

411 West Avenue C (870) 777-1420 Phone
P.O. Box 735 (870) 777-5219 Fax
Hope, AR 71802-0735

Odell & Paula's Willisville Mall

**Odell & Paula's – Willisville Food Center
5599 Highway 371
Willisville, AR 71864**

**Residential House
5603 Highway 371
Willisville AR 71864**

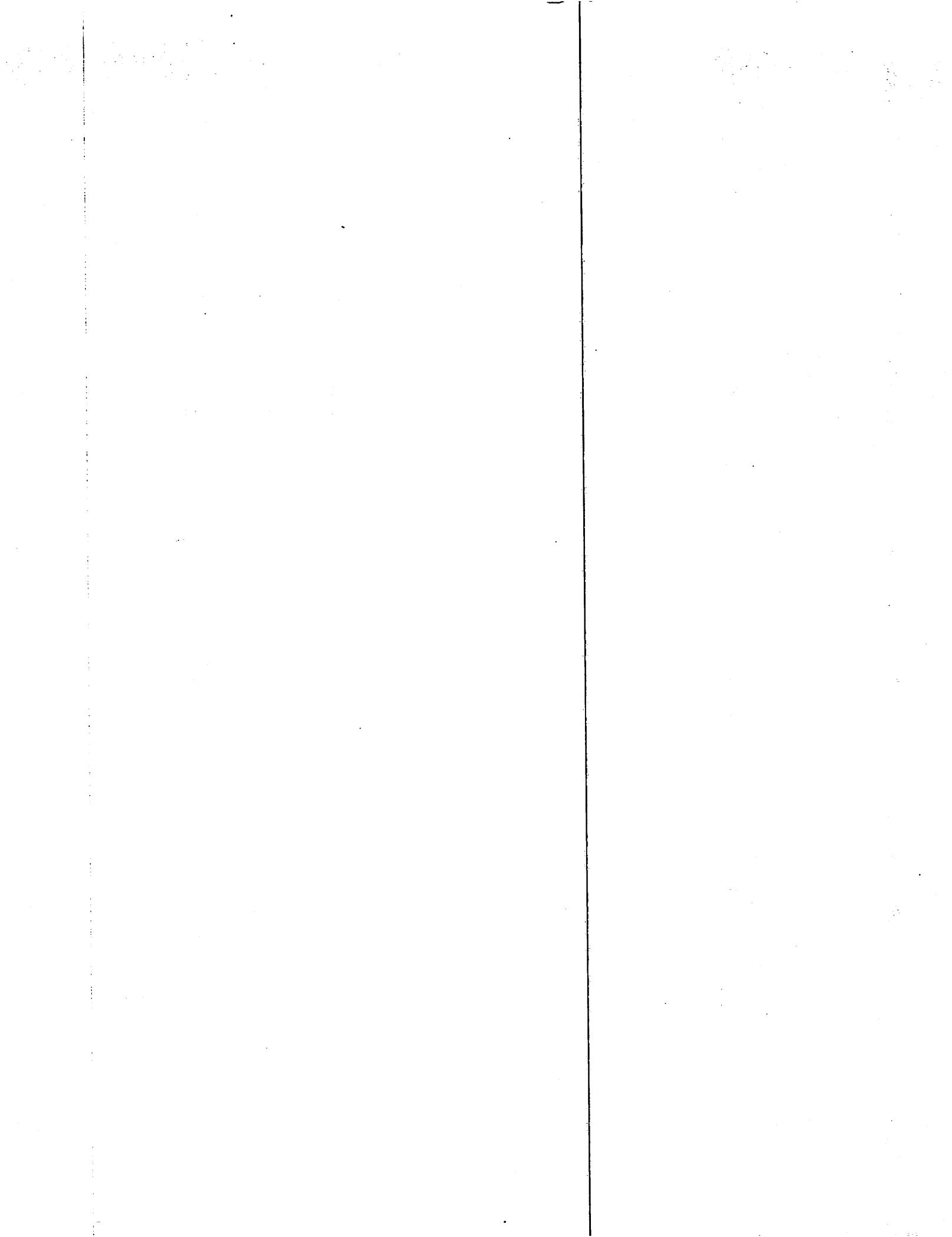
\$850,000

*Appraisal and financials available for qualified buyers only.

BUSINESS (5599 Hwy 371): Food Center + gas + on & off-road diesel + groceries + hardware + plumbing & electrical supplies + Def + transmission fluid + dog & cat food + dining area + deli.

- Been in business since 1978.
- Business, land and buildings – all included in the sale.
- Rebuilt in 2006.
- 1 acre. (Highway 371 road frontage. This location has approximately 1,400 vehicles per day based on ARDOT traffic maps).
- Asphalt and gravel parking lot. Multiple parking spots.
- Not in a flood zone, per appraisal.
- 3,375 sq ft, per appraisal.
- Fuel equipment, furniture, appliances.
- Food prep area, which includes a vent hood.
- Office.
- Single restroom.
- Walk-in cooler, 9'8" x 21', includes a walk-in door + glass doors to display products.
- 12,000-gallon underground gas tank is not used.
- 5 above-ground tanks: four 1000-gallon capacity, 2024, (3 for gasoline, 1 for diesel). One 1000-gallon capacity for off road use only.
- 50-kilowatt diesel Generac generator. Installed ~2021.
- Warehouse: built in 1980. 2,040 sq ft, per tax card. Roof, ~2023. Walk-in and roll-up door.
- 20x24 metal canopy – gas tanks.
- No deed restrictions.
- Parcel 077-00089-000.
- STR 17-14-21.
- Type: (CI) Comm. Impr.
- Estimated real estate taxes: \$1,967.

All information is believed to be correct, but it is up to each individual buyer to verify any and all information.



Lead-Based Paint Disclosure (Sales)



Page 1 of 2

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE FOR TARGET HOUSING SALES LEAD WARNING STATEMENT

Address of Property 5603 and 5599 Highway 371, Willisville AR 71864.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

AS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

AS (b) Records and reports available to the Seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Agent's Acknowledgement (initial)

LT Agent has informed the Seller of the Seller's obligations under 42.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Amanda Stone

Seller

02/02/2026

Date

Seller

Date

Lindsey Townsend

02/02/2026

Listing Agent

Date

Lead-Based Paint Disclosure (Sales)

Page 2 of 2



Address of Property 5603 and 5599 Highway 371, Willisville AR 71864.

Purchaser's Acknowledgement (initial)

- (c) Purchaser has received copies of all information listed above (on Page 1).
- (d) Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home."
- (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser

Date

Purchaser

Date

Selling Agent

Date

Certification of Accuracy

All parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

(THIS SPACE LEFT INTENTIONALLY BLANK)

As of: 1/9/2026 11:09:04 PM

Nevada County Report

Odell & Paula's

Property Owner

Name: STONE, AMANDA**Mailing Address:** 2228 NEVADA 17
ROSSTON, AR 71858**Type:** (CI) Comm. Impr.**Tax District:** (1WV) NEVADA**Millage Rate:** 58.10

Property Information

Physical Address: 5599 HWY 371

71864

Subdivision: 17-14-21 WILLISVILLE CITY METES & BOUNDS**Block/Lot:** N/A / N/A**S-T-R:** 17-14-21**Size (Acres):** 1.00**Legal:** PT SE SW

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	6,000	1,200	1,020
Building	175,250	35,050	32,842
Totals	181,250	36,250	33,862

Taxes

Estimated Taxes: 1,967**Homestead Credit:** 0 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.**Status:** (V) - Verify

Land

Land Use	Size	Units
N/A	1.000	Acres
Total	1.00	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
3/31/2025	N/A	N/A	N/A	N/A	N/A	STONE, AMANDA	N/A	Improved
2/11/2025	2025	588	N/A	N/A	N/A	STONE, AMANDA	N/A	Improved
2/11/2025	N/A	N/A	N/A	N/A	N/A	HATFIELD, PAULA & ODELL	N/A	Improved
4/7/2021	2021	424	N/A	N/A	N/A	HATFIELD, PAULA & ODELL	N/A	Improved
3/25/2009	2025	589	N/A	N/A	N/A	HATFIELD, PAULA & ODELL	N/A	Improved
1/1/1982	352	523	N/A	N/A	N/A	HATFIELD, PAULA & ODELL	N/A	N/A

Details for Commercial Card 1

Business Name(s): ODELL & PAULA'S

Number of Units: N/A

Total Floor Area: 5460

Site Work: Prep;

