



ONLINE LANDMARKET

DUE DILIGENCE CHART

Square Footage	1,089,000.00
Acreage	25.00
Parcel ID	0100-35-000-011.00
State	Mississippi
County	Jasper
Treasurer Website	
Yearly Taxes	\$86.42
Back Taxes	\$0.00
Assessors' Website	https://www.co.jasper.ms.us/tax-assessor-collector
Assessors' Market Value	\$4,180.00
Assessor's Value	\$4,180.00
Lot Width * Length	Irreg Lot
Center GPS Coordinate	31.968650, -89.046340
Google My Map Link	https://www.google.com/maps/d/u/0/edit?mid=1KY7UuKRopOcvvcW13kcE4VnvpXBR1c4&usp=sharing
Zoning & Land Use	N/A
Zoning & Land Use Notes	N/A
Access	Yes
Access Notes	Dirt Road
Elevation	470 ft - 530 ft
Terrain	Varies.
Terrain Notes	Terrain on this property varies dramatically. Lots 1, 3, 4 & 6 will have the most flat area.
Wetland	No
Wetland Notes	Not in wetlands
Flood Zone	No
Flood Zone Notes	No floodzone
Opportunity Zone	No
Opportunity Zone Notes	Not in an OZ
School	East Jasper Consolidated School District
School Notes	William J Berry Elementary School Heidelberg Junior High School Heidelberg High School
Power	Southern Pine EPA - 601.785.6511

	<p>Prepare at least \$100 for fees, membership, connection, meter test fee, etc.</p> <p>There will be a deposit depending on credit risk. Ranges from \$0-\$600, the highest being with previous BCK or other faults like meter tampering.</p> <p>stick builds first 1/4 mile = no charge Mobile homes and the likes First 175 ft = no charge</p>
Power Notes	
Water	Philadelphia Water Assn. Inc. - 601.787.2117
	<p>New Meter - \$500</p> <p>They'd need the NOI from the state health dept. form 335, for the septic.</p> <p>Mains are in CR31, unfortunately can't give out the exact distance how far the mains are from the subject property. It'd be best to talk to Buddy Dixon 601-433-0757, once he gets back from vacation on May 1st, he'll need to come out and measure it and give the price.</p>
Water Notes	
Sewage	No
Sewage Notes	Septic
Gas	No
Gas Notes	Alternative - Propane
Phone/Internet	No
Phone/Internet Notes	None
Trash Service	Jasper County Solid Waste
Trash Service Notes	601-764-2111 or 601-727-2278; A 95-gallon wheeled container is provided, households and businesses that pay a Solid Waste Fee. The yearly fee for Solid Waste collection is \$168.00.
LTE Coverage	Yes
LTE Coverage Providers	AT&T, Verizon, T-Mobile
Land Restrictions	TBD
Deed Restriction Notes	TBD
Stick Build	Yes
Stick Build Notes	No Zoning
Mobile Home	Yes
Mobile Home Notes	No Zoning
Camping	Yes
If No Address or 0 address: Closest Property with Numbered Address	2488 COUNTY ROAD 31 PAULDING, MS 39348
Approximate Dimensions:	<p>See Survey: https://drive.google.com/file/d/1Z8ZeOIXVxQ-0lTtU5FpgllzPZsR9FpTh/view?usp=sharing</p>

GPS Corner Coordinates (Approximate):	Lot 1: 31.969098, -89.047507 Lot 2: 31.970196, -89.046586 Lot 5: 31.970196, -89.046586 Lot 6: 31.96789, -89.045155 Lot 7: 31.968017, -89.046137 Lot 8: 31.968065, -89.04696 Lot 9: 31.968107, -89.047791
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
Recorder/Clerk Website	https://www.co.jasper.ms.us/chancery-clerk--c66b32ed-cdbd-47b9-bb42-0d711bcac68d
Recorder/Clerk Contact	(601) 727-4941
Zoning or Planning Department Website	N/A
Zoning or Planning Department Contact	N/A
County Environmental Health Department Website	https://msdh.ms.gov/page/19,822,166.html#Jasper
County Environmental Health Department Contact	601-764-2419
GIS Website	https://tscmaps.maps.arcgis.com/apps/webappviewer/index.html?id=bd7132f021144b5eb2ccdf0eb9132074
CAD Website	https://www.co.jasper.ms.us/tax-assessor-collector
DISCLAIMER	
<p>All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	