



COMBO LOT AVAILABLE

Mineola Dr., Lot 10

Cherokee Village, AR 72529

Everything You Need to Make a Confident, Informed Decision
0.41 Acres

LOT SIZE

\$3,390

ASKING PRICE

\$91.39/mo

MONTHLY PAYMENT

Thank you for your interest in this property. This report was prepared specifically for you by Guadalupe Capital and contains everything you need to evaluate this opportunity — property details, pricing context, owner-financing terms, area information, and answers to common buyer questions. No pressure, no obligation. Our goal is simply to give you the facts.

1 PROPERTY DETAILS

This 0.41-acre residential lot sits on Mineola Drive in the Crow Fourth Addition of Cherokee Village — a quiet, wooded street with paved road access and established neighboring homes. The parcel map shows clearly defined boundaries with over 197 feet of road frontage along Mineola Drive.

PROPERTY ADDRESS

Mineola Dr., Lot 10, Cherokee Village, AR 72529

LOT / BLOCK / UNIT

Lot 10, Block 20, Unit 05

LOT SIZE

0.41 acres

GPS COORDINATES

36°19'40.9"N 91°32'27.1"W

NEAREST TOWN

Hardy, AR (~6 mi)

LOT DIMENSIONS

197.98 ft (N) x 221.56 ft (S) x 47.33 ft (W) x 117.19 ft (E) Electric available; well & septic required

PARCEL ID / APN

248-00797-000

COUNTY

Sharp County

ZONING

R-1 Residential

NEAREST LAKE

Lake Thunderbird

ROAD ACCESS

Mineola Drive (paved)

UTILITIES

Electric available; well & septic required

FULL LEGAL DESCRIPTION

Section 05, Township 19N, Range 05W | Lot 10, Block 20 | Cherokee Village (Crow Fourth Addition) | SD: 42V | Sharp County, Arkansas

PROPERTY HIGHLIGHTS

A well-positioned 0.41-acre lot on Mineola Drive in Cherokee Village — a quiet, paved road in the Crow Fourth Addition of Unit 5. The lot is wooded and semi-sloped with road frontage on Mineola Dr. and utilities available nearby. An added bonus: the adjacent lot is also available through Guadalupe Capital. Acquire both together for \$5,495 — over 20% off retail — with owner financing available on the combo as well.

★ **COMBO LOT OPPORTUNITY:** The adjacent lot (Lot 9) is also available. Purchase both together for \$5,495 — over 20% off combined retail price. Owner financing available on the combo lot as well. Ask us for details.

2 PROPERTY PHOTOS

The following photos include ground-level street views of Mineola Drive, aerial and satellite views with the lot outlined, and a parcel map showing exact dimensions.



Lot 10 — Mineola Drive, Sharp County, Arkansas (0.41 acres)



3D Aerial — lot location on Mineola Dr. within Cherokee Village



Satellite View — lot boundaries (yellow outline), Mineola Dr. frontage



Parcel Map — 0.41 ac with surveyed dimensions



Street View — Mineola Drive looking toward the property (arrow)



Street View — Mineola Drive neighborhood character



Street View — Mineola Drive, road frontage and surroundings

3 PRICING & MARKET CONTEXT

Pricing for this property is based on Guadalupe Capital's knowledge of the Cherokee Village market for comparable vacant residential lots in Sharp County. Buyers are encouraged to independently verify current market values through the Sharp County Assessor's office or public listing platforms.



	PRICE	NOTES
Average Market Value	\$3,500	Seller's estimate for comparable lots in Cherokee Village
This Property — Lot 10	\$3,390	Listed below average market — priced to move
Your Savings	\$110	Below estimated market average
Combo (Lots 9 & 10)	\$5,495	Over 20% off combined retail — adjacent lot also available

4 OWNER FINANCING — HOW IT WORKS

Guadalupe Capital offers owner financing on this property — meaning you buy directly from us with no bank, no credit check, and no lengthy approval process. This property carries **0% interest**, so every dollar of your payment goes directly toward owning your land.

Purchase Price	\$3,390	Down Payment	\$100
Monthly Payment	\$91.39/mo	Loan Term	36 months
Interest Rate	0% — Zero Interest	Balloon Payment	None

The math is simple: \$3,390 purchase price minus \$100 down = \$3,290 balance divided by 36 months = \$91.39/month. Zero interest. No markup. Just land.

What owner financing through Guadalupe Capital means for you:

- No bank approval, no credit check — we work directly with you
- Just \$100 down to get started today
- Fixed payments of \$91.39/month — the cost of a streaming subscription or two
- 0% interest — every single payment is pure equity
- Your name on the deed when the balance is paid — it's 100% yours
- Early payoff anytime with no penalties
- Missed a payment? Talk to us first — we're people, not a bank

5 ABOUT CHEROKEE VILLAGE, AR

Cherokee Village is a planned residential community in Sharp County, Arkansas, developed in the 1950s and 1960s around seven scenic lakes across 12,000+ acres. It remains one of the largest planned communities in the mid-South, drawing retirees, outdoor enthusiasts, hunters, and buyers seeking affordable land with natural beauty and a peaceful pace of life.

