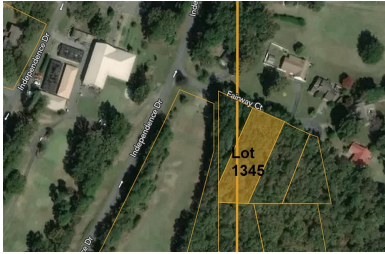


**ALL FIELDS DETAIL**



**MLS #** 143056 **# Bedrooms** 0  
**Status** ACTIVE **# Full Baths** 0  
**Type** Land Suburban **# Half Baths** 0  
**Asking Price** \$15,000  
**Address** Lot 1345 FAIRWAY Court  
**City** Hot Springs  
**Zip** 71913-0000



**GENERAL**

<b>County</b>	Hot Spring	<b>Agent</b>	Larry Barrentine - Cell: 501-762-2965
<b>Listing Office 1</b>	America's Best Realty - Office: 501-231-2359	<b>Buyer Agent Compensation</b>	5
<b>Listing Date</b>	7/13/2023	<b>Expiration Date</b>	7/12/2024
<b>Entered Twice Y/N</b>	No	<b>Approx SqFt</b>	0
<b>Subdivision</b>	Diamondhead	<b>Approx Lot Size</b>	19,000
<b>Legal</b>	Lot 1345 Diamondhead Block J Hot Spring County, AR 71913	<b>Approx Acreage</b>	43.00
<b>Will Subdivide Y/N</b>	No	<b>Approx Year Built</b>	2023
<b>School District</b>	Malvern	<b>Directions</b>	Take Independence Drive to Fairway Court and turn right (east). Go about 200 feet on Fairway Court and the lot is on the right.
<b>Associated Document Count</b>	0	<b>Tax ID</b>	633-20027-000
<b>IDX/Broker Recip Incl Y/N</b>	Y	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>Update Date</b>	7/14/2023
<b>Status Date</b>	7/14/2023	<b>HotSheet Date</b>	7/14/2023
<b>Price Date</b>	7/14/2023	<b>Input Date</b>	7/14/2023 8:24 AM
<b>Original Price</b>	\$15,000	<b>Class</b>	RESIDENTIAL
<b>Area/Tax District</b>	MALVERN	<b>State</b>	AR
<b>Sale/Rent</b>	For Sale	<b>Price Per Acre</b>	\$348.84
<b>Current/Active S-T-R</b>	No	<b>Non-Resident Listing Agent</b>	No
<b>Owner/Agent Disclosure</b>	Listing Agent/Broker is neither owner nor of any relation to owner	<b>Agent Hit Count</b>	23
<b>Client Hit Count</b>	1	<b>Geocode Quality</b>	Manually Placed Pin
<b>Picture Count</b>	1	<b>Input Date</b>	7/14/2023 8:24 AM
<b>Update Date</b>	7/14/2023 8:25 AM		

**FEATURES**

<b>AREA AMENITIES</b>	<b>PARKING</b>	<b>RESTRICTIONS</b>	<b>SOURCE OF SQUARE FEET</b>
Swimming Pool(s)	Other (See Remarks)	Bill of Assurance	Tax Records
Playground	<b>HEATING/AIR CONDITIONING</b>	MH Not Allowed	<b>SOURCE OF ACREAGE</b>
Clubhouse	No Cooling	<b>SHOWING INSTRUCTIONS</b>	Tax Records
Security	<b>LOT</b>	Vacant	<b>AGENCY NOT ALLOWED</b>
Picnic Area	Level	<b>STORIES</b>	Sub Agent
Golf Course	Wooded	N / A - Lot or Land	<b>ZONING</b>
Gated Entrance	In Subdivision	<b>UTILITIES</b>	Suburban Residential
Short-Term Rental	<b>LISTING TYPE</b>	Sewer - Municipal	<b>Senior Coummunity 55+</b>
<b>DOCUMENTS ON FILE</b>	Exclusive Right-To-Sell	Water - Municipal	NO
Legal Description	<b>POSSESSION</b>	Electric - Entergy	
<b>DOCUMENTS ONLINE</b>	At Closing	Cable	
Legal Description	<b>ROAD SURFACE</b>		
	Paved		

**FINANCIAL**

<b>Association/Condo Fee</b>	\$549.00	<b>Frequency</b>	Annual
<b>Estimated Annual Taxes</b>	\$120.34	<b>Tax Year</b>	2022

**PUBLIC REMARKS**

**Public Remarks** Excellent location for your new home about a block away from the clubhouse and next to the golf course. This is a level lot on a cul-de-sac with very little traffic. Play golf every day! If you are considering build a new home in Diamondhead let us give you a free quote (your floorplan or ours). Call the listing agent today.

**AGENT REMARKS**

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**Agent Remarks** For access to Diamondhead call HOA from the phone near the entrance gate for gate code.

**IN OFFICE SHOWING INSTR**

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**In Office Showing Instr** Vacant lot - drive by anytime.

**DISCLAIMER**

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This information is deemed reliable, but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties.