



# FAQ

## 1312 Hardy Road, Horseshoe Bend

# Property Basics

## 1. How large is the property and what is its shape?

The parcel is about 0.38 acres (16,586 sq ft) and forms a tidy rectangle on a corner with paved roads on two sides, giving you convenient dual access.

## 2. What is the terrain like?

It has a gentle, even slope with mature pines and hardwoods—perfect for a walk-out basement or a deck tucked among the trees.

## 3. Is the land in a flood zone?

No. FEMA maps place this lot outside any designated floodplain, so flood insurance is optional.

# Building & Zoning

## 1. What zoning applies to the lot?

R-1 Residential, intended for single-family homes.

## 2. What kinds of homes may I build?

Site-built or modular homes of 600 sq ft or larger are allowed.

## 3. Can I stay in an RV while I build?

Yes. An RV can remain on-site for up to 12 months during construction with a valid building permit and slab in place. Long-term RV living after that period is not allowed.

## 4. Are short-term rentals allowed once my house is finished?

Yes, provided your completed home meets local safety and occupancy regulations.

# Utilities & Infrastructure

## 1. Is electricity available at the lot?

Yes. A North Arkansas Electric Cooperative (NAEC) line runs along both road frontages; you simply request a meter drop when ready.

## 2. How do water and sewer work?

You'll drill a private well (typical depth 180-220 ft) and install a septic system sized to your home—standard practice in Horseshoe Bend.

## 3. What about internet and cell service?

DSL and reliable 4 G/5 G signals reach the property, and Starlink satellite internet is popular locally.

# Costs & Financing

## 1. What is the purchase price and payment plan?

\$3,250 total. Pay \$135 down, then \$130 per month for 24 months—0 % interest and no fees.

## 2. What ongoing annual costs should I expect?

County property tax is approximately \$13 per year, and there are no HOA or POA dues.

## 3. Are there any additional fees beyond the down payment and monthly installments ?

No. The seller covers deed-recording costs and charges no document, closing, or hidden fees. Your only continuing obligation is the small annual tax.

## 4. Do you offer a risk-free period?

Yes. A 60-day “Love-It-or-Swap” warranty lets you transfer every dollar paid to another parcel the seller owns if this lot isn’t the perfect fit.

# Area & Lifestyle

## 1. How close are the nearest recreational spots?

Crown Lake boat ramp is about 5 minutes ( 1.7 mi) away, and the Turkey Mountain 18-hole golf course is roughly 7 minutes ( 3 mi).

## 2. Where are daily services located?

Groceries, cafés, and hardware are 8 minutes away in Horseshoe Bend's town center. Big-box shopping is in Batesville, about 45 minutes south.

## 3. How far is the nearest major airport?

Bill & Hillary Clinton National Airport in Little Rock is about 2 hours 45 minutes by car ( 137 mi).

# Visiting the Property

## 1. May I inspect the lot before buying?

Absolutely. Plug 36.2336, -91.7265 into your GPS, park on Hardy Rd., and feel free to walk the perimeter and snap photos.

# Purchase Process

## 1. How do I secure the property?

- 1) Send your name and mailing address by email or text.
- 2) Receive a simple purchase agreement to print and sign with a wet (physical) signature.
- 3) Return the signed agreement (scan or mail) and pay the \$135 down payment.
- 4) Upon receipt, the seller records the deed in your name, usually within the same week, giving you immediate ownership.

## 2. Which payment methods are accepted?

Bank Transfer and more.