



ONLINE LANDMARKET

DUE DILIGENCE CHART

Square Footage	963,983.00
Acreage	22.13
Parcel ID	015-21-000-003.02
State	MS
County	Pontotoc
Treasurer Website	https://tscmaps.com/cnty/pontotoc-ms/
Yearly Taxes	\$70.65
Back Taxes	\$0.00
Assessors' Website	https://apps.agdmaps.com/print/ms/pontotoc/index.html?PPIN=19306
Assessors' Market Value	\$3,448.00
Center GPS Coordinate	34.377320, -89.200890
NW GPS Coordinate	34.379650, -89.202620
NE GPS Coordinate	34.377610, -89.199150
SW GPS Coordinate	34.376080, -89.20260
SE GPS Coordinate	34.376090, -89.199140
Google My Map Link	https://www.google.com/maps/d/edit?mid=1fxA_5NTzZ14JTUxFuyycJDGGTTmXmyw&usp=drive_link
Zoning & Land Use	No Zoning
Access	Yes
Access Notes	Gravel/Dirt Road
Elevation	400 ft
Terrain	Flat
Wetland	<1-5%
Wetland Notes	Only a sliver runs through the backside of the property. See drive for screenshot
Flood Zone	No
Opportunity Zone	No
School	Pontotoc County School District
School Notes	Pontotoc Elementary, Middle & High School
Power	Yes

Power Notes	<p>North East Mississippi https://www.nemepa.org/ (662) 234-6331</p> <p>Sign Association's standard form of Application and Contract for service and pay the standard membership fee, and other such fees and deposits.</p> <p>The deposit will depend on their credit risk. Ranges from \$80 - \$400</p> <p>Membership fee - \$10</p>
Water	Yes
Water Notes	<p>2 Options: Either go through Mud Creek Water Association, or do individual wells.</p> <p>MCWA their lines stop at the entrance of Graham Rd from Benjamin Rd. Costs would depend on distance from the mains</p>
Sewage	No
Sewage Notes	Will go by Septic
Gas	City of Pontotoc
Gas Notes	<p>Pontotoc Gas services the area and offers services across Union County (662) 489-1722</p>
Phone/Internet	Yes
Phone/Internet Notes	AT&T & Frontier
Trash Service	Yes
Trash Service Notes	Three Rivers Solid Waste Management; 662-489-2415
LTE Coverage	Yes
LTE Coverage Providers	AT&T, T-mobile, Verizon
Land Restrictions	N/A
Deed Restriction Notes	TBD
Stick Build	Yes
Stick Build Notes	No Zoning
Mobile Home	Yes
Mobile Home Notes	No Zoning
Camping	Yes
Camping Notes	No Zoning
If No Address or 0 address: Closest Property with Numbered Address	<p>2204 GRAHAM RD THAXTON, MS 38871</p>

Approximate Dimensions:	See Survey: https://drive.google.com/file/d/1ZudsVYbskEh643bGyEnlNzn7FrOQbs oh/view?usp=sharing
GPS Center Coordinates (Approximate):	Lot 5: 34.378299, -89.201124 Lot 6: 34.378148, -89.200763 Lot 7: 34.378086, -89.200378 Lot 8: 34.377991, -89.199988 Lot 9: 34.377816, -89.199655 Lot 10: 34.377669, -89.199334
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	http://pontotocoms.com/chancery/
Recorder/Clerk Contact	662-489-3900
Zoning or Planning Department Website	N/A
Zoning or Planning Department Contact	N/A
County Environmental Health Department Website	https://msdh.ms.gov/page/19,806,166.html#Pontotoc
County Environmental Health Department Contact	662-489-1241
GIS Website	https://agdonline.maps.arcgis.com/apps/webappviewer/index.html?id=d1683a9cf1614a9b83a2148f61c96ab8
CAD Website	https://agdonline.maps.arcgis.com/apps/webappviewer/index.html?id=d1683a9cf1614a9b83a2148f61c96ab8
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>	