Floor Cover: N/A

Foundation: N/A

Ceilings: 00

Floor Structure: N/A

Interior Finish: N/A

Structure Frame: Rigid.Fr

Insulation: N/A

Exterior Walls: N/A

Appliances: 09

Ext. Wall Load: NonLoadB

Plumbing: Lavatory Sink Water.Cl

Roof Structure: N/A

Electrical: Avg.B Qual.2

Roof Cover: N/A

Misc: 02 08 09 06 11

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
2006	Average	15	1	S4

Avg Floor Area: 3420

Common Wall: N/A

Avg Perimeter: 242

Total Floor Area: 3420

No. Floors: 1

Total Height: 10

Avg Floor Height: 10

Unit Multiplier: N/A

Occupancy

Primary Convenience Stores (100%)

Heating/Cooling

WrmCl Air (100%)

Secondary N/A

N/A

Building 2

Age/YC	Condition	Effective Age	Stories	Grade		
1960	Average	30	1	D4		
Avg Floor Area: 2040			Common Wall: N/A			
Avg Perimeter: 196			Total Floor Area: 2040			
No. Floors: 1			Total Height: 12			
Avg Floor Height: 12			Unit Multiplier: N/A			
Occupancy		Heating/Cooling				
Primary	Warehouses (100%)	00 (100%)				
Secondary	N/A	N/A				

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Canopies	METAL	20x24	N/A	A	N/A
Paving	AS2ON2	3136	N/A	N/A	N/A
Signs, Plastic Illum.	DFACEF	4x7	N/A	N/A	N/A
Sign Posts or Poles		4x18	2	N/A	N/A
Tanks, Under, Fuel, Fiberglass		8000	N/A	N/A	N/A
Tanks, Under, Fuel, Fiberglass		4000	N/A	N/A	N/A
Canopies	METAL	6x76	N/A	N/A	N/A
Fence, Chain Link	#9WIRE	5x90	N/A	N/A	N/A
Cooler (35 F)		10x24	N/A	N/A	N/A
GASPE2	MG2S		1	N/A	N/A
GASPM1			1	N/A	N/A
Canopies	ALUM	4x5	N/A	N/A	N/A
Signs, Plastic Illum.	DFACEF	2x7	N/A	N/A	N/A
Signs, Plastic Illum.	DFACEF	4x7	N/A	N/A	N/A
Tanks, Welded Steel		2000	N/A	N/A	N/A
Television Security System	BASE		1	N/A	N/A
Television Security System	ADDCAM		6	N/A	N/A
Paving	CONC	4x76	N/A	N/A	N/A
Tanks, Welded Steel		1000	3	N/A	N/A
Multi-Purpose	SUMT	8x16	N/A	N/A	N/A
Multi-Purpose	SUMT	8x14	N/A	N/A	N/A
Multi-Purpose	SUMT	8x45	N/A	N/A	N/A
Multi-Purpose	SUMT	8x10	N/A	N/A	N/A
Canopies	WOOD	18x20	N/A	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2025	181,250.00	33,862.00
2024	181,250.00	31,141.00
2023	136,050.00	27,210.00
2022	136,050.00	27,210.00
2021	136,050.00	27,210.00
2020	136,050.00	27,210.00
2019	135,300.00	27,060.00
2018	135,300.00	27,060.00
2017	135,300.00	27,060.00
2016	135,300.00	27,060.00
2015	135,300.00	27,060.00

Not a Legal Document

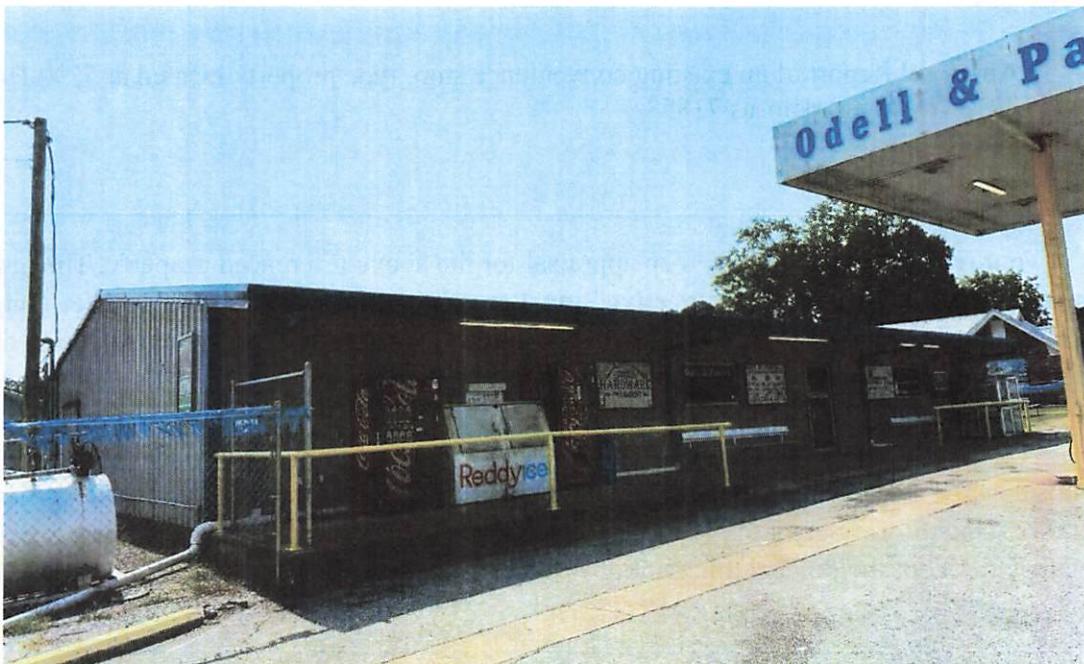
Subject to terms and conditions
www.actDataScout.com

**APPRAISAL REPORT
OF**

**Convenience Store Type Property
Known as
Odell & Paula's Food Center**

located at

**5599 Highway 371
Rosston, Nevada County, Arkansas**



AS OF

Date of Observation: August 7, 2025

Effective Date of Appraisal: February 11, 2025

PREPARED FOR

Estate of Paula Hatfield
c/o Amanda Stone
5599 Highway 371
Rosston, AR 71858

PREPARED BY

Joshua Barbaree, Appraiser
The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75501

THE APPRAISAL GROUP

Real Estate Appraisals
3601 North Robison Road
Texarkana, TX 75501

Phone (903) 793 3211

Fax (903) 793 3307

August 26, 2025

Estate of Paula Hatfield
c/o Amanda Stone
5599 Highway 371
Rosston, AR 71858

Re: Appraisal Report of an existing convenience store type property located at 5599 Highway 371, Rosston, Arkansas 71858

Dear Mrs. Stone:

Pursuant to your request, I have prepared an appraisal for the above referenced property. The purpose of this appraisal is to estimate the **“Retrospective” market value** of the subject property’s **fee simple interest** for establishing a tax basis of inherited assets, as of February 11, 2025, which was the date the property transferred to Amanda Stone. This appraisal is intended for the use of the client and their assigned participants only.

This appraisal analysis is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This report is also intended to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA).

The appraisal is made in accordance with the Code of Professional Ethics and Standards of Professional Practice of The Appraisal Institute of which I am candidate for membership.

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal. I certify that I have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions.

Statements of fact are correct, to the best of my knowledge, and compensation for making the appraisal is not contingent on the value conclusions reported herein. I have completed appraisal assignments of similar properties in the past and believe the competency provision to be fulfilled. I have included supporting data, reasoning, etc.

August 26, 2025 – Continued

The subject includes a convenience store type property situated on a generally rectangular shaped site containing approximately 1.0 acre, according to tax records and the available legal description. The structure contains a total of approximately 3,375 square feet of building area.

I observed the property on August 7, 2025. I was allowed access by the owner. I have included an approximate sketch of the improvements, based on exterior measurements taken during my observation. No survey was available, and I relied upon the furnished legal description in estimation of site size, which is consistent with tax records. The effective date of the appraisal is February 11, 2025, which was the date the property transferred to Amanda Stone.

The appraisal problem, as applied to the subject, was to determine the following stage of value:

Retrospective Market Value, as the property existed on the effective date of February 11, 2025 – A retrospective opinion of the market value of the property as of February 11, 2025, which was the date the property transferred to Amanda Stone, as the property physically and legally existed, without hypothetical conditions, assumptions, or qualifications, as of the date the appraisal.

The “**Retrospective**” market value estimate of the **fee simple interest** in the subject property, as of the effective date of the appraisal, February 11, 2025, *inclusive of FF&E (fuel equipment and furniture/appliances)*, under the herein stated assumptions and limiting conditions, is:

5599 Highway 371, Rosston, Arkansas, “Retrospective,” as of February 11, 2025 — \$456,000.00

With proper marketing, it is my opinion that the subject property would have sold for the above estimated value within 12 months of the stated retrospective effective date.

