



AGENDA ITEM HISTORY SHEET

ITEM TITLE

Land Purchase for Future Fire Station

AGENDA NO.**AGENDA DATE:**

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

Previous Council Workshop with Amendment 78 Items

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Will need to go forward ahead of the other Amendment 78 Items and reimbursed once the process for Amendment 78 items is complete.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

LISTING DETAIL



MLS # **23015314**
 Status **Active**
 Area **BRYANT**
 List Price **\$165,000**
 Address **424 Hilldale Road**
 Subdivision **Metes & Bounds**
 City **Alexander**
 County **Saline**
 Zip **72002**

Lance Penfield
Baxley-Penfield-Moudy Realtors
 Ofc: 501-315-5000
 Agent: 501-529-9000
 3525 Highway 5 North
 Suite 100
 Bryant AR 72019
 lancepenfield@bpmrealtors.com

Click on Photo to Enlarge



[Schedule a Showing](#)

GENERAL

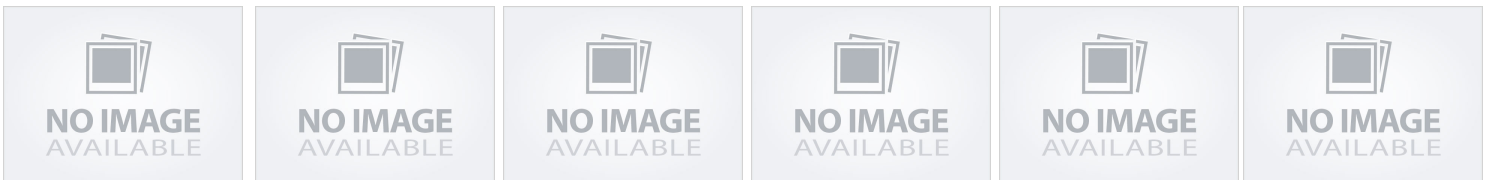
# Bldgs	1	Apx YRB	1944	Direction	From Little Rock take exit 124
# Parking	5	Business Name	None	s	(Bryant Parkway) off of I-30. Right
Apx SQFT	998	Business Type	None		onto Bryant Parkway. Left on
SOURCE OF SQUARE FEET	Courthouse	BAC	2.8		Highway 5 Right on Hilldale.
Apx ACR	1.01	SAC	0		Property on your right.
Apx Lot Sz	169x200				

FEATURES

Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner	LOT	Level	ROOF	Composition
ACCURACY OF EXPENSES	None	LEASE TYPE	None	STORIES	Other (see remarks)
BUSINESS TYPE EXPENSES INCLUDE EXTERIOR FLOORS FOUNDATION HEATING & AIR	None Other (see remarks) Metal/Vinyl Siding Other (see remarks) Crawl Space Other (see remarks)	FINANCING (NEW)	New Loan -Conventional, Cash Building, Land Other (see remarks)	STYLE	Traditional
		PRICE INCLUDES		TENANT EXPENSES	Other (see remarks)
		REASON FOR SALE		TRANSPORTATION/LOCATION UTILITIES	Near Interstate, High Traffic Location, High Visibility Sewer-Public, Water-Public

REMARKS

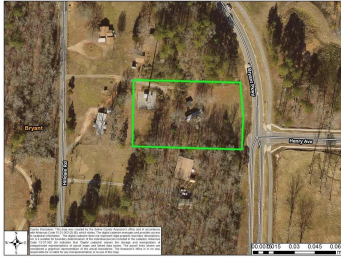
Home on an acre in the heart of Bryant! Seconds to the interstate to take you to either Little Rock or Hot Springs. Just off of Highway 5 to take you to all the benefits of Bryant including shops and restaurants. Survey online for reference purposes only. Zoned C-2.



This property brought to you courtesy of: Baxley-Penfield-Moudy Realtors

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED, AND IS PROVIDED EXCLUSIVELY FOR CONSUMER'S PERSONAL, NON-COMMERCIAL USE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO, INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE. NOTE: MANY PROPERTIES MAY HAVE AUDIO/VIDEO RECORDING IN PLACE. BY ENTERING THE PROPERTY YOU AND YOUR CLIENT CONSENT TO BEING RECORDED PER THE LOCAL AREA REGULATIONS AND LAWS. COPYRIGHT 2023 COOPERATIVE ARKANSAS REALTORS® MULTIPLE LISTING SERVICES INC.

