

FAQ

609 Blackbird Circle, Horseshoe Bend



Property Basics

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

The lot measures about 0.33 acres (\approx 14,650 sq ft) and is roughly 95 ft \times 150 ft—an easy-to-build rectangle with unpaved frontage on Blackbird Circle

2. What is the terrain like?

It's lightly wooded with a gentle, even slope, making it ideal for standard foundations or a walk-out basement.

3. Is the land in a flood zone?

According to FEMA's National Flood Hazard Layer, this part of Horseshoe Bend lies in Zone X (minimal risk), 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?

\$3,000 total. Pay \$125 down, then \$125 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—just plug “609 Blackbird Cir, Horseshoe Bend AR 72512” into your GPS, park along Blackbird Circle, and feel free to walk the perimeter and take 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 \$125 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.