The value has been allocated as follows:

<u>Whole Property</u>	<u>Fuel Equipment</u>	<u>Furniture/Appliances</u>	<u>Real Property</u>
\$456,000.00	\$108,000.00	\$15,000.00	\$333,000.00

Please see Extraordinary Assumptions at Page 15.

Respectfully submitted,



Joshua G Barbaree
Certified General Appraiser
Arkansas Certification # CG 3982
Expires 06/30/26
Texas Certification # TX 1381088-G
Expires 04/30/27

Executive Summary

Property Information:

Subject Property: Existing convenience store type property, located at

Address: 5599 Highway 371
Rosston, Arkansas 71858

Tax ID: 077-00089-000

Property Type: Convenience Store

Owner of Record: Amanda Stone

Gross Building Area: Approximately 3,375 square feet

Percent Occupied: 100% Owner Occupied – no potential leases revealed

Year Built/Condition: Stated 2006 – Nevada County Tax Records

Site Characteristics:

Land Area: Approximately 1.0 acre or Approximately 43,560 SF

Zoning Designation: No Zoning

Highest and Best Use:

As if Vacant: Highway Commercial or Single-Family

As Improved: Continued use as Convenience Store Type Property

Valuation Information:

Property Interest Appraised: Fee Simple

Date of Observation: August 7, 2025

Effective Date: February 11, 2025 (retrospective)

Date of this Report: August 26, 2025 (date of delivery)

Exposure time: 12 months / Marketing Period: 12 Months

Market Value Indications:

"Retrospective" Value Conclusions				
	Whole Property	Fuel Equipment	Furniture/Appliances	Real Property
<i>Cost Approach</i>	\$476,000.00	\$108,000.00	\$15,000.00	\$353,000.00
<i>Sales Comparison Approach</i> ...	\$456,000.00	\$108,000.00	\$15,000.00	\$333,000.00
<i>Income Approach</i>	Not Developed			

Market Value Conclusion				
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion	
"Retrospective"	Fee Simple	February 11, 2025	\$456,000.00	
Whole Property	Fuel Equipment	Furniture/Appliances	Real Property	
\$456,000.00	\$108,000.00	\$15,000.00	\$333,000.00	

Important Considerations

I observed this property on August 7, 2025, and the effective date is February 11, 2025. I have included specific assumptions regarding property characteristics on the retrospective effective date. The subject property has a documented history of housing underground fuel storage tanks. One 12,000-gallon gasoline tank, installed in 1998, is stated as in use with registered release detection and spill protection systems, although the owner stated that the underground tank is not used. A copy of the ADEQ regulated storage tank information sheet has been included at the addenda of this report. The most recent compliance inspection, from February of 2023, shows seven non-compliance issues, which were all documentation issues. I have assumed that non-compliance issues could be solved without significant expense to the owner. In addition, there are five above-ground storage tanks on site that are not registered with ADEQ. Although registration is not required, unregistered aboveground fuel storage tanks may not be eligible for trust fund reimbursement if a release occurs. Specific extraordinary assumptions have been included at Page 15.

Identification of the Property

The subject is a convenience store type property situated on a generally rectangular shaped site containing approximately 1.00 acre, according to tax records and the furnished legal description. The subject structure contains a total of approximately 3,375 square feet of building area. Site improvements include asphalt and gravel paving as well as various enclosed and covered areas. The address is **5599 Highway 371, Rosston, Nevada County, Arkansas 71858**.

Legal description

(Description Copied from Nevada County Book 2021, Page 424):

A part of the SE 1/4 of the SW 1/4 of Section 17, Township 14 South, Range 21 West, described as follows:

Beginning at the Northeast corner of said SE 1/4 of SW 1/4, run South 340 feet,
thence run West 413 feet to the **point of beginning** of this tract of land,
run thence West 208 1/2 feet to the center of State Highway 19,
run thence South 14 degrees West along the center of said Highway for distance of **208 1/2 feet**,
run thence East 208 1/2 feet,
run thence North 14 degrees East 208 1/2 feet to the **point of beginning**, containing **one acre, more or less**.

Appraiser-Drawn Estimated Site Sketch



Property Description

Site	
Information Sources:	I observed the interior and exterior of the property and took photographs on August 7, 2025. I was allowed access Amanda and Kavin Stone, who accompanied me during my observation and provided information about property history and specifics. I have included an approximate sketch of the improvements, based on exterior measurements taken during my observation. I relied upon the site size from the furnished deed, which is consistent with the size shown at Nevada County Tax Records. Other sources of information include interviews with local brokers, owners, etc., information from Nevada County tax and deed records, and interviews with the owner.
Site Size:	1.00 +/- acre or 43,560 square feet, according to furnished legal description – same as size shown at tax records
Site Shape:	Generally Rectangular – see approximate appraiser-drawn site sketch
Site Topography:	Generally level and slightly sloping to the north
Road Frontage/Access:	Frontage/Access along Highway 371
Utilities:	Public electricity, natural gas, and water are available to the site. Public sewer does not extend to the immediate area
Site Improvements:	The site is improved with a convenience store type property, as well as various covered and enclosed storage areas, chain link fencing, asphalt and gravel parking, and modest green areas
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The site appears to be located outside of any shaded flood hazard zone. FEMA Map Number: 050454B FEMA Map Date: August 9, 1977; [older paper map] Converted by Letter June 1, 2009 FEMA Zone Classification: Zone "X" [Non-Flood Hazard]
Easements/	
Encroachments:	No adverse easements or encroachments were apparent. No current survey was available. Within the Identification of the Property section, I have included an approximate appraiser-drawn site sketch based on the furnished legal description, to help the reader visualize the property.
Site Comments:	The site has good access and visibility along Highway 371, although traffic is not significant along Highway 371 at this location [approximately 1,400 vehicles per day based on ARDOT traffic maps]

Property Description – Continued

Improvements

Property Type: Existing Convenience Store type property

Age, Effective Age & Condition: The year of construction stated at Nevada County Tax Records is 2006, indicating an actual age of approximately 19 years. This is consistent with the owner's estimate, who stated that an original structure had been destroyed and was rebuilt in approximately 2006. No significant deferred maintenance was noted. A 50-kilowatt generator was added to the convenience store structure within the past few years. The utility building appears to be close in age and was stated by the owner to be close in age, although the year of construction shown at tax records is 1960. The roof at the utility building was stated to be approximately 2 years old. Based on prior Google Streetview photos, a walk-in and roll-up door was also added to the structure at this time. The overall effective age was estimated at approximately 12 years. The total economic life for similar structures is 30 years, indicating depreciation of approximately $12 / 30 = 40\%$.

Size:	Total Gross Building Area	3,375 SF
Other Enclosed and Covered Areas		
Utility Building - Gravel Floor	32' X 70'	2,240 SF
Fuel Canopy - Approximately	16' X 20'	320 SF
Car Cover - 10' X 18'		180 SF
Metal Shed - 8' X 10'		80 SF

Foundation, Frame & Exterior

Foundation/Basement: Concrete Slab

Foundation/Frame: Steel Frame

Eave Height: 10' Eave Height

Exterior: Metal

Roof: Metal

Interior

Interior Finish: The interior is generally open with concrete floors and vinyl backed fiberglass insulation. There is exposed ducting throughout. There is a partition for an office and single restroom, which are finished with wood paneling and older acoustic tile ceilings, with concrete floors. There is a janitorial sink with a backup overflow valve near the storage area, and there is a single stainless-steel sink at the food prep area. The food prep area includes a built-in commercial vent hood. The walk-in cooler measures 9'8" X 21' at the exterior and includes a walk-in door as well as glass doors to display products.

Property Description – Continued

Partitions/Interior

Framing: Wood

Doors: Glass Front Entry Door/Metal Rear Door

Restrooms: One Restroom – assumed to be ADA compliant

Mechanical Systems

Heating/HVAC: HVAC at 100% of building Area

Cooling/Air

Conditioning: HVAC at 100% of building Area

Electrical: Assumed adequate

Plumbing: Assumed adequate

Other: 9'8" X 21' Walk-In Cooler

Fuel Equipment: There are four aboveground double-walled steel fuel tanks, each of which have 1,000-gallon capacity. Three of the tanks hold gasoline and one holds diesel. The tanks flow through underground pumps to a single, two-sided, fuel dispenser. The tanks were stated to be approximately one year old. The owner stated that the dispenser is approximately the same age as the building.

There is also an above ground diesel tank with 2,000-gallon capacity, with a significantly older dispenser, for off-road use only.

The aboveground fuel tanks are not shown at the ADEQ Record that has been included at the addenda, although several underground tanks were shown. According to ADEQ records (Facility ID 50000046), three underground storage tanks are associated with the property. Two tanks (3,000-gallon and 2,000-gallon gasoline tanks) were permanently taken out of use and filled in 1998. One 12,000-gallon gasoline tank, installed in 1998, is stated as in use with registered release detection and spill protection systems, although the owner stated that the underground tank is out of service. The most recent compliance inspection, from February of 2023, shows seven non-compliance issues, which were all documentation issues.