LISTING DETAIL



MLS # 23015315
Status Active
Area BRYANT
List Price \$165,000
Address 506 Hilldale Road
Subdivision Metes & Bounds
City Alexander
County Saline
Zip 72002

Lance Penfield
Baxley-Penfield-Moudy Realtors
Ofc: 501-315-5000
Agent: 501-529-9000
3525 Highway 5 North
Suite 100
Bryant AR 72019
lancepenfield@bpmrealtors.com

Click on Photo to Enlarge



[Schedule a Showing](#)

GENERAL

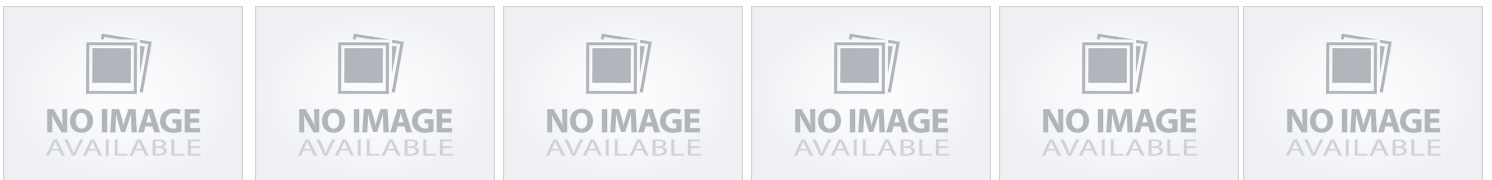
# Bldgs	1	Apx YRB	0	Direction	From Little Rock take exit 124
# Parking	10	Business Name	None	s	(Bryant Parkway) off of I 30. Right
Apx SQFT	840	Business Type	None		on Bryant Parkway. Left of Highway
SOURCE OF SQUARE FEET	Courthouse	BAC	2.8		5. Right on Hilldale. Property on
Apx ACR	1.77	SAC	0		your right.
Apx Lot Sz	See Survey				

FEATURES

Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner	LOT LEASE TYPE FINANCING (NEW)	Level None New Loan	ROOF STORIES STYLE TENANT EXPENSES TRANSPORTATION UTILITIES	Composition Other (see remarks) Traditional Other (see remarks) Near Interstate Water-Public
ACCURACY OF EXPENSES BUSINESS TYPE EXPENSES INCLUDE EXTERIOR FLOORS FOUNDATION HEATING & AIR	None Other (see remarks) Other (see remarks) Other (see remarks) Other (see remarks) Other (see remarks)	PRICE INCLUDES REASON FOR SALE	-Conventional, Cash Building, Land Other (see remarks)		

