DOC: 2010-5874

EXHIBIT "A"

Tract 1:
Part of the SE 1/4 NE 1/4 of Section 32, T9N, R13W, Van Buren County Arkansas; more particularly described as beginning at the Northwest corner of the NE 1/4 NE 1/4 of said Section 32; thence North 88 degrees 11 minutes 17 seconds East 130.0 feet; thence South 14 degrees 14 minutes 27 seconds East 1719.69 feet to a found 1/2 inch rebar for the point of beginning; thence North 61 degrees 26 minutes 14 seconds East 190.18 feet to a found 1/2 inch rebar; thence South 20 degrees 42 minutes 59 seconds East 270.94 feet to a found 1/2 inch rebar; thence South 26 degrees 42 minutes 14 seconds East 26.03 feet to a found 1/2 inch rebar thence South 30 degrees 09 minutes 05 seconds East 32.59 feet to a found 1/2 inch rebar thence; South 16 degrees 16 minutes 34 seconds East 104.08 feet to a found cotton spindle on the North right of way of US Highway #65; thence along said right of way to a point South 40 degrees 26 minutes 15 seconds West 139.54 feet to a set 1/2 inch rebar; thence leaving said North right of way North 20 degrees 41 minutes 57 seconds West 343.17 feet to a found 3/8 inch rebar; thence South 56 degrees 32 minutes 15 seconds West 95.61 feet to a found 3/8 inch rebar; thence North 14 degrees 16 minutes 07 seconds West 147.22 feet to the point of beginning.

Subject to a 15 foot driveway easement described as originating at a point 8.84 feet North 37 degrees 44 minutes 47 seconds East of the Southeast corner of the above described tract of land, said point beginning on the North right of way of State Highway #65; thence along the centerline of said road easement to a point North 16 degrees 16 minutes 51 seconds West 101.22 feet; thence to a point North 30 degrees 09 minutes 05 seconds West 31.81 feet; thence North 26 degrees 42 minutes 14 seconds West 169.21 feet; thence to a point North 20 degrees 42 minutes 59 seconds West 126.50 feet to the point of termination.

Also an easement for septic field line area being a part of the SE 1/4 NE 1/4 of Section 32, T9N, R13W, Van Buren County, Arkansas; more particularly described as beginning at the Northwest corner of the NE 1/4 NE 1/4; thence North 88 degrees 11 minutes 17 seconds East 130.0 feet; thence South 14 degrees 14 minutes 27 seconds East 1866.91 feet; thence North 56 degrees 32 minutes 15 seconds East 95.61 feet; thence South 20 degrees 41 minutes 57 seconds East 118.01 feet to the point of beginning; thence continue South 20 degrees 41 minutes 57 seconds East 96.93 feet; thence South 58 degrees 27 minutes 37 seconds West 74.03 feet; thence North 26 degrees 45 minutes 59 seconds WEst 58.10 feet; thence North 35 degrees 21 minutes 11 seconds East 95.05 feet to the point of beginning.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

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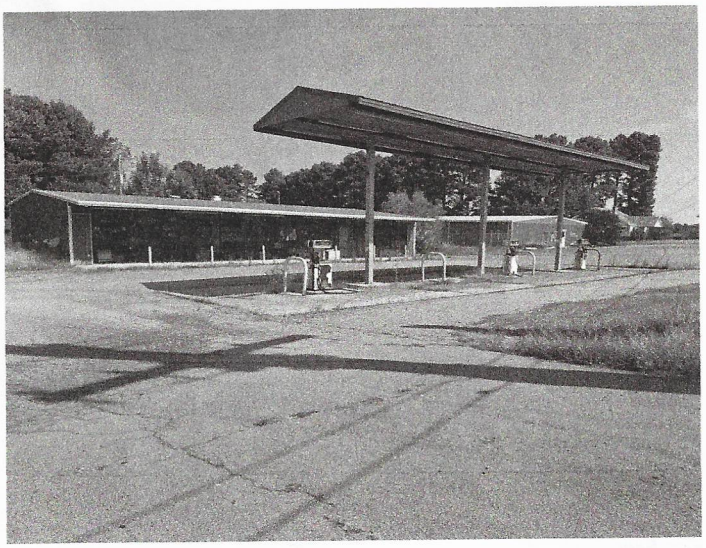
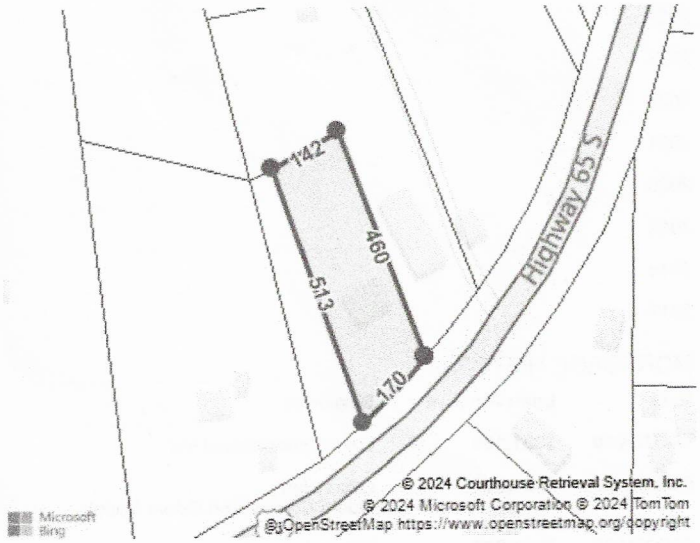
Monday, November 04, 2024