The aboveground tanks are not registered with the ADEQ. Although registration is not required, unregistered aboveground fuel storage tanks may not be eligible for trust fund reimbursement if a spill occurs.

Property Description – Continued

Site Improvements

Parking: Asphalt and Gravel

Drainage: Appears Adequate; non-flood hazard area, according to available FEMA flood maps, which are older paper maps

Landscaping: Modest Green Areas

Property Analysis

Functional Utility: Typical Convenience Store

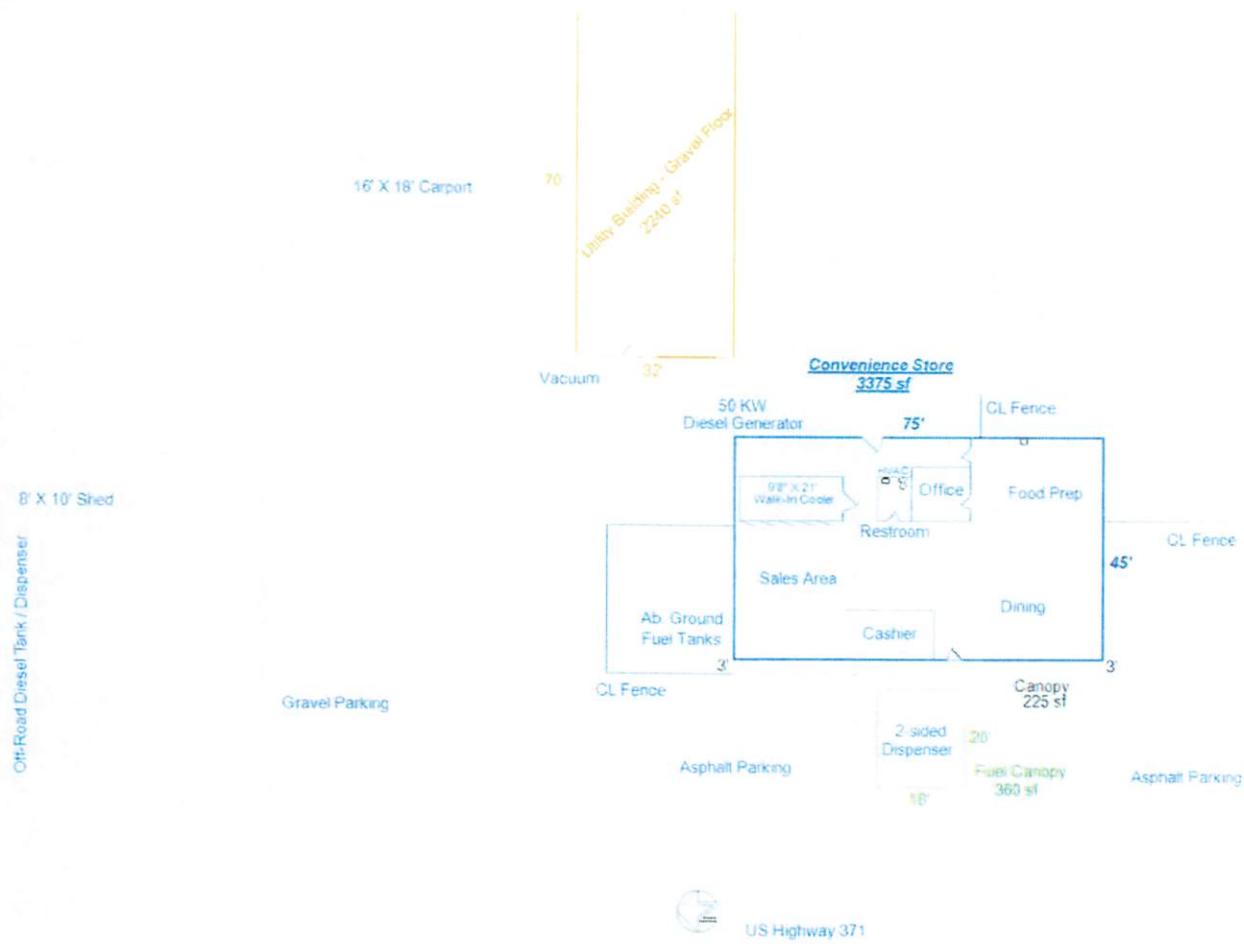
Design & Appeal: Average

Highest and Best Use: As if Vacant: Highway Commercial or Single-Family

As Improved: Continued use as Convenience Store Type Property

Occupancy: 100% owner occupied

Building Sketch



Area Calculations Summary					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Convenience Store	1.00	3375.00	240.00	3375.00
OTH	Canopy	1.00	225.00	156.00	
	Fuel Canopy	1.00	360.00	76.00	
	Utility Building - Gravel Floor	1.00	2240.00	204.00	2825.00

Net BUILDING cnt 1 (rounded) 3,375

Assessment & Taxes

Tax Parcel ID#:	077-00089-000
Tax Year:	2025
Assessed Value Land:	\$6,000.00
Assessed Value Improvements:	\$175,250.00
Total Assessed Value:	\$181,250.00
20% Assessed Value:	\$36,250.00
Millage Rate [\$58.10 per \$1,000]:	58.10
Estimated Real Estate Taxes:	\$2,106.13
Total Taxes (Rounded):	\$2,200.00

Assessment Analysis

The tax burden has been rounded to \$2,200.00 per year (rounded up to nearest \$100.00 from the actual estimated tax burden of \$2,106.13). The assessment appears to be typical, based on similar properties in the area. A copy of the Nevada County Tax Assessor's printout has been included at the addenda.

Zoning Analysis

District: Not zoned/outside city limits

Conforming: N/A

Applicable Permitted Uses: Commercial, agricultural, single family, etc.

Highest and Best Use

The Dictionary of Real Estate Appraisal, Seventh Edition, 2022, published by The Appraisal Institute includes the definition of “highest and best use” on page 88:

- 1) "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."
- 2) "The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)"
- 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)"

Highest and Best Use, as if Vacant

In this instance, definition number one is applicable. The subject is a convenience store type property situated on a generally rectangular shaped site containing approximately 1.00 acre, according to tax records and the furnished legal description. The physical address is **5599 Highway 371, Rosston, Nevada County, Arkansas 71858**.

Physically Possible

In arriving at my opinion of highest and best use for the subject, it was first necessary to determine if the physical characteristics of the site - such as soil conditions, topography, shape and frontage were favorable for development. No differential settlement was observed which would indicate unusually unstable soil-bearing capacities in the surrounding area. The subject is of sufficient size to be economically adaptable for development of a wide range of commercial type uses. The topography imposes no discernible problem for development. Thus, the physical characteristics were expected to impose no insurmountable limitations to permissible development.

Legally Permissible

The subject site is located outside of the city and is not subject to any zoning regulations.

No deed restrictions were reported to me. I did not conduct in-depth research for deed restrictions and have assumed the owner has conducted their own research regarding any major limitations on the use of this site.

Highest and Best Use – Continued

Financially Feasible

Uses which meet the physical and legal tests can be analyzed to determine economic potential.

Remaining possible uses are numerous, but due to surrounding properties and uses, the probable use was considered to fall within the highway commercial or single-family segment of the market.

Projected return is analyzed for each use, and those with positive rates of return indicate financially feasible uses. In this instance, a wide array of commercial and residential type uses is possible and permissible. Generally, these uses would indicate positive returns.

Maximally Productive

Uses in the immediate area include commercial and single family. Commercial uses in the immediate area are less common due to lower traffic along Highway 371 at this location. Commercial and single-family use appear to offer similar returns at this location.

Therefore, highway commercial or single-family residential uses would have the highest indicated site value and was the maximally producing use to which the subject site could be placed, as if vacant.

Highest and Best Use, As Improved

The existing convenience store structure was constructed in approximately 2006, after the prior convenience store structure was destroyed. The existing improvements have no major deferred maintenance and fall well within the definition of highest and best use. The highest and best use, as improved, is the current use as a convenience store type property.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

- The Cost Approach
- The Income Approach
- The Sales Comparison Approach

This appraisal includes the following:

- Cost Approach: This approach is applicable and has been fully developed as a supporting valuation method. The contributory value of FF&E (fuel equipment) was estimated in the cost approach section.
- Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.
- Income Approach: This approach is not necessary in the development of a credible appraisal analysis of a property similar to the subject. The majority of similar properties are owner/occupied in the area, and few leases and sales of similar properties were available for the development of the income approach.

