

REVIVE LAND COLLECTIVE

Land Investing & Sales

Combined Due Diligence Report

Treasure Hills — Horseshoe Bend, Izard County, Arkansas
0.63 Combined Acres | 2 Adjoining Lots | Prepared August 2026

COMBINED PROPERTY OVERVIEW

Sold as a single 2-lot assemblage in the Treasure Hills subdivision. Totals below combine both parcels; individual APNs and deed records are retained for title purposes.

Total Acres	0.63 acres
Number of Lots	2 (Lots 161 & 162)
Land Use	Residential - Vacant Land
Class	Vacant

PARCEL IDENTIFICATION

APN	Address	Lot	Acres	Deed Record / Date
800-12609-000	2404 Doubloon Dr	162	0.29 ac	BK 2026 PG 7276 — 5/8/2026
800-12608-000	2406 Doubloon Dr	161	0.34 ac	BK 2026 PG 7275 — 5/8/2026
		TOTAL	0.63 ac	

LOCATION & ACCESS

City / State	Horseshoe Bend, AR 72512
Street	Doubloon Dr (2404 & 2406)
Section, Township, Range	11-18N-7W
Elevation Range	811 - 817 ft
Road Type	Dirt Road
Access Road	Unnamed access road
Closest Major City	Little Rock
Closest Highway	Hwy 56
Closest Small Town	Horseshoe Bend

APPROXIMATE DIMENSIONS (PER LOT)

Each lot's boundary dimensions are retained individually since the combined tract is an irregular shape.

Lot 162 Approx. Dimensions	141.25 ft x 90.47 ft x 144.12 ft x 90.14 ft
----------------------------------	---

Lot 161 Approx. Dimensions	101.56 ft x 130.54 ft x 105.94 ft x 141.32 ft
---	---

GPS COORDINATES — LOT 162 (2404 DOUBLOON DR)

Google Map Link	https://maps.app.goo.gl/6ARVCtdvZUiqbnUCA
Center	36°13'31.8"N, 91°42'09.8"W
Northwest	36°13'32.17"N, 91°42'10.39"W
Northeast	36°13'32.13"N, 91°42'8.74"W
Southeast	36°13'31.37"N, 91°42'8.76"W
Southwest	36°13'31.37"N, 91°42'10.44"W

GPS COORDINATES — LOT 161 (2406 DOUBLOON DR)

Google Map Link	https://maps.app.goo.gl/jTPGmz2o7MQqmztm9
Center	36°13'32.7"N, 91°42'09.8"W
Northwest	36°13'33.20"N, 91°42'10.38"W
Northeast	36°13'33.19"N, 91°42'8.80"W
Southeast	36°13'32.24"N, 91°42'8.75"W
Southwest	36°13'32.25"N, 91°42'10.41"W

PROPERTY TAXES, LIENS & FEES

Lot	Annual Taxes (2025)	Amenity Fee Owed
Lot 162	\$4.87	\$168.00
Lot 161	\$8.87	\$168.00
TOTAL	\$13.74	\$336.00

No back taxes or tax liens reported on either lot.

ZONING & BUILDING REQUIREMENTS

Zoning rules below apply uniformly to both lots as part of the Treasure Hills subdivision.

Zoning Code / Type	Residential
Is Property Buildable	Yes, both lots are buildable
Existing Structures	None on either lot
Permitted Uses	Single-family dwelling, etc.
RVs Lived in Permanently	Not allowed unless house plans are approved, a building permit acquired, and foundation is in place — then a camper/RV may be placed for 12 months while building
Temporary Camping (RV/Tent)	Not allowed except under the same building-permit conditions above
Living in RV While Building	Allowed with a permit, for up to 12 months
Manufactured Homes	Not allowed
Homes Allowed	Site-built, Modular
Minimum Building Size	850 sq ft
Maximum Building Height	35 ft
Flood Zone	Neither lot is within the flood zone
Wetlands	None
HOA / POA	No HOA or POA data found
Building Permit Validity	12 months from issuance

PROPERTY SETBACKS

Front	45 ft
Sides	15 ft
Rear	25 ft

UTILITIES & SERVICES

Water	Not connected — a water well is needed
Electricity	North Arkansas Electric Co-Op services the area — (870) 994-2191
Sewer / Septic	Not installed — a septic system is needed
Gas	Propane

Trash	No county/city service — a private trash provider is needed
--------------	---

NEARBY AMENITIES

Nearby Schools	Izard County Elementary School, Salem High School, Cherokee Elementary School
Nearby Grocery Stores	DG Market, Walmart Supercenter, Sprouts Farmers Market
Nearby Gas Stations	Valero, Murphy USA, QuikTrip
Nearby Healthcare	Arcare Horseshoe Bend, Cherokee Village Specialty Care - White River Health, Cherokee Village Family Care - White River Health
Attractions	Crown Lake Pier, Crystal River Cave & Courts, Veteran's Park

COUNTY CONTACTS

Assessor	(870) 368-7810 — Izard County AR Government Assessor site
Treasurer	(870) 368-7247 — Izard County AR Government Tax Collector site
Planning & Zoning	(870) 670-5113 — City of Horseshoe Bend site
Recorder / Register of Deeds	(870) 386-4316 — Izard County AR Government Circuit/County Clerk site

Disclaimer: Property details were compiled from due diligence reports provided by Parcel Detectives, based on information supplied by the County, Town, or City where the property is located. Revive Land Collective, LLC makes this combined summary available for its own use at its discretion.