REMARKS

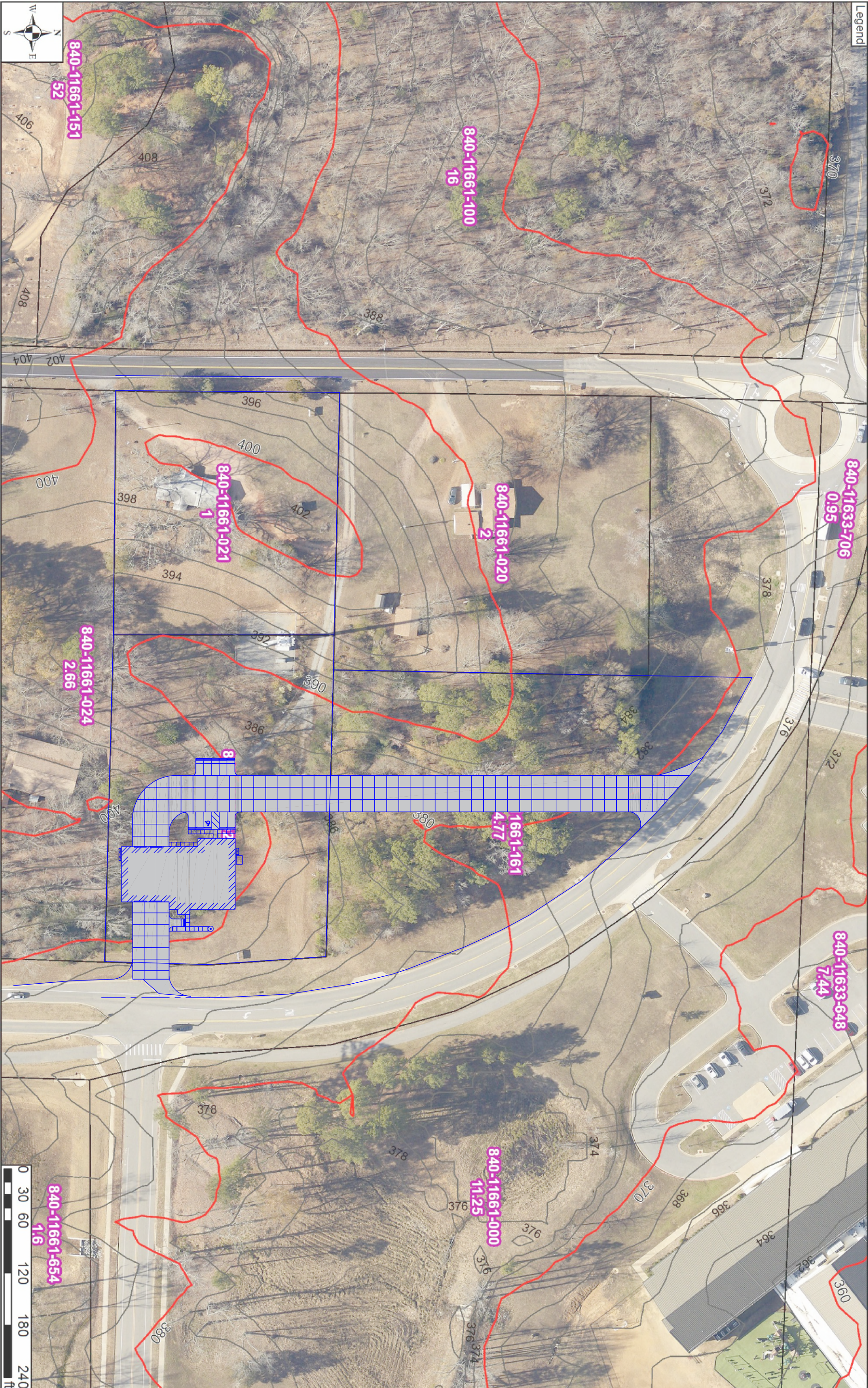
Mobile on over 1.5 acres seconds from the Interstate. Survey online for references purposes only. 0.13 acres on property that contains the tower is owned separately and does not convey. Zoned C-2.



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Legend



Legend





840-11633-706
0.95

840-11633-648
7.44

840-11661-100
16

840-11661-020
2

840-1166
4.77

840-11661-000
11.25

840-11661-021
1

840-11661-12
1.75

840-11661-151
52

840-11661-024
2.66

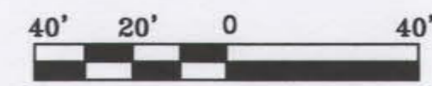
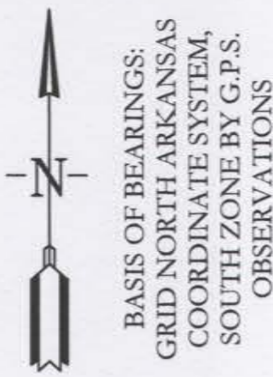
840-11661-654
1.6



Legend



FOUND 5/8" REBAR
NW CORNER NE 1/4 NW 1/4
SECTION 14, T-01-S, R-14-W



- 15' I./E. EASEMENT (1996-016900)
- R/W & UTILITY EASEMENT (2015-033045)

- L1: S02°03'28"W 40.00'
- L2: S87°56'32"E 39.30'
- L3: S02°03'28"W 42.40'
- L4: N87°56'32"W 29.46'
- L5: N88°00'21"W 19.96'
- L6: N02°03'45"E 20.99'

JOHN & MARY COHRT
518 HILLDALE ROAD
SALINE COUNTY
BOOK 336 PAGE 016
PARCEL # 840-11661-020

GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF TRACTS DESCRIBED IN SALINE COUNTY DEED BOOK 1996, PAGE 016958 AND BOOK 2004, PAGE 011555. (DEEDS OF RECORD)

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

NO PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN ON THEN FLOOD INSURANCE RATE MAP, PANEL # 05119C0440G, DATED JULY 06, 2015.