Cost Analysis at FF&E (Fuel Equipment) – “Retrospective”

I have used the Marshall Valuation Service to estimate the cost new of the fuel equipment, and deducted estimated depreciation. The aboveground fuel tanks were installed in 2024 (stated by owner), however underground lines are older. The two-sided dispenser is approximately 19 years old. The offroad diesel tank and dispenser are significantly older. Overall, the effective age of all fuel equipment was estimated at 5 years. An economic life of 20 years was considered appropriate for similar fuel equipment, based on lifespans shown at Marshall Valuation Service. Depreciation is calculated as 5 years effective age / 20 years total economic life = 25%.

CALCULATOR COST METHOD - "MARSHALL VALUATION SERVICE" - "RETROSPECTIVE"				
Appraisal Prepared for:	Estate of Paula Hatfield c/o Amanda Stone			
Property Identification:	Convenience Store			
Address:	5599 Highway 371, Rosston, Arkansas 71858			
Type of Occupancy:	Fuel Equipment	Cost Section:	61	
		Quality:	Average	
Age: Actual 1 yr @ tanks, 19 yrs at pump, eff 5				
offroad 2,000 gallon diesel and pump much older	ECONOMIC LIFE =20	Condition:	AVG	5/20 = 25%
Region:	Central	Climate:	Moderate	
UNDERGROUND TANKS, FUEL EQUIPMENT				
Base Cost Estimate	Section: 61			
Above Ground Fuel Storage Tanks with associated lines, etc.				
1,000 Gallon Tanks	4 @	\$ 20,300.00 =	\$81,200.00	
2,000 Gallon Tank	1 @	\$ 17,800.00 =	\$17,800.00	
Piping			\$8,000.00	
Dispensers				
Pump Dispenser - Diesel	1 @	\$ 6,000.00 =	\$6,000.00	
Pump Dispensers - Electric MPD	1 @	\$ 22,000.00 =	<u>\$22,000.00</u>	
Estimated Cost of Improvements			\$ 135,000	
ADD: Indirect Cost @		2%	\$ 2,700	
Entrepreneurial Profit @		5%	\$ 6,750	
Estimated Cost of Development			<u>\$ 144,450</u>	
Less: Accrued Depreciation:				
Physical Deterioration-Curable		0%	\$ -	
Physical Deterioration-Incurable		25.0%	\$ 36,113	
Functional Obsolescence		0%	\$ -	
External (Economic) Obsolescence		0%	<u>\$ -</u>	
Total Estimated Depreciation			\$ 36,113	
INDICATED VALUE OF FUEL EQUIPMENT (FF & E)			\$ 108,338	
		ROUNDED TO:	\$ 108,000	

The contributory value of the FF&E (fuel equipment) has been estimated at **\$108,000.00 (Rounded)**.

Cost Analysis at FF&E (Furniture and Appliances) – “Retrospective”

There are several items of personal property, including display cases, tables, chairs, ovens, various specialty machines, etc. These items are necessary to store operation, but may not always contribute value in relation to cost. I have used the Marshall Valuation Service to estimate the cost new of furniture and appliances, and deducted estimated depreciation. Based on the overall age of these items, many of which are older than stated typical lifespans, depreciation has been estimated at approximately 65%.

Estimated Contributory Value of Furniture and Other Equipment			
Item	Cost New	Quantity	Total
Display Case	\$400.00	2	\$800.00
Shelving (Linear Feet)	\$87.00	65	\$5,655.00
Tables	\$215.00	3	\$645.00
Chairs	\$91.00	12	\$1,092.00
Stainless Steel Prep Tables	\$165.00	5	\$825.00
Checkout Counter	\$3,000.00	1	\$3,000.00
Slushie Machine	\$1,440.00	1	\$1,440.00
Food Warmer	\$1,270.00	1	\$1,270.00
Oven	\$7,000.00	1	\$7,000.00
Slicer	\$3,975.00	1	\$3,975.00
Scales and Registers	\$2,500.00	1	\$2,500.00
Computer/Printer	\$1,500.00	1	\$1,500.00
Coin Operated Vacuum	\$3,500.00	1	\$3,500.00
Dish Dolly	\$835.00	1	\$835.00
Refrigerator	\$1,400.00	1	\$1,400.00
Freezer	\$1,400.00	1	\$1,400.00
Panini Press	\$2,320.00	2	\$4,640.00
	Base Cost New		\$41,477.00
	Multiplier - Section 65 - Central		1.03
	Total Cost New		\$42,721.31
	Estimated Depreciation %		65%
	Estimated "Retrospective" Value		\$14,952.46
"Retrospective" Value of Furniture and Appliances - Rounded			\$15,000.00

The contributory value of the FF&E (furniture and appliances) has been estimated at **\$15,000.00 (Rounded)**.

Summary of Cost Approach

SUMMARY OF COST APPROACH TO VALUE - "RETROSPECTIVE"									
CALCULATOR COST METHOD UTILIZING "MARSHALL VALUATION SERVICE"									
Appraisal Prepared for:	Estate of Paula Hatfield c/o Amanda Stone								
Property Identification:	Convenience Store								
Address:	5599 Highway 371, Rosston, Arkansas 71858								
Type of Occupancy:	Convenience Store	Cost Section:	13	Page 22					
Building Class:	S	Quality:	Low Cost						
No. Stories:	1	Height per story:	10' Eave						
Age: 19 yrs/12E	ECONOMIC LIFE =30	Condition:	AVERAGE	12/30 = 40%					
Region:	CENTRAL	Climate:	MODERATE						
Base Cost Estimate	Section: 13	Page: 22	\$92.50						
		Add for HVAC	<u>\$11.80</u>						
			\$104.30						
Total Multiplier			0.9211886						
Building Area	3,375	SF @	\$ 96.08	=	\$ 324,270				
Utility Building (Adjusted with Multipliers)	2,240	SF @	\$ 11.08	=	\$ 24,829				
Vent Hood	4	LF @	\$ 640.00	=	\$ 2,560				
Fuel Canopy	320	SF @	\$ 28.25	=	\$ 9,040				
Walk-In Cooler	203	SF @	\$ 175.00	=	\$ 35,525				
50 KW Generator	50	KW @	\$ 1,500.00	=	\$ 75,000				
Concrete Island	32	SF @	\$ 16.40	=	\$ 525				
Asphalt Parking	2,000	SF @	\$ 4.51	=	\$ 9,020				
Gravel Parking	7,000	SF @	\$ 1.50	=	\$ 10,500				
Fence, Septic, Etc.				=	\$ 15,000				
Estimated Cost of Improvements					\$ 506,269				
ADD: Indirect Cost (architect, engineer, contingency) @				5%	\$ 25,313				
Entrepreneurial Profit @				10%	\$ 50,627				
Estimated Cost of Development					\$ 582,209				
Less: Accrued Depreciation:									
Physical Deterioration-Curable					\$ -				
Physical Deterioration-Incurable			40.0%		\$ 232,884				
Functional Obsolescence			0%		\$ -				
External (Economic) Obsolescence			0%		\$ -				
Total Estimated Depreciation					\$ 232,884				
INDICATED VALUE OF IMPROVEMENTS					\$ 349,325				
ADD SITE VALUE, AS IF VACANT					\$ 4,000				
TOTAL INDICATED VALUE OF REAL ESTATE					\$ 353,325				
ROUNDED TO					\$ 353,000				
ADD CONTRIBUTORY VALUE OF FUEL EQUIPMENT					\$ 108,000				
ADD CONTRIBUTORY VALUE OF FURNITURE & APPLIANCES					\$ 15,000				
TOTAL INDICATED VALUE USING COST APPROACH					\$ 476,000				

Cost Approach Conclusion

Based on the analysis summarized above, I have reconciled to a "*Retrospective*" market value estimate of the fee simple interest in the subject property, inclusive of FF&E (fuel equipment and furniture/appliances), *via the cost approach to value*, of **\$476,000.00**, as of February 11, 2025, which is the date the property transferred to Amanda Stone. The value has been allocated as follows:

Whole Property	Fuel Equipment	Furniture/Appliances	Real Property
\$476,000.00	\$108,000.00	\$15,000.00	\$353,000.00

Please see Extraordinary Assumptions at Page 15.