Feature	Details
Community Size	12,000+ acres One of the largest planned communities in the mid-South



Population	~4,500 residents Sharp County total: ~17,000
Lakes	7 community lakes — Cherokee, Thunderbird, Omaha, Sequoyah & more
Elevation	Approx. 600–800 ft — rolling Ozark foothills terrain
Climate	Four distinct seasons Mild summers Light winters
Nearest Airport	Jonesboro Regional (~1.5 hr) Memphis International (~2.5 hr)
Healthcare	Sharp County Medical Center, Ash Flat (~20 min)
Internet	Fiber broadband available in many areas via SuddenLink / Optimum
Golf	Cherokee Village Golf Course — 36-hole course within the community

6 WHAT'S NEARBY — RECREATION & AMENITIES

LAKES & FISHING

- Lake Thunderbird — bass, crappie, catfish
- Lake Cherokee — public boat launch
- Lake Omaha — swimming beach area
- Spring River — world-class trout (20 min)

OUTDOOR RECREATION

- Cherokee Village 36-Hole Golf Course
- Mammoth Spring State Park (30 min)
- Buffalo National River (~1 hr)
- Hunting, hiking & ATV trails nearby

SHOPPING & SERVICES

- Hardy Old Town — 6 miles away
- Dollar General, Cherokee Village
- Walmart Supercenter, Ash Flat (20 min)
- Cave City / Batesville (45 min)

7 BUILDING RESTRICTIONS & LAND USE

Cherokee Village is governed by deed restrictions administered by the Cherokee Village Property Owners Association (POA). Below is a plain-English summary. **Always verify current restrictions with Sharp County and the POA before purchasing.**

Allowed Uses

Single-family residential only. No commercial use.

Minimum Home Size

Typically 900 sq ft finished living space (verify with POA)

Mobile/Manufactured Homes

Generally NOT permitted — site-built homes required

Setbacks

Typically 25 ft front, 10 ft sides, 20 ft rear (verify with county)

RV / Camping

Not permitted as permanent residence on residential lots

Utilities

Electric available; well & septic required

Build Timeline

No mandatory build timeline — hold as long as you need



POA Dues

Annual fee approx. \$100–\$200/yr (verify current rate with POA)

Clearing

Light clearing permitted; check with POA for large-scale work

Note: Deed restrictions and POA rules can change. Information above reflects general guidelines at time of publication. Buyer is responsible for verifying all restrictions prior to purchase.

8 SHARP COUNTY AT A GLANCE

METRIC	SHARP COUNTY	ARKANSAS AVG	WHAT IT MEANS FOR YOU
Population	~17,000	~3.1 million	Quiet, small-town feel
Median Home Value	~\$115,000	~\$162,000	Highly affordable region
Median Household Income	~\$38,500	~\$52,000	Working-class community
Annual Property Tax	Very low (~0.5%)	~0.63% avg	Low ongoing cost of ownership
% Rural Land	>90%	~55%	Privacy, space, nature
Retiree Population	High (25%+)	~18% avg	Peaceful, stable neighborhood

Sources: U.S. Census Bureau ACS 5-Year Estimates, Arkansas Dept. of Finance & Administration. Figures are approximate.

9 COMMON BUYER QUESTIONS

Do I need good credit to qualify?

No. Guadalupe Capital offers owner financing and does not run a credit check. We care about your commitment to making monthly payments — not your credit history.

Why is the interest rate 0%?

We believe land ownership should be accessible. On this property, 100% of every monthly payment goes toward your principal balance — nothing lost to interest.

Can I visit the property before I buy?

Absolutely — and we encourage it. GPS: 36°19'40.9"N 91°32'27.1"W. Mineola Drive is paved and the lot is accessible any time. No appointment needed.

What is the combo lot opportunity?

The lot directly next door (Lot 9) is also available through Guadalupe Capital. Purchase both Lots 9 and 10 together for \$5,495 — that's over 20% off the combined retail price, with owner financing available on the combo as well. Ask us for details.

Are there any hidden fees?

No. The \$3,390 price, \$100 down, and \$91.39/month are the full picture. You are also responsible for annual POA dues and property taxes, both of which are very low.

What if I miss a payment?

Talk to us before you miss it and we will work with you. We are real people — not a bank.



Can I build on the property while I'm still making payments?

Not quite — and here's why: to pull a building permit in Arkansas, the property title must be in your name. With owner financing, Guadalupe Capital holds the deed until your final payment is made, at which point we record the title in your name immediately. The good news is that with a 36-month term, you're typically breaking ground within three years — and there's no penalty for paying it off early if you want to get there faster.

What happens after my last payment?

Guadalupe Capital records a warranty deed in your name. The land is 100% yours, free and clear. Early payoff is always welcome with no penalties.

Is this in a flood zone?

Based on FEMA FIRM maps, this area is generally not in a high-risk flood zone. Verify independently at msc.fema.gov using the parcel address before purchasing.

10 READY TO TAKE THE NEXT STEP?

1 Visit the Property
GPS: 36°19'40.9"N 91°32'27.1"W. Mineola Drive is paved — walk the lot on your own schedule.

2 Ask Us Anything
Email ryanohls@guadalupecapital.com or call (512) 803-7417. No pressure — just real answers.

3 Reserve It with \$100
A \$100 deposit holds this lot for 7 days while you make your final decision.

4 Sign & You're the Owner
One simple purchase agreement, your \$100 down, and the land is on its way to being yours.



Guadalupe Capital

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Report prepared: May 27, 2026 | Property: Mineola Dr., Lot 10, Cherokee Village, AR 72529 | Parcel: 248-00797-000

This report is provided for informational purposes only and does not constitute legal, tax, or investment advice. All figures are approximate. Pricing context is based on seller's market knowledge and has not been independently verified through recorded sales data. Buyer is responsible for independent verification of all information prior to purchase. Guadalupe Capital is not a licensed real estate broker.