REFERENCE DOCUMENTS:

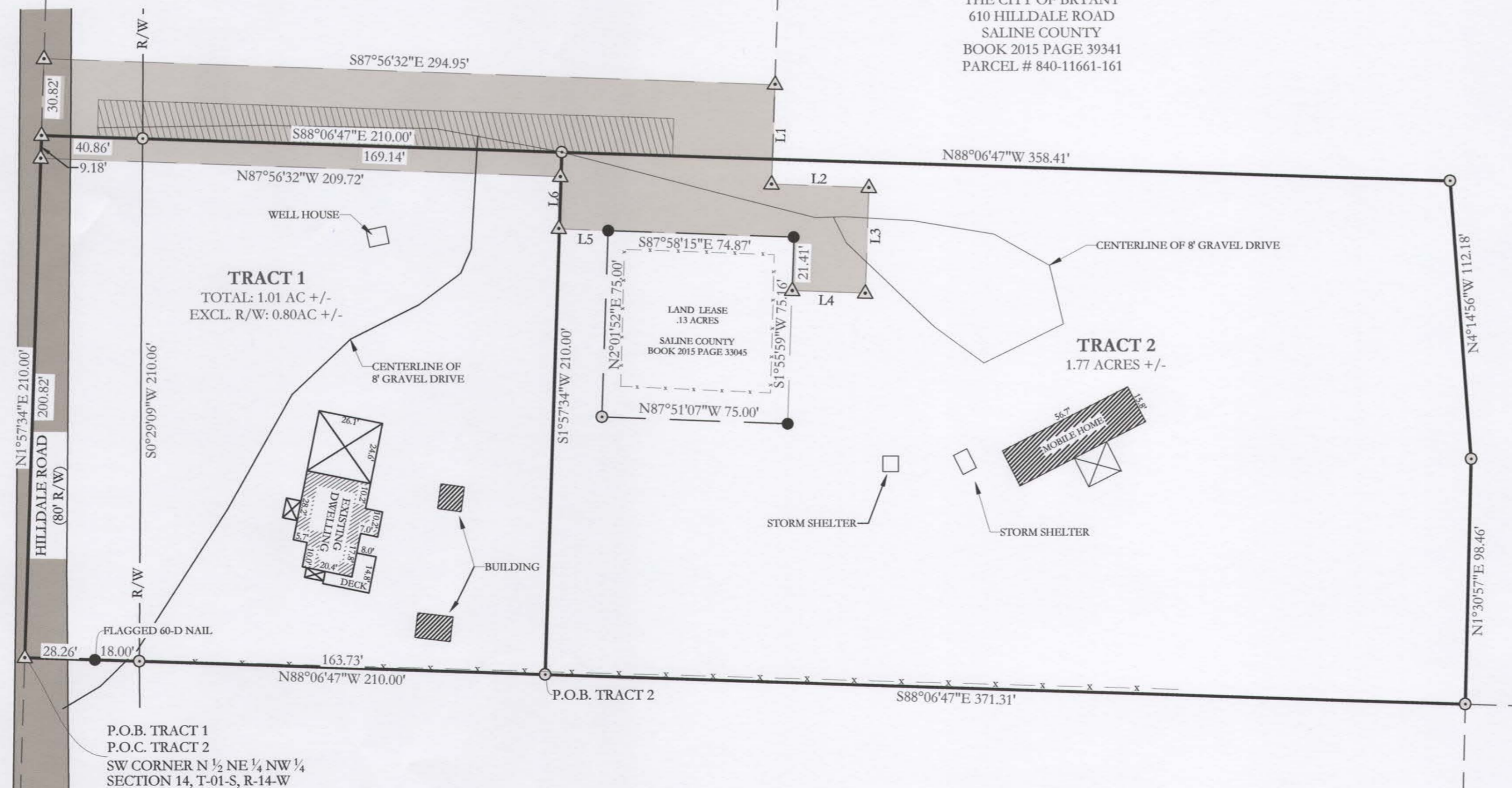
DEEDS FILED IN GARLAND COUNTY:
BOOK 663, PAGE 016
BOOK 1996, PAGE 016958
BOOK 2004, PAGE 011555
DOCUMENT #2015-033045
DOCUMENT #2015-038969

BOUNDARY SURVEY BY DONALD W. BROOKS, PLS
#0005, DATED JUNE 14, 1999. (SLS DOCUMENT #101166)



By affixing my seal and signature, I Daniel Kyle Pennington, Arkansas PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

THE CITY OF BRYANT
610 HILLDALE ROAD
SALINE COUNTY
BOOK 2015 PAGE 39341
PARCEL # 840-11661-161



P.O.B. TRACT 1
P.O.C. TRACT 2
SW CORNER N 1/2 NE 1/4 NW 1/4
SECTION 14, T-01-S, R-14-W

JOYCE B HILLARD
TRUSTEE HILLARD REVOCABLE TRUST
410 HILLDALE ROAD
SALINE COUNTY
BOOK 2010 PAGE 69223



117 S. Market Sevier Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
LANCE PENFIELD

**PART OF THE NE 1/4 NW 1/4 SECTION 14,
TOWNSHIP 01 SOUTH, RANGE 14 WEST
SALINE COUNTY, ARKANSAS**

DATE: 11/15/2017	C.A.D. BY: DKP	DRAWING NUMBER:
REVISED:	CHECKED BY: DXP/JLH	17-0843
SHEET:	SCALE: 1"=40'	
500	01S	14W 0 14 410 62 1807

TRACT 1

RECORD DESCRIPTION: SALINE COUNTY DEED BOOK 2004, PAGE 011555:
ONE ACRE IN A SQUARE IN THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST.