Arkansas Department of Environmental Quality – Specific Facility Details

Permit Data System
Specific Facility Details

[Close this window](#) [Print this page](#)

[Map this](#)

AFN	Facility Name	City	County
SD-00152	ODELL & PAULA'S	WILLISVILLE	NEVADA

Owner:	009558 HATFIELD, ODELL & PAULA
Site Address:	5599 US HWY 371 WILLISVILLE, AR 71864
Site Phone:	
Site Fax:	
Site E-Mail:	
Mailing Address:	
Invoice Address:	
Facility Type:	STD: Standard
Facility Status:	A: Active
Alternate Name:	
Other Facility ID:	
Primary SIC Code:	
Secondary SIC Code:	
Tertiary SIC Code:	
Primary NAICS Code:	
Secondary NAICS Code:	
Tertiary NAICS Code:	
Latitude Deg/Min/Sec:	33° 31' 4.41"
Longitude Deg/Min/Sec:	-93° 17' 53.34"
Decimal Latitude:	33.517891
Decimal Longitude:	-93.298149
UTM Northing:	3708741.89
UTM Easting:	472312.56
UTM Zone:	15
Date Measured:	9/27/2002 12:00:00 AM
Current Datum:	NAD83
Source Name:	ADEQ-GPS (autonomous)
GIS Comment:	Converted from RST Inspection 05/15/2005

[Close this window](#) [Print this page](#)

[Map this](#)

Arkansas Department of Environmental Quality – Regulated Storage Details

Regulated Storage Tanks (RST) Data Files
Storage Tank Details for This Facility

[Close this window](#) [Print this page](#)

Facility Information Summary

Facility ID	AFIN	Location Name/Address	Temp Out	AG	UG	Leak	1998 Compl
50000046	50-00152	ODELL & PAULA'S 5599 US HWY 371 WILLISVILLE, AR 71864 County: NEVADA		X			X
		Contact Name: ODELL/PAULA HATFIELD				Date Received: 09/17/2002	
		Contact Title: OWNERS				Entry Date: 08/03/1987	
		Contact Phone: (870) 871-2241				Entry Clerk: LST	
		Location SIC:				Update Date: 05/31/2012	
		Location AFIN: 50-00152				Update Clerk: GAY	
		Latitude: 33.517891				Amended: Y	
		Longitude: -93.298063				Certified Name: PAULA HATFIELD	
		Aboveground:				Title: OWNER	
		Underground: X				Date Signed: 9/13/2002	
		Date Reg. Cert. Issued: 7/17/2023				Do not invoice, if marked: <input checked="" type="checkbox"/>	

[Map this](#)

Owner Information Summary

OwnerID	Owner Name/Address	Phone
009558	HATFIELD, ODELL & PAULA POST OFFICE BOX 8 WILLISVILLE, AR 71864	(870) 871-2241
	County: NEVADA	Last Date Updated: 09/13/2002
	Owner Type: 1	Entry Clerk: NORTONC
	Date Form Received: 09/12/2002	Update Clerk: NORTONC
	Date Form Entered: 09/12/2002	

Financial Assurance Information

Date Signed	Financial Assurance Mechanism	Entry Clerk	Entry Date	Update Clerk	Update Date
09/12/1991	CIOU - Certificate issued, original, UST	GCRAGG	09/12/1991		
12/09/1991	CIOU - Certificate issued, original, UST	GCRAGG	12/09/1991		
02/14/2003	CIOU - Certificate issued, original, UST	BATEMAN	02/14/2003		

Billing/Payment Information

Invoice #	Date Billed	Owner as of Billing Date	Status	Amount/ Date Due	Last Amount Paid/ Last Date Paid	Last Check #	Late Fee Billed	Total Paid
TKS004205	03/07/1991	TRI-COUNTY OIL COMPANY, INC.		\$70.00 04/21/1991	\$70.00 03/08/1991	PCE141		\$70.00
TKS009819	05/18/1991	TRI-COUNTY OIL COMPANY, INC.		\$70.00 06/30/1991	\$70.00 07/16/1991	PCE189		\$70.00
TKS015471	05/23/1992	TRI-COUNTY OIL COMPANY, INC.		\$70.00 06/30/1992	\$70.00 06/30/1992	20084		\$70.00
TKS020694	06/01/1993	TRI-COUNTY OIL COMPANY, INC.		\$95.00 06/30/1993	\$95.00 07/07/1993	21400		\$95.00
TKS026598	06/01/1994	TRI-COUNTY OIL COMPANY, INC.		\$100.00 06/30/1994	\$100.00 06/23/1994	22625		\$100.00
TKS031847	06/01/1995	TRI-COUNTY OIL COMPANY, INC.		\$100.00 07/16/1995	\$100.00 08/02/1995	23899		\$100.00

Invoice #	Date Billed	Owner as of Billing Date	Status	Amount/ Date Due	Last Amount Paid/ Last Date Paid	Last Check #	Late Fee Billed	Total Paid
TKS035322	05/17/1996	TRI-COUNTY OIL COMPANY, INC		\$100.00 06/30/1996	\$100.00 07/02/1996	25017		\$100.00
TKS042157	05/16/1997	TRI-COUNTY OIL COMPANY, INC.		\$100.00 06/30/1997	\$100.00 08/11/1997	26189		\$100.00
TKS047070	05/15/1998	TRI-COUNTY OIL COMPANY, INC.	Void					
TKS065455	09/18/2002	HATFIELD, ODELL & PAULA		\$50.00 11/02/2002	\$50.00 09/23/2002	7280		\$50.00
TKS065456	09/18/2002	HATFIELD, ODELL & PAULA		\$50.00 11/02/2002	\$50.00 09/23/2002	7280		\$50.00
TKS065457	09/18/2002	HATFIELD, ODELL & PAULA		\$50.00 11/02/2002	\$50.00 09/23/2002	7280		\$50.00
TKS065458	09/18/2002	HATFIELD, ODELL & PAULA		\$50.00 11/02/2002	\$50.00 09/23/2002	7280		\$50.00
TKS065459	09/18/2002	HATFIELD, ODELL & PAULA		\$50.00 11/02/2002	\$50.00 09/23/2002	7280		\$50.00
TKS067185	05/09/2003	HATFIELD, ODELL & PAULA		\$50.00 06/30/2003	\$50.00 05/16/2003	7651		\$50.00
TKS070899	05/14/2004	HATFIELD, ODELL & PAULA		\$50.00 06/30/2004	\$50.00 05/26/2004	8099		\$50.00
TKS075097	05/16/2005	HATFIELD, ODELL & PAULA		\$50.00 06/30/2005	\$50.00 05/25/2005	8499		\$50.00
TKS080187	05/19/2006	HATFIELD, ODELL & PAULA		\$75.00 07/03/2006	\$75.00 06/02/2006	9202		\$75.00
TKS085360	05/08/2007	HATFIELD, ODELL & PAULA		\$75.00 06/30/2007	\$75.00 05/24/2007	9659		\$75.00
TKS090546	05/15/2008	HATFIELD, ODELL & PAULA		\$75.00 06/30/2008	\$75.00 05/30/2008	10202		\$75.00
TKS095631	05/11/2009	HATFIELD, ODELL & PAULA		\$75.00 06/30/2009	\$75.00 05/18/2009	10696		\$75.00
TKS100760	05/17/2010	HATFIELD, ODELL & PAULA		\$75.00 06/30/2010	\$75.00 06/14/2010	11328		\$75.00
TKS105946	05/17/2011	HATFIELD, ODELL & PAULA		\$75.00 06/30/2011	\$75.00 06/02/2011	11941		\$75.00
TKS111529	05/14/2012	HATFIELD, ODELL & PAULA		\$75.00 06/30/2012	\$75.00 05/24/2012	12652		\$75.00
TKS116768	05/15/2013	HATFIELD, ODELL & PAULA		\$75.00 06/30/2013	\$75.00 05/20/2013	13420		\$75.00
TKS121910	05/14/2014	HATFIELD, ODELL & PAULA		\$75.00 06/30/2014	\$75.00 05/23/2014	14172		\$75.00
TKS126999	05/06/2015	HATFIELD, ODELL & PAULA		\$75.00 06/30/2015	\$75.00 05/14/2015	14938		\$75.00
TKS132200	05/23/2016	HATFIELD, ODELL & PAULA		\$75.00 06/30/2016	\$75.00 05/31/2016	15819		\$75.00
TKS137382	05/16/2017	HATFIELD, ODELL & PAULA		\$75.00 06/30/2017	\$75.00 05/31/2017	16619		\$75.00
TKS142327	05/15/2018	HATFIELD, ODELL & PAULA		\$75.00 06/30/2018	\$75.00 05/25/2018	17287		\$75.00
TKS147233	05/14/2019	HATFIELD, ODELL & PAULA		\$75.00 06/30/2019	\$75.00 05/24/2019	18044		\$75.00
TKS152184	05/13/2020	HATFIELD, ODELL & PAULA		\$75.00 06/30/2020	\$75.00 06/11/2020	18828		\$75.00
TKS156968	05/10/2021	HATFIELD, ODELL & PAULA		\$75.00 06/30/2021	\$75.00 06/01/2021	19647		\$75.00
TKS161807	05/10/2022	HATFIELD, ODELL & PAULA		\$75.00 06/30/2022	\$75.00 05/25/2022	20367		\$75.00
TKS166808	05/10/2023	HATFIELD, ODELL & PAULA		\$75.00 06/30/2023	\$75.00 06/15/2023	21193		\$75.00

