



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	MC KEOWN ROBERT
Assessor's Parcel Number:	001-09170-012
Property Address:	BREWER RD, EDGEMONT, AR, 72044
County, State:	Cleburne County, AR
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	PT N/2 SW SE
TRS:	T12N R11W SEC 30
Parcel Size:	3.576 Acres
Terrain Type:	Wooded / Slope
Lot Dimensions:	236.18 feet North 349.59 feet East 237.07 feet South 347.8 feet West
Elevation:	314.0 m or 1030.2 feet
Flood Zone / Wetlands:	No
Notes:	See deed attached for complete legal description. Acreage discrepancy listed on current deed (1.676 acres) compared to Assessor data, please review.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/BmqY6Jn66eZZtU1B6
GPS Coordinates (Center):	35.641600, -92.200500

GPS Coordinates (4 corners):	35.6421, -92.2001 NE 35.6411, -92.2002 SE 35.6411, -92.201 SW 35.6421, -92.2009 NW
City or County Limits:	County
School District:	WestSide School District
Access To Property:	Access appears limited off Brewer Rd from east. There appears to be a private drive / easement leading to the property and neighboring developed properties, please review.
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	AR-16 / Edgemont Rd
Closest Major City:	Little Rock, Arkansas (1 hr 48 min (96.0 miles)
Closest Small Town:	Prim, Arkansas 72130 (18 min (9.5 miles)
Closest Gas Station:	Prim filling station, 4185 Prim Rd, Prim, AR 72130 (18 min (9.5 miles)
Nearby Attractions:	Indian Rock Cave & Trail, 337 Snead Dr, Fairfield Bay, AR 72088 (38 min (25.1 miles) Fox Low Water Bridge, Lute Mountain Rd, Shirley, AR 72153 (1 hr 4 min (28.6 miles) Ed Leamon Park, 381 Dave Creek Pkwy, Fairfield Bay, AR 72088 (39 min (26.9 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$3,776
Assessed Actual Value:	\$25,030
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$133.94
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	NO ZONING AS PER COUNTY
What can be built on the property?	Per County, there are no such restrictions.
Time limit to build?	Permit will be good for one year.
Is camping allowed?	Per County, there are no such restrictions.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, there are no such restrictions.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, there are no such restrictions.
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, there are no such restrictions.
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, there are no such restrictions.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	No
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate if any
CC&R Information:	N/A
Deed Availability:	See attached copy (553/267)
Deed Information:	Book / Page: 553 / 267 (previous deed mentioned 553 / 265 recorded a few days prior)
Notes:	The parcel is OUTSIDE the city limits and the county has no zoning. No mention of restrictions listed in deed.

Utility Information	
Water?	Would have to drill a well.
Sewer / Septic?	Would have install a septic.
Electric?	Would have to contact Petit Jean Electric Co-Op (+15017452493), First Electric Co-Op Corporation (+15018892312)
Gas?	Would have to contact Ferrellgas (+15017452405), AmeriGas Propane (+15013625826).
Waste?	Would have to contact AR Sanitation (501) 253-8800), Four Wheels & Flies (+15017238260), etc.
Notes:	As per Community Water System and Wynne Water Utilities, there is no water or sewer in that area, therefor well and septic are required.
County Contact Information	
County Website:	https://www.cleburnecountyar.com/
Assessor Website:	https://www.cleburnecountyar.com/assessor
Treasurer Website:	https://www.cleburnecountyar.com/treasurer
Recorder Website:	https://www.cleburnecountyar.com/county-clerk
GIS Website:	https://www.actdatascout.com/Map/Single
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(501) 362-4620
Phone number for Treasurer:	(501) 362-8124 [treasurer] / (501) 362-8145 [tax-collector]
Phone number for Assessor:	(501) 362-8147
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A