



Due Diligence Report

Revive Land Collective, LLC

AR-Izard-800-12612-000

Property Details

State	Arkansas
County	Izard
APN	800-12612-000
Owner Name	YBL Real Estate Investments LLC
Owner Address	500 Westover Dr 34575, Sanford, NC 27330
Property Address	306 Treasure Hills, Horseshoe Bend, AR, 72512
Subdivision	Treasure Hills
Legal Description	Treasure Hills Lot 165
Section, Township, Range	11-18N-7W
Acreage	0.36
Deed Transfer Date	5/8/2026
Deed Type	Redemption Deed
Deed Location	Book: 2026 Pagr:7277
Road Type	Dirt Road
Access Road	Unnamed access road
Elevation	805 ft
Approximate Dimension	153.58ft x 103.58ft x 152.47ft x 102.11ft
Property Record Link	Parcel View

Disclaimer: All information on this report was provided to Parcel Detectives by the County, Town or City that the property is located in. Clients can utilize the information on this report at their own discretion. Parcel Detectives will not be held liable for any information captured or used on this report. We appreciate your business.



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Property GPS Coordinates

Google Map Link	https://maps.app.goo.gl/idKnRpJZ8LGQ2vpK6
Center	36°13'30.6"N, 91°42'11.4"W
Northwest	36°13'31.10"N, 91°42'12.34"W
Northeast	36°13'31.07"N, 91°42'10.51"W
Southeast	36°13'30.12"N, 91°42'10.55"W
Southwest	36°13'30.14"N, 91°42'12.33"W

Property Taxes & Liens

Back Taxes and Year Owed	\$0.00
Tax Liens and Year Owed	\$0.00
Annual Taxes	\$4.87 (2025)
Land Value	\$500.00

Location Highlights

Closest Major City	Little Rock
Closest Highway	Hwy 56
Attractions	Crown Lake Pier, Crystal River Cave & Courts, Veteran's Park
Closest Small Town	Horseshoe Bend
Nearby Healthcare	Arcare Horseshoe Bend, Cherokee Village Specialty Care - White River Health, Cherokee Village Family Care - White River Health

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Nearby Schools (High school and Elementary)	Izard County Elementary School, Salem High School, Cherokee Elementary School
Nearby Grocery Stores	DG Market, Walmart Supercenter, Sprouts Farmers Market
Nearby Gas Station	Valero, Murphy USA, QuikTrip

Zoning

Zoning Code / Zoning Type	Residential
Is this Property Buildable	This property is buildable.
Is there a Structure on the Property? If yes, what type?	There is no structure on the property.
What are some of the permitted uses of this Property?	Single-family dwelling, etc
Are RVs allowed to be lived in permanently? If yes, is a permit required?	No RV on the property. Unless your house plans are approved, a building permit has been acquired, and your foundation is in place. Then you may place a camper or RV on the property for 12 months while building.
Is Camping allowed temporarily in an RV or a tent? If yes, is a permit required?	No camping on the property. Unless your house plans are approved, a building permit has been acquired, and your foundation is in place. Then you may place a camper or RV on the property for 12 months while building.
Can you live in an RV while building? If yes, is a permit required?	You can live in an RV while building However, a permit is required, and you can only stay for 12 months.
Are Manufactured Homes Allowed? If yes, is a permit required?	Manufactured homes are not allowed.
What type of homes are allowed?	Site-built, Modular homes, etc

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What is the minimum building size?	850 sq ft
What is the maximum building height?	35ft
Is the property within a flood zone? If so, what are the setbacks? Do you need a flood insurance permit?	This lot is not within the flood zone.
Is the property within the wetlands? If so, what portion?	No wetlands.
Is the property a part of a Homeowner Association (HOA) or Property Owner Association (POA)?	No HOA or POA data was found.
Is there a time limit to build once you receive a permit?	A building permit is valid for 12 months.
Are there any zoning ordinances, restrictions, or covenants?	See the attached restrictions.

Property Setbacks

Front	45 ft
Sides	15 ft
Rear	25 ft

Utilities & Services

Is water already connected to the property? If not, what type of water system is required?	A water well is needed.
Is there electricity on the property or in the area?	North Arkansas Electric is the service provider for the area.
Is there a sewer or septic installed? If not, what is required?	A septic system is needed

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What type of gas does this area service?	Propane
Does the county or city provide trash services?	A private trash service provider is needed.
Do you have any details on companies you use to set up utilities in the area?	North Arkansas Electric Co-Op 870-994-2191

County Website Details

Assessor Website	Assessor Izard County AR Government
Treasurer Website	Tax Collector Izard County AR Government
Planning and Zoning Website	City of Horseshoe Bend – Stay connected with your community!
Recorder/Register of Deeds Website	Circuit/County Clerk Izard County AR Government
Assessor Contact Number	(870) 368-7810
Treasurer Contact Number	(870) 368-7247
Planning and Zoning Contact Number	(870) 670-5113
Recorder/Register of Deeds Contact Number	(870) 386-4316

Overall Review

The property has an outstanding amenity fee of \$168.00