Underground Tank Information for Tank #1

1998 Deadline Compliance:

Latitude:	Longitude:	Entry Date:																																				
Longitude:	Capacity: 3000	Entry Clerk:																																				
		Update Date: 09/17/2002																																				
		Update Clerk: NORTONC																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Status</th> <th style="width: 50%;">Substance</th> <th style="width: 25%;">Tank Material</th> </tr> </thead> <tbody> <tr> <td>Tank Status: Permanently Out Of Use</td> <td>Empty:</td> <td>Steel: <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tank Status Changed Date: 04/06/1998</td> <td>Diesel:</td> <td>Epoxy: <input type="checkbox"/></td> </tr> <tr> <td>Status Changed Reason: Filled</td> <td>Kerosene:</td> <td>Composite: <input type="checkbox"/></td> </tr> <tr> <td>Install Date: 01/01/1981</td> <td>Gasoline: <input checked="" type="checkbox"/></td> <td>FRP: <input type="checkbox"/></td> </tr> <tr> <td>Site Assessment Date:</td> <td>Used Oil:</td> <td>Concrete: <input type="checkbox"/></td> </tr> <tr> <td>Site Assessment Leak Check:</td> <td>New Oil:</td> <td>Interior Liner: <input type="checkbox"/></td> </tr> <tr> <td>CERCLA Name:</td> <td>Hazardous:</td> <td>Excavation Liner: <input type="checkbox"/></td> </tr> <tr> <td></td> <td>Unknown:</td> <td>Double Walled: <input type="checkbox"/></td> </tr> <tr> <td></td> <td>Mixture Description:</td> <td>Polyethylene Jacket: <input type="checkbox"/></td> </tr> <tr> <td></td> <td>Other Description: PEA GRAVEL</td> <td>Unknown: <input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td>Other: <input type="checkbox"/></td> </tr> </tbody> </table>			Status	Substance	Tank Material	Tank Status: Permanently Out Of Use	Empty:	Steel: <input checked="" type="checkbox"/>	Tank Status Changed Date: 04/06/1998	Diesel:	Epoxy: <input type="checkbox"/>	Status Changed Reason: Filled	Kerosene:	Composite: <input type="checkbox"/>	Install Date: 01/01/1981	Gasoline: <input checked="" type="checkbox"/>	FRP: <input type="checkbox"/>	Site Assessment Date:	Used Oil:	Concrete: <input type="checkbox"/>	Site Assessment Leak Check:	New Oil:	Interior Liner: <input type="checkbox"/>	CERCLA Name:	Hazardous:	Excavation Liner: <input type="checkbox"/>		Unknown:	Double Walled: <input type="checkbox"/>		Mixture Description:	Polyethylene Jacket: <input type="checkbox"/>		Other Description: PEA GRAVEL	Unknown: <input type="checkbox"/>			Other: <input type="checkbox"/>
Status	Substance	Tank Material																																				
Tank Status: Permanently Out Of Use	Empty:	Steel: <input checked="" type="checkbox"/>																																				
Tank Status Changed Date: 04/06/1998	Diesel:	Epoxy: <input type="checkbox"/>																																				
Status Changed Reason: Filled	Kerosene:	Composite: <input type="checkbox"/>																																				
Install Date: 01/01/1981	Gasoline: <input checked="" type="checkbox"/>	FRP: <input type="checkbox"/>																																				
Site Assessment Date:	Used Oil:	Concrete: <input type="checkbox"/>																																				
Site Assessment Leak Check:	New Oil:	Interior Liner: <input type="checkbox"/>																																				
CERCLA Name:	Hazardous:	Excavation Liner: <input type="checkbox"/>																																				
	Unknown:	Double Walled: <input type="checkbox"/>																																				
	Mixture Description:	Polyethylene Jacket: <input type="checkbox"/>																																				
	Other Description: PEA GRAVEL	Unknown: <input type="checkbox"/>																																				
		Other: <input type="checkbox"/>																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Release Detection</th> <th style="width: 33%;">Corrosion Protection</th> <th style="width: 34%;">Spill & Overflow Protection</th> </tr> </thead> <tbody> <tr> <td>Installed:</td> <td>Installed:</td> <td>Installed:</td> </tr> <tr> <td>Manual Tank Gauging:</td> <td>Ext. Asphalt Coating: <input checked="" type="checkbox"/></td> <td>Spill Catchment Basin:</td> </tr> <tr> <td>Tank Tightness Test:</td> <td>Ext. Dielectric Coating:</td> <td>Auto Shutoff Valve:</td> </tr> <tr> <td>Inventory Controls:</td> <td>Ext. FRP:</td> <td>Auto Flow Restrictor:</td> </tr> <tr> <td>Auto Tank Gauging:</td> <td>Internal Lining:</td> <td>Auto High Level Alarm:</td> </tr> <tr> <td>Vapor Monitoring:</td> <td>Cathodic Prot. System:</td> <td>Unknown: <input checked="" type="checkbox"/></td> </tr> <tr> <td>Groundwater Monitoring:</td> <td>Electrical Isolation:</td> <td>Other Description:</td> </tr> <tr> <td>Interstitial/Dbl Wall:</td> <td>Unknown:</td> <td></td> </tr> <tr> <td>SIR:</td> <td>Other Description:</td> <td></td> </tr> <tr> <td>Unknown: <input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Other Description:</td> <td></td> <td></td> </tr> </tbody> </table>			Release Detection	Corrosion Protection	Spill & Overflow Protection	Installed:	Installed:	Installed:	Manual Tank Gauging:	Ext. Asphalt Coating: <input checked="" type="checkbox"/>	Spill Catchment Basin:	Tank Tightness Test:	Ext. Dielectric Coating:	Auto Shutoff Valve:	Inventory Controls:	Ext. FRP:	Auto Flow Restrictor:	Auto Tank Gauging:	Internal Lining:	Auto High Level Alarm:	Vapor Monitoring:	Cathodic Prot. System:	Unknown: <input checked="" type="checkbox"/>	Groundwater Monitoring:	Electrical Isolation:	Other Description:	Interstitial/Dbl Wall:	Unknown:		SIR:	Other Description:		Unknown: <input checked="" type="checkbox"/>			Other Description:		
Release Detection	Corrosion Protection	Spill & Overflow Protection																																				
Installed:	Installed:	Installed:																																				
Manual Tank Gauging:	Ext. Asphalt Coating: <input checked="" type="checkbox"/>	Spill Catchment Basin:																																				
Tank Tightness Test:	Ext. Dielectric Coating:	Auto Shutoff Valve:																																				
Inventory Controls:	Ext. FRP:	Auto Flow Restrictor:																																				
Auto Tank Gauging:	Internal Lining:	Auto High Level Alarm:																																				
Vapor Monitoring:	Cathodic Prot. System:	Unknown: <input checked="" type="checkbox"/>																																				
Groundwater Monitoring:	Electrical Isolation:	Other Description:																																				
Interstitial/Dbl Wall:	Unknown:																																					
SIR:	Other Description:																																					
Unknown: <input checked="" type="checkbox"/>																																						
Other Description:																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Piping Material</th> <th style="width: 33%;">Piping Type</th> <th style="width: 34%;">Release Detection</th> </tr> </thead> <tbody> <tr> <td>Bare Steel:</td> <td>Suction; PCV:</td> <td>Vapor Monitoring:</td> </tr> <tr> <td>Galvanized Steel: <input checked="" type="checkbox"/></td> <td>Suction; TCV:</td> <td>Groundwater Monitoring:</td> </tr> <tr> <td>FRP:</td> <td>Pressure:</td> <td>Line Tightness Test:</td> </tr> <tr> <td>Copper:</td> <td>Gravity:</td> <td>Auto Leak Detector:</td> </tr> <tr> <td>Dbl. Walled:</td> <td>Unknown: <input checked="" type="checkbox"/></td> <td>Interstitial Monitoring:</td> </tr> <tr> <td>Sec. Cont:</td> <td>Repair Date:</td> <td>Unknown: <input checked="" type="checkbox"/></td> </tr> <tr> <td>Unknown:</td> <td>Other Description:</td> <td>Other Description:</td> </tr> <tr> <td>Other Description:</td> <td></td> <td></td> </tr> </tbody> </table>			Piping Material	Piping Type	Release Detection	Bare Steel:	Suction; PCV:	Vapor Monitoring:	Galvanized Steel: <input checked="" type="checkbox"/>	Suction; TCV:	Groundwater Monitoring:	FRP:	Pressure:	Line Tightness Test:	Copper:	Gravity:	Auto Leak Detector:	Dbl. Walled:	Unknown: <input checked="" type="checkbox"/>	Interstitial Monitoring:	Sec. Cont:	Repair Date:	Unknown: <input checked="" type="checkbox"/>	Unknown:	Other Description:	Other Description:	Other Description:											
Piping Material	Piping Type	Release Detection																																				
Bare Steel:	Suction; PCV:	Vapor Monitoring:																																				
Galvanized Steel: <input checked="" type="checkbox"/>	Suction; TCV:	Groundwater Monitoring:																																				
FRP:	Pressure:	Line Tightness Test:																																				
Copper:	Gravity:	Auto Leak Detector:																																				
Dbl. Walled:	Unknown: <input checked="" type="checkbox"/>	Interstitial Monitoring:																																				
Sec. Cont:	Repair Date:	Unknown: <input checked="" type="checkbox"/>																																				
Unknown:	Other Description:	Other Description:																																				
Other Description:																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Piping Corrosion Protection</th> <th style="width: 60%;">Certificate of Compliance Testing Information</th> </tr> </thead> <tbody> <tr> <td>Coated/Wrapped:</td> <td>Date:</td> </tr> <tr> <td>FRP:</td> <td>Company License Number:</td> </tr> <tr> <td>Cathodic Prot. System:</td> <td>Tester License Number:</td> </tr> <tr> <td>Electrical Isolation:</td> <td>Install Date:</td> </tr> <tr> <td>Unknown: <input checked="" type="checkbox"/></td> <td>Company License Number:</td> </tr> <tr> <td>Other Description:</td> <td>Installer License Number:</td> </tr> </tbody> </table>			Piping Corrosion Protection	Certificate of Compliance Testing Information	Coated/Wrapped:	Date:	FRP:	Company License Number:	Cathodic Prot. System:	Tester License Number:	Electrical Isolation:	Install Date:	Unknown: <input checked="" type="checkbox"/>	Company License Number:	Other Description:	Installer License Number:																						
Piping Corrosion Protection	Certificate of Compliance Testing Information																																					
Coated/Wrapped:	Date:																																					
FRP:	Company License Number:																																					
Cathodic Prot. System:	Tester License Number:																																					
Electrical Isolation:	Install Date:																																					
Unknown: <input checked="" type="checkbox"/>	Company License Number:																																					
Other Description:	Installer License Number:																																					