AS-SURVEYED DESCRIPTION:
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N 1/2 NE 1/4 NW 1/4) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SW CORNER OF SAID N 1/2 NE 1/4 NW 1/4 OF SECTION 14; THENCE N01°57'34"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 210.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, S88°06'47"E, A DISTANCE OF 210.00 FEET TO A POINT; THENCE S01°57'34"W, A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTH LINE OF THE N 1/2 NE 1/4 NW 1/4 OF SECTION 14; THENCE N88°06'47"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.01 ACRES, MORE OR LESS; OF WHICH, 0.80 ACRES, MORE OR LESS, IS EXCLUDED FROM THE RIGHT-OF-WAY OF HILLDALE ROAD.

SUBJECT TO A RIGHT-OF-WAY AND UTILITY EASEMENT ACROSS THE NORTH 10 FEET OF SAID TRACT, FURTHER DESCRIBED IN SALINE COUNTY DOCUMENT #2015-033045.

TRACT 2

RECORD DESCRIPTION: SALINE COUNTY DEED BOOK 1996, PAGE 016958:
ALL THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 210 FEET EAST OF THE SOUTHWEST CORNER OF SAID N 1/2 OF NE 1/4 OF NW 1/4 OF SAID SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, FOR A POINT OF BEGINNING FOR THE LANDS HEREIN DESCRIBED; AND RUN THENCE EAST 420 FEET; THENCE NORTH 210 FEET; THENCE WEST 420 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING. CONTAINING 2 ACRES, MORE OR LESS. TOGETHER WITH A 15 FOOT INGRESS AND EGRESS EASEMENT OVER A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, WITH THE SOUTH LINE OF SAID 15 FOOT EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF N 1/2 OF NE 1/4 OF NW 1/4, AND RUN THENCE NORTH ALONG THE WEST LINE OF NE 1/4 OF NW 1/4, 210.0 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST 25.61 FEET TO AN IRON PIN ON THE EAST LINE OF HILLDALE ROAD AND POINT OF BEGINNING OF EASEMENT; THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST 232.0 FEET TO THE END OF 15 FOOT INGRESS AND EGRESS EASEMENT.

AS-SURVEYED DESCRIPTION:
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N 1/2 NE 1/4 NW 1/4) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF SAID N 1/2 NE 1/4 NW 1/4 OF SECTION 14; THENCE S88°06'47"E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING S88°06'47"E, A DISTANCE OF 371.31 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN SALINE COUNTY DOCUMENT #2015-038969; THENCE LEAVING SAID SOUTH LINE, N01°30'57"E, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 98.46 FEET TO A POINT; THENCE N04°14'56"W, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 112.18 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, N88°06'47"W, A DISTANCE OF 358.41 FEET TO A POINT; THENCE S01°57'34"W, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.77 ACRES, MORE OR LESS.

TOGETHER WITH A 15 FOOT INGRESS/EGRESS AS DESCRIBED IN SALINE COUNTY DEED BOOK 1996, PAGE 016958.

SUBJECT TO A LAND LEASE SITE AND VARIOUS RIGHTS-OF-WAY AND UTILITY EASEMENTS ACCESSING SAID SITE, AS DESCRIBED IN SALINE COUNTY DOCUMENT #2015-033045.

LEGEND

- - Found Aliquot Corner
- - Found Monument
- △ - Computed point
- - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted



Bryant

Hilldale Rd

County Disclaimer: This map was created by the Saline County Assessor's office and in accordance with Arkansas Code 15-21-502 (2) (B), which states, The digital cadastre manages and provides access to cadastral information. The digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastre' means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The Assessor's office is in no way responsible for or liable for any misrepresentation or re-use of this map.



00.00426085 0.017 0.0255 0.034 mi



Bryant

Hilldale Rd

Bryant Pkwy

Henry Ave



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00.00 0.015 0.03 0.045 0.06 mi

