

LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	MEGAN BARROW & CHRISTOPHER BARROW
APN / Parcel #:	12801009000 & 12801008000
Account # or GEO #:	---
Property Address:	TBD LAKE HARDEMAN RD, SAULSBURY, TN, 38067
County:	Hardeman
State:	TN
Legal Description:	APN: 12801009000 Legal Description: LOT 4 APN: 12801008000 Legal Description: LOT 5
Parcel Size:	13 Acres total, both are 6.51 Acres
LOT NUMBER	APN: 12801009000 LOT 4 APN: 12801008000 LOT 5
Subdivision:	N/A
Approximate Dimensions:	APN: 12801009000 397 ft x 942 ft x 302 x 712 ft APN: 12801008000 267 ft x 853 ft x 260 ft x 1000 ft
GPS Center Coordinates (Approximate):	APN: 12801009000 35.1309, -89.0511 APN: 12801008000 35.1294, -89.0455
GPS Corner Coordinates (Approximate):	
Google map link:	Google Map Link
Assessed Value:	Both are \$3225
Market Value:	Both are \$12900
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Dirt

ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	39 minutes: Ripley, MS 38 minutes: Holly Springs, MS 48 minutes: Byhalia, MS 48 minutes: Collierville, TN 44 minutes: Corinth, MS 44 minutes: Oakland, TN 42 minutes: Selmer, TN 41 minutes: Snow Lake Shores, MS 55 miles to Memphis, TN 152 miles to Nashville, TN 167 miles to Birmingham, AL 255 miles to Saint Louis, MO 281 miles to Atlanta, GA 291 miles to Louisville, KY 332 miles to Lexington-Fayette, KY 339 miles to Baton Rouge, LA 366 miles to Indianapolis, IN 381 miles to Cincinnati, OH
If No Address or 0 address: Closest Property with Numbered Address	4670 LAKE HARDEMAN RD, SAULSBURY, TN, 38067

Closest small town:	<p>Grand Junction, TN - 16 min (12.8 miles) Van Buren, TN Hopewell, MS - 20 min (14.5 miles) Center Point, TN - 4 hr 31 min (264 miles) Rogers Springs, TN - 13 min (8.6 miles) New Canaan, MS - 24 min (18.9 miles) Hickory Valley, TN - 7 min (5.0 miles) Brody, MS - 23 min (17.4 miles) Canaan, MS - 25 min (20.4 miles) La Grange, TN - 18 min (15.1 miles) Mount Moriah, MS - 30 min (22.9 miles) Michigan City, MS - 21 min (18.6 miles) Middleburg, TN - 11 min (8.8 miles) Spring Hill, MS - Spring Hill, MS Lisbon, TN - 15 min (11.2 miles) Poor, TN - Poor, TN Middleton, TN - 17 min (13.5 miles)</p>
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Nearby attractions:	<p>***34 miles north of Saulsburly (about 1 hour from Saulsburly): Hatchie National Wildlife Refuge West Tennessee Delta Heritage Center</p> <p>***35 miles northeast of Saulsburly (about 1 hour from Saulsburly): Finger (Tennessee) Generals Quarters B&b</p> <p>***33 miles east of Saulsburly (about 1 hour from Saulsburly): Corinth Cross City RV Park</p> <p>***34 miles southwest of Saulsburly (about 1 hour from Saulsburly): Wall Doxey State Park Wall Doxey State Park Lake Dam</p> <p>***33 miles north of Saulsburly: Hatchie National Wildlife Refuge</p> <p>***34 miles southwest of Saulsburly: Wall Doxey State Park Wall Doxey State Park Lake Dam</p>
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COUNTY DATA

QUESTION/S	DATA
Assessor Website	https://hardemancounty.org/departments/assessor-of-property
Assessor Contact	(731) 658-6522
Treasurer Website	https://tennesseetrustee.org/index.php?entity=HARDEMAN&state=TN&page=Y
Treasurer Contact	(731) 658-5541
Recorder/Clerk Website	https://hardemancounty.org/departments/registers-office
Recorder/Clerk Contact	(731) 658-3075
Zoning or Planning Department Website	https://hardemancounty.org/departments/zoning-compliance
Zoning or Planning Department Contact	(731) 658-5412
County Environmental Health Department Website	https://hardemancounty.org/departments/solid-waste-and-landfill
County Environmental Health Department Contact	(731) 658-6138
GIS Website	https://tnmap.tn.gov/assessment/
Electricity Company Name & Phone Number	Southwest / Tennessee Electric Membership Corporation / (731) 772-1322
Water Company Name & Phone Number	N/A
Sewer Company Name & Phone Number	N/A
Gas Company Name & Phone Number	AmeriGas Propane / (901) 465-4388
Waste Company Name & Phone Number	N/A
Waste Company Name & Phone Number	GFL Environmental Inc. - Waste Management/

TAX DATA

QUESTION/S	ANSWERS FROM THE COUNTY
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	No
How much is the annual property tax? (Current Year if available, if not get the previous year)	Both Parcels Annual Tax Amount is \$82 each
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year)	No
Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	

Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	N/A
How much is the annual HOA due?	N/A
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	Hardeman County, TN Payment Portal

ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	FAR (Forestry, Agriculture, Residential)
Terrain type? (Is it flat /slope/etc)	a bit uphill
Property use code?	N/A
Is the land cleared? (Yes/No)	Yes
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Needs a Deed of Easement to build
What can be built on the property? (Different types of homes that we can build on the lots.)	Single Family House, Mobile Home, Modular on a Permanent Foundation
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	NO
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	N/A
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Note's on RV's (jot down notes whatever the county has to say)	Not allowed to live on it, can be use for 14 days with permit
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	N/A
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes, should be in a permanent foundation
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (yes/ No) How many ft... please take down notes from the county	35 Feet
What are the setbacks of the lot?	**SETBACKS** Front measured from road right-of-way - 35 feet Rear - 30 feet Side, each - 15 feet
What is the minimum lot size to build on the property?	1 Acre
Is there any time limit to build?	6 months, once expired can be renewed
Is there a County or City Impact fee required to build and if so how much does this cost?	No
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No
Is the property in a wetland?	No
Any other restrictions?	N/A

UTILITIES DATA

QUESTION/S	ANSWERS FROM THE COUNTY
Is the property in the city or MUD district? (Please refer to FEMA) Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	Products for HARDEMAN COUNTY UNINCORPORATED AREAS
Is the property located inside or outside city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)	Outside the City Limit
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	No
If YES... (Put the company name and the phone number of the provider)	N/A
If it's in the area (Put the street name where the main water line is located.)	N/A
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	Needs Well

Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	No
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	N/A
Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)	N/A
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Needs Septic
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
Does the property currently have electricity connected? (Yes, No or Do Not Know)	No
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	N/A
What type of gas does this area service? (Propane gas/Natural gas/tank gas/etc)	Propane, Gas Tank
For waste.... Will the county or city pick up the trash?	No, but there are Convenience Centers available in the area
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	Responsibility of the Owner
County Operator Details who Confirmed the Information:	<i>Haderman County Zoning and Planning / (731) 658-5412</i>