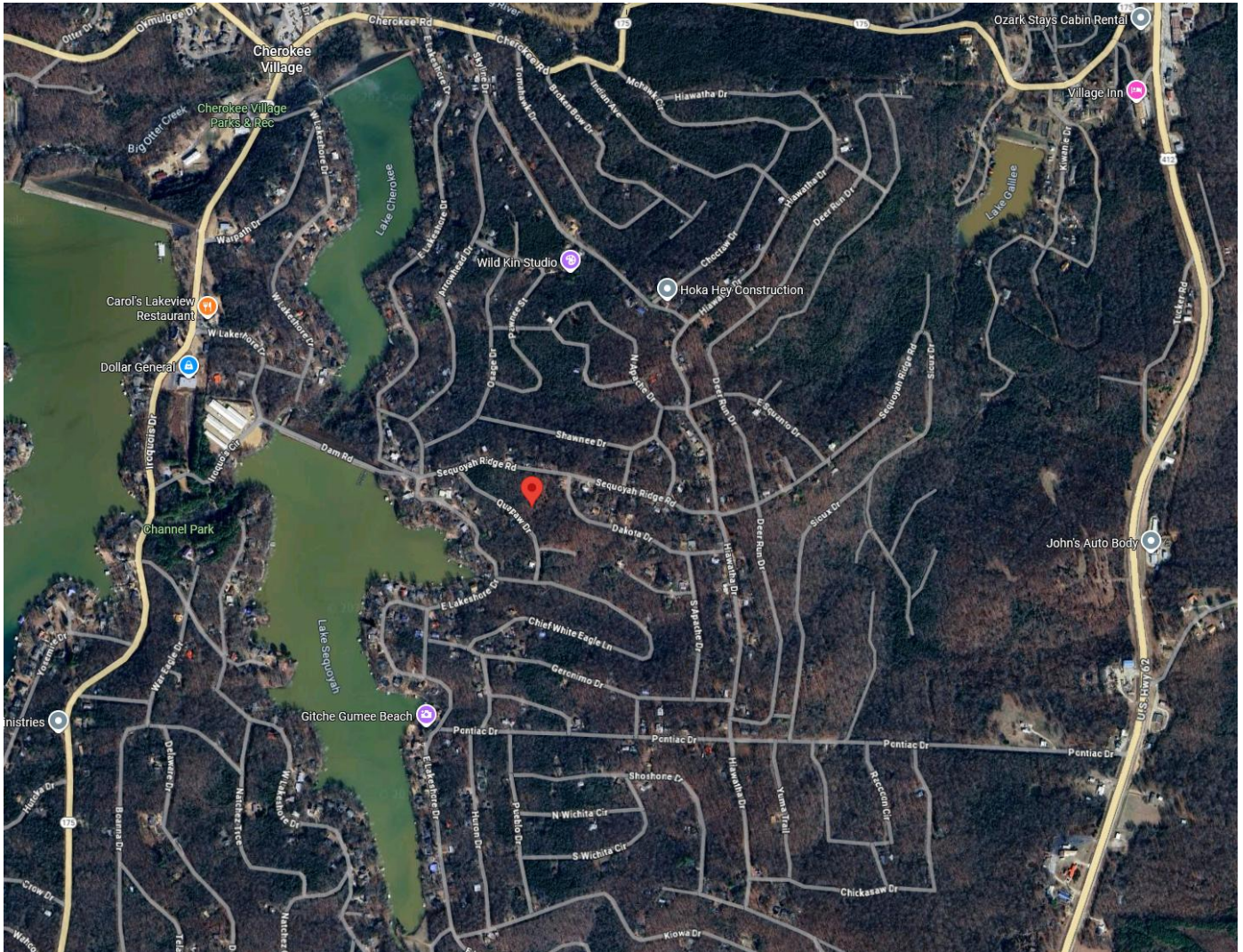
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