



ONLINE LANDMARKET

DUE DILIGENCE CHART

Square Footage	156,816.00
Acreage	3.60
Parcel ID	1550-16-007-01
State	Mississippi
County	Lee
Treasurer Website	https://www.deltacomputersystems.com/cgi-lrm5/LRMCGI02?HTMCN TY=MS41&HTMBASE=C&HTMKEY=MS410036487202200&HTMODB=&HTMPGM=&HTMPFL=&
Yearly Taxes	\$146.44
Back Taxes	\$0.00
Assessors' Website	https://www.deltacomputersystems.com/cgi-lrm5/LRMCGI02?HTMCN TY=MS41&HTMBASE=C&HTMKEY=MS410036487202200&HTMODB=&HTMPGM=&HTMPFL=&
Assessors' Market Value	\$9,720.00
Assessor's Value	\$1,458.00
Lot Width * Length	Irregular Lot
Center GPS Coordinate	34.118890, -88.570760
NW GPS Coordinate	34.119370, -88.571610
NE GPS Coordinate	34.119370, -88.570210
SW GPS Coordinate	34.118380, -88.570850
SE GPS Coordinate	34.118390, -88.570170
Google My Map Link	https://www.google.com/maps/d/u/0/edit?mid=1vIsFUclGp1c-dd3rYQ UjEWCu22QGqe4&usp=sharing
Zoning & Land Use	N/A
Zoning & Land Use Notes	No Zoning
Access	Paved Road
Elevation	290 - 310 ft
Terrain	Rolling Slope
Terrain Notes	Highest point at street level
Wetland	Yes
Wetland Notes	10-15% of the property. Eastern Boundary
Flood Zone	No
Flood Zone Notes	Not in a FZ
Opportunity Zone	No

Opportunity Zone Notes	Not in an Opportunity Zone
School	Nettleton School District
School Notes	Nettleton Upper Elementary Nettleton Junior High School Nettleton High School
Power	Tombigbee EPA - 662-842-7635
Power Notes	1-2 weeks, can't guarantee same day. Initial Connection Fee - \$10.00 Temporary Electric Service - \$21.00
Water	Cason Water District - (662) 256-2442
Water Notes	2 week timelines for install (after wastewater permit is issued) Deposit \$100.00 + membership fee \$5.00 New Meter Tap - \$750.00 Road Bore if needed - \$250.00 Tie in meter - \$400.00 Monthly minimum - \$23.00 Water included with minimum bill - 2000/gal
Sewage	Septic
Gas	Alternatives
Gas Notes	No gas lines near the property
Phone/Internet	BellSouth, Frontier, Tombigbee Fiber
Trash Service	Three Rivers Solid Waste - 662-489-2415
Trash Service Notes	\$12.50 per month
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	286 ROAD 1463 NETTLETON, MS 38858
Approximate Dimensions:	See Survey: https://drive.google.com/file/d/1FbmEt6gQuHFCAZMXQJOc7O62wL0g5cCI/view?usp=drive_link
GPS Center Coordinates (Approximate):	34.118566, -88.571011
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://1stchanceryms.com/
Recorder/Clerk Contact	(662) 432-2100
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
County Environmental Health Department Contact	662-841-9096
GIS Website	https://leems.maps.arcgis.com/apps/webappviewer/index.html?id=f625ca1e841d4463a29ee0415198e657
CAD Website	https://www.deltacomputersystems.com/ms/ms41/pappraisal.html

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.