

Agent remarks:

Must have a Bank letter for proof of funds or pre-approval before showing the property.

The electricity is all run underground from the pole by the road to the house and the Electric Co stated that box could run over 10 houses. Fire Internet just ran out by the road they do not have it. Should not have trouble with the hot water, there are two tanks and a water circulation set up underneath the house.

The electric cooktop is a KitchenAid and is safe for kids, per the magnet feature for pans.

The average utility bill is \$250-\$275 a month

Has nine and 10-foot ceilings

Fencing is woven wire with two strands of barbed wire on the top.

The seller requests to use David Eddie Title Company in Russellville, Arkansas

The crawl space does have a vapor barrier in a dehumidifier under the house as well and that is where the hot water heaters are located. There's an entry to the crawlspace on each end of the house.

The septic tank is large, big enough for six people or more It's on County water

There are two gates on the side of Tigg Lane.

An estimated 150 round bales a year, currently the neighborhood cuts on the halves for hay

There is a section corner that has been marked with a pin right in the highway outside of the driveway

There was wheat planted with the FSA office a couple of years ago. Brings in est \$2000 a year.

Has cedar, Oak, walnut trees, and marketable timber on it.

Verizon is the best cell phone service in that location

The house was built with 2 x 6 walls/trusses and has spray foam for insulation

Currently has Farm Bureau for homeowners' insurance.

Mineral Rights do not convey. There is an oil and gas pipeline that crosses the back edge of the property, but it is not underneath the house. It is at Back by the fence line map for details

Mineral rights do not convey; they will be kept by the seller. The seller will be putting a restriction on the deed that no chicken farms and no hog farms are to be established on the property