



Property Report

"The Frontier City Estates"

Izard County, Arkansas

Parcel No. 800-04663 & 04664-000

Lot 93 & 94 Frontier Addition, HorseShoe Bend Estates

0.70 Acres

Thank you for your interest in our properties! We are a veteran owned business who specialize in identifying land ownership opportunities and providing those to individuals, families and groups at a great value. Whether you are looking to invest, find a great spot for your own private recreation or to explore the outdoor lifestyle, a decision to own one of our properties is the gateway to exploring the next step in your journey.

The property report was hand-prepared to help you discover whether this opportunity is the one in which you'll make the decision to explore your adventures, dreams and creativity through land ownership. If there is something specific you are looking for or just have questions about land ownership in general, please don't hesitate to give us a call or email. We love to have conversations with our new and returning customers.

Thanks for taking a look and again, let us know if the information about the property was helpful to you in making your decision!

Live your best life, and buy dirt.

All The Best,

-Caleb Crosmun

Cell: 309-324-0910

Email: Caleb@tisdirt.com

Disclaimer: Please note the report is for your reference use only and should be used to help guide your research and knowledge of the parcel and the area which you are looking to own. Please ensure you are familiar with the facts, rules and regulations regarding the property which you plan to purchase and/or use. We do our best to provide the most accurate and up-to-date information, however we strongly recommend conducting your own due diligence efforts prior to purchasing land especially if it is advertised for more than \$6000. In the event there is inaccurate information, please let us know so it can be corrected.



Property Details

Owner Name	Caleb E. Crosmun
Owner Address	10810 N Tatum Blvd STE 102-724, Phoenix, AZ 85028
Assessor's Parcel Number	800-04663-000 & 800-04664-000

Property Facts

Address	300 & 302 S Twin Lakes, Horseshoe Bend, AR 72512																	
County	Izard																	
State	Arkansas																	
Subdivision	Frontier																	
Legal Description	Lot 93 & 94 Frontier Addition, HorseShoe Bend Estates																	
T/R/S	Township 33 North Range 54 East Section 11 Mount Diablo Principal Meridian																	
Parcel Size	0.70 Acres																	
Number of Parcels	2																	
Parcel Dimension	157' x 178'																	
Access	Good, Paved Road - Easy Access w/ Utilities																	
Soil Type	<p>Agnos Gravelly Silt Loam</p> <table border="1"> <thead> <tr> <th colspan="4">Izard County, Arkansas (AR065)</th> </tr> <tr> <th>Map Unit Symbol</th> <th>Map Unit Name</th> <th>Acres in AOI</th> <th>Percent of AOI</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Agnos very gravelly silt loam, 8 to 20 percent slopes</td> <td>0.7</td> <td>100.0%</td> </tr> <tr> <td colspan="2">Totals for Area of Interest</td> <td>0.7</td> <td>100.0%</td> </tr> </tbody> </table>		Izard County, Arkansas (AR065)				Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	2	Agnos very gravelly silt loam, 8 to 20 percent slopes	0.7	100.0%	Totals for Area of Interest		0.7	100.0%
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2	Agnos very gravelly silt loam, 8 to 20 percent slopes	0.7	100.0%															
Totals for Area of Interest		0.7	100.0%															
GPS Coordinates	Center	36.226, -91.771																
	NW	36.2262, -91.7714																
	NE	36.2263, -91.7708																
	SE	36.2258, -91.7707																
	SW	36.2256, -91.7711																
Google Map Link	https://goo.gl/maps/eRktZXi6PPCZmEZAA																	



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T/R/S	Township 33 North Range 54 East Section 11 Mount Diablo Principal Meridian	
GIS Map	https://www.actdatascout.com/Map/Index?countyId=5065	
Elevation	767 Feet	
Last Transfer Info	Deed Type	Warranty Deed
	Deed Transfer Date	9/1/2023
	Deed Record Location	Izard County Recorder's Office, Arkansas

Property Tax Information

Market Value	\$11,200
Suggested Terms	\$0 down, \$200/month for 56 months
Back Taxes Owed	\$0
Tax Liens	\$0.00
Annual Property Taxes	\$330 / Year, due in October
HOA/Fees	None - Improvement District is included w/ property taxes

County Website Information

Main County Website	Web: https://www.izardcountyar.org/
County Assessor	Web: https://www.izardcountyar.org/assessor
County Treasurer	Web: https://www.izardcountyar.org/treasurer
County Recorder/Clerk	Web: https://www.izardcountyar.org/circuit-county-clerk
County Planning & Zoning	Web: https://cityofhorseshoebend.wordpress.com/2018/11/20/building-zoning/
FEMA Map	Web: https://msc.fema.gov/portal/search



Property Details & Zoning

Zoning	Zone R1 & R1A		
Access Road	Arkansas Ave	Road Surface	Paved / Asphalt
Terrain Type	Flat, Forest	Road Maintenance	City
Subdividable	No.		
Present Structures	None	Buildable	Yes
Is the land cleared?	No - Wooded	Water Rights	City Water Available
What can be built?	<p>Manufactured homes, traditional housing subject to minimum sq. footage restrictions pursuant to the covenants and restrictions of the Subdivision. Exterior can be made of wood, anodized metal, masonry or cut natural or native stone, masonite or combination of materials or equivalent materials.</p> <p>Each single family dwelling must have at least 1000 square feet of floor space, including carport, with at least 800 square feet of this space heated and on the first floor level.</p> <p>Sheds Can be up to 300 Sq. feet. Detached garages can be up to 900 Sq. feet.</p>		
Camping	No (Temporary to visit your land - Ok!)		
RVs	Allowed, by permit for 1 year during building construction.		
Mobile Homes	No		
Total Size Restriction	1000 Square Feet, with attached garage or carport / wrap around porch - 800 sq ft interior.		
Time Limit to Build	None		
Plumbing / Electricity	<p>North Arkansas Electric Cooperative - 870-895-3221</p> <p>Horseshoe Bend Water Department is responsible for water, sewage and trash service. 870-670-5885 or by email at water@cityhsb.org</p>		
Internet	NAEC provides internet, TV & phone, as well as century link - 870-862-9343		
Gas/Waste	Atmos Energy, Reliant Energy, Reeves Propane		
Sewer/Septic	City sewage is available in most of the subdivision, if you need septic you'll need approval from the Arkansas Department of Health - 501-661-2000		

Location & Proximity

Nearby Shopping	HorseShoe Bend
Nearby Attractions	Web: https://www.tripadvisor.com/Tourism-g31677-Horseshoe_Bend_Arkansas-Vacations.html
Closest Highway	HWY 354, 56, 2033
Closest Major City	Jonesboro, Little Rock

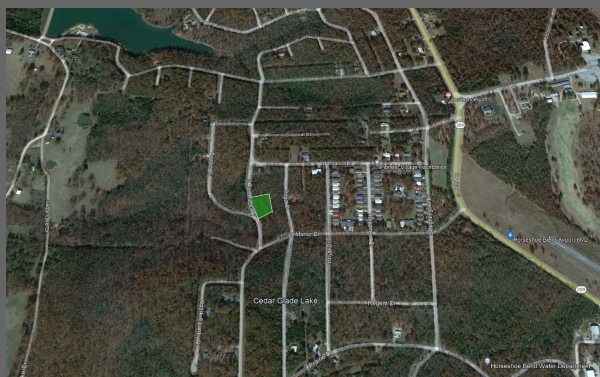


Closest Small Town	Horseshoe Bend
Other Attractions	<p>Box Hound Marina 870-670-4496 http://boxhoundmarina.com/ they have cabins you can rent or rv sites Cedar Glade 870-670-5141 http://cedargladeresort.com/ is a motel and they also have some rv sites Crown Point Resort 870-600-0265 http://www.crownpointresort.net/ Mossy Oak Properties 870-670-5129 Mossy Oak Properties Strawberry River Land and Homes - Horseshoe Bend Horseshoe Bend, AR they have some homes that can be rented for weekend rentals etc</p> <p>Calabama's 870-322-7288 https://www.facebook.com/pages/The-Calabama-Restaurant/141232055896064</p> <p>Horseshoe Lanes 870-670-5606 https://www.facebook.com/Horseshoe-Lanes-292795124071497/</p> <p>Papa Dick's 870-581-9259 https://www.facebook.com/PapaDicksPizzaAndChicken</p> <p>Our Neighborhood Fresh Market 870-670-5341 https://www.facebook.com/ourneighborhoodfreshmarket/ They are our local grocery store and they have a deli.</p> <p>The Bend Git-N-Go also fixes plate lunches and has a convenience store set up https://www.facebook.com/The-BEND-Git-N-Go-Valero-107422900659335/</p> <p>We also have a small airport that small planes can utilize.</p>

Photos



GIS MAP



Aerial



Street View