

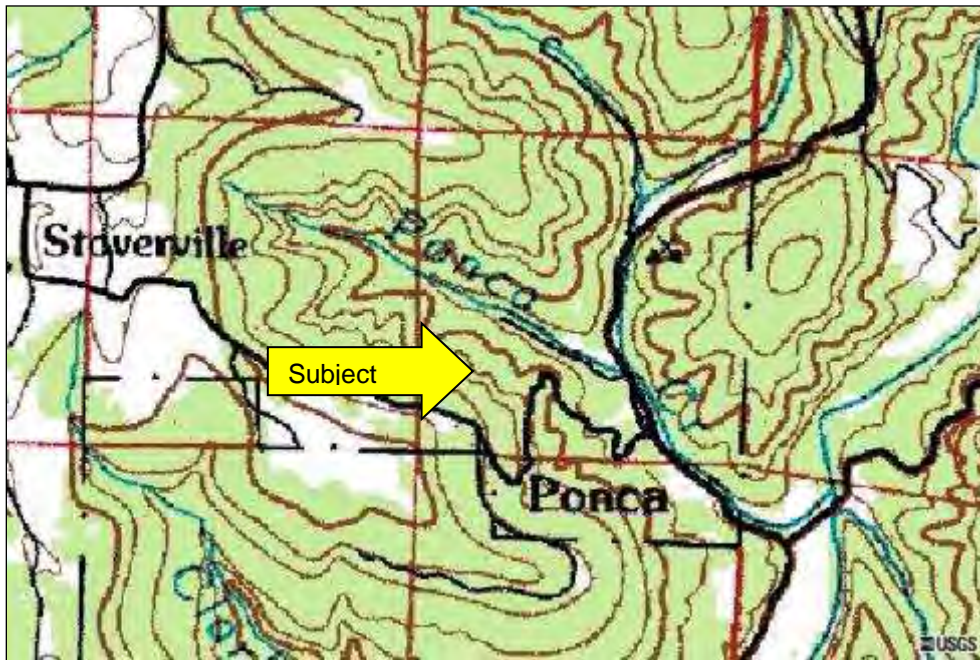
**Neighborhood Map**



**Site Description, continued:**



Aerial Photograph



Topographic Map

## **SITE DESCRIPTION**

The subject site is located at Hwy 103 in Ponca, Arkansas, North side of Hwy 103.

**Land Uses in Area:** Most adjoining land uses are single family residential, or vacant wooded in nature.

**Size of the Site:** +/-25,715,210 Sq. Ft. or 590.34 Acres. The size is taken from a collection of legal descriptions provided by the client.

**Shape of the Site:** Irregular in shape, a comprehensive survey is needed for exact dimensions.

**Zoned:** No Zoning

**Streets:** Access to the subject property is via Highway 103, a state-maintained, two-lane, asphalt paved roadway, and Newton County Road NC 1752, a county-maintained gravel road. The subject private gravel drive leads off of NC 1752 on its north side, immediately north of the intersection of NC 1752 and Hwy 103.

**Topography:** The site is a mixture of cleared pasture land and wooded acreage. There are both spring and run-off fed ponds, and an all-weather stream through the main valley of the property. The topography can be considered rolling hills.

Some of the wooded areas appear to have marketable timber, however no timber cruise was provided nor is necessary to determine the overall market value of the site.

**Soils:** No soil test or analysis was available to the appraisers and no responsibility is taken for the soil conditions. The soil appears to be stable for the present improvement.

**Utilities:** Electric service is provided by Arkansas Power and Light Company; gas is provided by Centerpoint Arkla, water is provided by the City of Jasper, however Sewage disposal must be provided by private septic systems. Telephone service is provided by Southwestern Bell Company. Utility services appear to be adequate for the improvement.

Parcel Number
001-09166-000
001-09169-000
001-09170-004
001-09175-001
001-11193-000
001-11194-000
001-09169-001
001-11027-000
Final

## **DESCRIPTION OF THE IMPROVEMENTS**

### **Subject Improvements:**

The main improvements consist of a single family residential dwelling of Log Cabin style construction containing +/- 1,920 Square Feet. The dwelling has an effective age of around 6 years. It has a metal, pre-fab, painted roof. The exterior walls are log, the foundation perimeter is poured concrete, and it is built upon a crawl-space foundation.

Interior finish consists of a natural log finish on exterior walls, and hardwood floors with hardwood slat interior walls and ceilings.

The subject has central heat and air throughout, a kitchen with typical appliances including a dishwasher. There is no garbage disposal, as is typical on homes in this area on a septic system. It is a four bedroom two full-bath residence.

There is a full "wraparound" 8' covered porch, and a wood deck and walkway leading to a hot tub area, and a dirt floor carport that can cover two to four cars depending on vehicle size.

Please see provided photos for more detail.

There is a small stable area and a 2,400 square foot metal barn with dirt floor in close proximity to the home.

Additional improvements include two small cabins, both frame, one in almost new condition, the other about halfway through a 30-year economic life. Both were less than 1,000 SqFt.

PHOTOS



Front



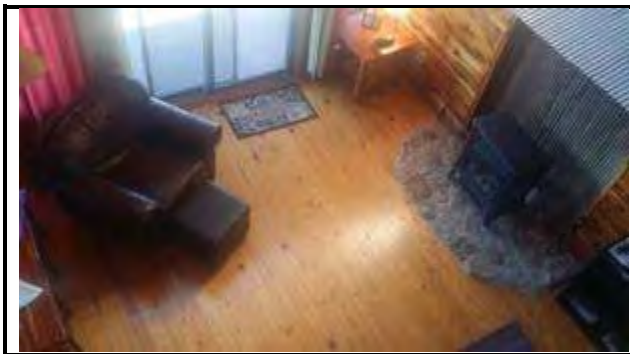
Rear



Rear



Living Room



Living Room



Dining Area/Kitchen



PHOTOS



Downstairs Bedroom



Downstairs Bathroom



Stairway/Catwalk



Upstairs Loft Bedroom



Upstairs Bedroom



Upstairs Bathroom

PHOTOS



Private Drive



Acreage



Cabin #2 Front



Cabin #2 Rear



Cabin #2 Living Area



Cabin #2 Kitchen/Dining Area



PHOTOS



Cabin #2 Bedroom



Cabin #2 Porch



Horse/Tack Barn



Metal Shop Building



Roadway from Hwy 103 (NC 1752)



Hwy 103 and NC Rd 1752 Sign