LOCATION

Property Address	16508 Highway 65 S Damascus, AR 72039-8530
Subdivision	
County	Van Buren County, AR

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	0000-02518-0500
RPID/Alt. Parcel ID	84514
MLS Area	717
District/Ward	02
2020 Census Trct/Blk	4604/3
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Convenience Store
Improvement Type	Convenience Store
Square Feet	3750

CURRENT OWNER

Name	Luxmi International Inc C/O Legal Dept
Mailing Address	Po Box 8811 Little Rock, AR 72231-8811

SCHOOL ZONE INFORMATION

South Side High School	3.7 mi
Middle-High: Pre K to 12	Distance

SALES HISTORY THROUGH 10/21/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/8/2021	**$31,610**	Luxmi International Inc & Vshripad Jumde R	Commissioner Of State Lands	Redemption Deed		2021/6390
7/16/2018		Luxmi International Inc Cert Lakshmi Internatio		Certificate Deed	295	2018/3162 2018-003162
8/27/2010	$625,048					

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	**Assessment Year**	2024
Appraised Land	$15,800	**Assessed Land**	$3,160
Appraised Improvements	$367,500	**Assessed Improvements**	$73,500
Total Tax Appraisal	$383,300	**Total Assessment**	$76,660
		Exempt Amount	

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			Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024			$3,518.69
2023			$3,569.33
2022			$3,518.69
2021			$3,518.69
2020			$3,518.69
2019			$3,921.71
2018			$3,921.71
2017			$3,921.67

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
08/27/2010	**$391,900**	Luxmi International Inc	Bank Of The Ozarks	2010/5875
06/05/2008	**$321,000**	Odom Jerry Odom Connie And Odom Connie	First Security Bank Of Conway	2008/5847
09/23/2005	**$351,000**	Odom Jerry Odom Connie And Odom Connie	First State Bank	2005/2005

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Convenience Store	**Condition**		**Units**	
Year Built	2004	**Effective Year**		**Stories**	1
BRs		**Baths**	F H	**Rooms**	
Total Sq. Ft.	3,750				

Building Square Feet (Living Space) **Building Square Feet** (Other)

- CONSTRUCTION

Quality		**Roof Framing**	Steel Frame/Truss
Shape		**Roof Cover Deck**	Metal
Partitions		**Cabinet Millwork**	
Common Wall		**Floor Finish**	
Foundation	Concrete	**Interior Finish**	Paneling
Floor System		**Air Conditioning**	None
Exterior Wall	Glass	**Heat Type**	None
Structural Framing	Non-Combustible Fireproofed Structural Steel	**Bathroom Tile**	
Fireplace		**Plumbing Fixtures**	

- OTHER

Occupancy		**Building Data Source**	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Billboard/Sign	240		
Brick/Rock/Masonry Wall			

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PROPERTY CHARACTERISTICS: LOT

Land Use	Convenience Store	**Lot Dimensions**	
Block/Lot		**Lot Square Feet**	68,825
Latitude/Longitude	35.376603°/-92.393319°	**Acreage**	1.58

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source		**District Trend**	
Sewer Source		**Special School District 1**	5
Zoning Code		**Special School District 2**	
Owner Type			

LEGAL DESCRIPTION

Subdivision		**Plat Book/Page**	
Block/Lot		**District/Ward**	02
Description	Pt Se Ne		

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
24036045	For Sale	10/08/2024	10/01/2024	$400,000			Sharon Rietzke	Era Team Real Estate		

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