



# ONLINE LANDMARKET

## DUE DILIGENCE CHART

Square Footage	182,952.00
Acreage	4.20
Parcel ID	100R-20-001.01
State	MS
County	Union
Treasurer Website	<a href="https://www.deltacomputersystems.com/cgi-lrm5/LRMCGI02?HTMCN TY=MS73&amp;HTMBASE=C&amp;HTMKEY=MS730019167202200&amp;HTMODB=&amp;HTMPGM=&amp;HTMPFL=&amp;">https://www.deltacomputersystems.com/cgi-lrm5/LRMCGI02?HTMCN TY=MS73&amp;HTMBASE=C&amp;HTMKEY=MS730019167202200&amp;HTMODB=&amp;HTMPGM=&amp;HTMPFL=&amp;</a>
Yearly Taxes	\$699.96
Back Taxes	\$0.00
Assessors' Website	<a href="https://www.deltacomputersystems.com/cgi-lrm5/LRMCGI02?HTMCN TY=MS73&amp;HTMBASE=C&amp;HTMKEY=MS730019167202200&amp;HTMODB=&amp;HTMPGM=&amp;HTMPFL=&amp;">https://www.deltacomputersystems.com/cgi-lrm5/LRMCGI02?HTMCN TY=MS73&amp;HTMBASE=C&amp;HTMKEY=MS730019167202200&amp;HTMODB=&amp;HTMPGM=&amp;HTMPFL=&amp;</a>
Assessors' Market Value	\$38,990.00
Assessor's Value	\$5,849.00
Zoning & Land Use	N/A
Zoning & Land Use Notes	N/A
Elevation	500 - 520 ft
Terrain	20 ft change in elevation with the highest point close to the road
Wetland	No
Flood Zone	No
Opportunity Zone	No
School	Union County School District
School Notes	East Union Attendance Center (Elementary, Middle, High School)
Power	Yes
Power Notes	Tombigbee EPA - <a href="https://www.tombigbeeelectric.com/">https://www.tombigbeeelectric.com/</a> (662) 842-7635
Water	Yes
Water Notes	Keownville Rural Water Assn., Inc
Sewage	No
Sewage Notes	Septic
Gas	No
Gas Notes	Alternatives
Phone/Internet	Yes

Phone/Internet Notes	BellSouth - 601.592.6510 Myrtle Telephone - 865.671.4749
Trash Service	Yes
Trash Service Notes	Three Rivers Solid Waste Management Authority (662) 489-9929
LTE Coverage	Yes
LTE Coverage Providers	AT&T, Verizon, T-Mobile
Land Restrictions	No Zoning
Stick Build	No Zoning
Mobile Home	No Zoning
Camping	No Zoning
If No Address or 0 address: Closest Property with Numbered Address	1727 HIGHWAY 9 N BALDWYN, MS 38824
Approximate Dimensions:	<a href="https://drive.google.com/file/d/1tik6NPBHRcKCG2a0Q6enmBXjNwPP_OIX/view?usp=drive_link">See Survey: https://drive.google.com/file/d/1tik6NPBHRcKCG2a0Q6enmBXjNwPP_OIX/view?usp=drive_link</a>
GPS Corner Coordinates (Approximate):	Lot 1: 34.547819, -88.793018 Lot 3: 34.547368, -88.793082 Lot 4: 34.546644, -88.792878
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	<a href="https://1stchanceryms.com/">https://1stchanceryms.com/</a>
Recorder/Clerk Contact	(662) 534-1900
Zoning or Planning Department Website	N/A
Zoning or Planning Department Contact	N/A
County Environmental Health Department Website	<a href="https://msdh.ms.gov/page/19,806,166.html">https://msdh.ms.gov/page/19,806,166.html</a>
County Environmental Health Department Contact	662-534-1926
GIS Website	<a href="https://tscmaps.com/cnty/union-ms/">https://tscmaps.com/cnty/union-ms/</a>
CAD Website	<a href="https://www.deltacomputersystems.com/ms/ms73/">https://www.deltacomputersystems.com/ms/ms73/</a>

**DISCLAIMER**

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.