Underground Tank Information for Tank #2

1998 Deadline Compliance:

Latitude:	Longitude:	Entry Date:						
Longitude:	Capacity: 2000	Entry Clerk:						
		Update Date: 09/17/2002						
		Update Clerk: NORTONC						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Status</th> <th style="width: 50%;">Substance</th> <th style="width: 25%;">Tank Material</th> </tr> </thead> <tbody> <tr> <td>Tank Status: Permanently Out Of Use</td> <td>Empty:</td> <td>Steel: <input checked="" type="checkbox"/></td> </tr> </tbody> </table>			Status	Substance	Tank Material	Tank Status: Permanently Out Of Use	Empty:	Steel: <input checked="" type="checkbox"/>
Status	Substance	Tank Material						
Tank Status: Permanently Out Of Use	Empty:	Steel: <input checked="" type="checkbox"/>						

Status		Substance		Tank Material	
Tank Status Changed Date:	04/06/1998	Diesel:		Epoxy:	
Status Changed Reason:	Filled	Kerosene:		Composite:	
Install Date:	01/01/1981	Gasoline:	X	FRP:	
Site Assessment Date:		Used Oil:		Concrete:	
Site Assessment Leak Check:		New Oil:		Interior Liner:	
CERCLA Name:		Hazardous:		Excavation Liner:	
		Unknown:		Double Walled:	
		Mixture Description:		Polyethylene Jacket:	
		Other Description:	PEA GRAVEL	Unknown:	
				Other:	
Release Detection		Corrosion Protection		Spill & Overflow Protection	
	Installed:		Installed:		Installed:
Manual Tank Gauging:		Ext. Asphalt Coating:	X	Spill Catchment Basin:	
Tank Tightness Test:		Ext. Dielectric Coating:		Auto Shutoff Valve:	
Inventory Controls:		Ext. FRP:		Auto Flow Restrictor:	
Auto Tank Gauging:		Internal Lining:		Auto High Level Alarm:	
Vapor Monitoring:		Cathodic Prot. System:		Unknown:	X
Groundwater Monitoring:		Electrical Isolation:		Other Description:	
Interstitial/Dbl Wall:		Unknown:			
SIR:		Other Description:			
Unknown:	X				
Other Description:					
Piping Material		Piping Type		Release Detection	
Bare Steel:		Suction; PCV:		Vapor Monitoring:	
Galvanized Steel:	X	Suction; TCV:		Groundwater Monitoring:	
FRP:		Pressure:		Line Tightness Test:	
Copper:		Gravity:		Auto Leak Detector:	
Dbl. Walled:		Unknown:	X	Interstitial Monitoring:	
Sec. Cont:		Repair Date:		Unknown:	X
Unknown:		Other Description:		Other Description:	
Other Description:					
Piping Corrosion Protection		Certificate of Compliance Testing Information			
Coated/Wrapped:				Date:	
FRP:				Company License Number:	
Cathodic Prot. System:				Tester License Number:	
Electrical Isolation:				Install Date:	
Unknown:	X			Company License Number:	
Other Description:				Installer License Number:	
Underground Tank Information for Tank #3					
1998 Deadline Compliance: X					
Latitude:			Entry Date:	09/12/2002	
Longitude:			Entry Clerk:	NORTONC	
Capacity:	12000		Update Date:		
			Update Clerk:		
Status		Substance		Tank Material	
Tank Status:	In Use	Empty:		Steel:	
Tank Status Changed Date:		Diesel:		Epoxy:	
Status Changed Reason:		Kerosene:		Composite:	
Install Date:	02/16/1998	Gasoline:	X	FRP:	
Site Assessment Date:		Used Oil:		Concrete:	
Site Assessment Leak Check:	N	New Oil:		Interior Liner:	
CERCLA Name:		Hazardous:		Excavation Liner:	
		Unknown:		Double Walled:	
		Mixture Description:		Polyethylene Jacket:	

Status	Substance		Tank Material	
	Other Description: TWO-COMPARTMENT		Unknown: Other:	
Release Detection	Corrosion Protection		Spill & Overflow Protection	
Installed: 02/16/1998	Installed: 02/16/1998	Installed: 02/16/1998	Spill Catchment Basin: X	
Manual Tank Gauging:	Ext. Asphalt Coating:	Ext. Dielectric Coating:	Auto Shutoff Valve:	X
Tank Tightness Test: X	Ext. FRP: X	Internal Lining:	Auto Flow Restrictor:	
Inventory Controls: X	Cathodic Prot. System:	Electrical Isolation:	Auto High Level Alarm:	X
Auto Tank Gauging: X	Unknown:	Unknown:	Unknown:	
Vapor Monitoring:	Other Description:		Other Description:	
Groundwater Monitoring: X				
Interstitial/Dbl Wall:				
SIR:				
Unknown:				
Other Description:				
Piping Material	Piping Type	Release Detection		
Bare Steel:	Suction; PCV:	Vapor Monitoring:		
Galvanized Steel:	Suction; TCV:	Groundwater Monitoring:		
FRP: X	Pressure: X	Line Tightness Test: X		
Copper:	Gravity:	Auto Leak Detector: X		
Dbl. Walled:	Unknown:	Interstitial Monitoring:		
Sec. Cont:	Repair Date:	Unknown:		
Unknown:	Other Description:	Other Description:		
Other Description:				
Piping Corrosion Protection	Certificate of Compliance Testing Information			
Coated/Wrapped:		Date: 02/11/1998		
FRP: X		Company License Number: 000059		
Cathodic Prot. System:		Tester License Number: 000951		
Electrical Isolation: X		Install Date: 02/16/1998		
Unknown:		Company License Number: 000040		
Other Description:		Installer License Number: 000042		

No Aboveground Storage Tank Information was found in our database for this facility.

No Storage Tank Leak information was found in our database for this facility.

[Close this window](#) [Print this page](#)

ADEQ Compliance Inspection – 02/2023 (Summary Pages Only)

Facility ID: 50000046 AFIN: 50-00152 Facility Name: Odell & Paula's 7 of 9

INSPECTION SUMMARY

Check () the appropriate box:

Facility in compliance at time of inspection.

Facility non-compliant with Technical Compliance Rate.

Failure to provide documentation of annual line leak detector test

Failure to provide documentation of annual line tightness test

Failure to provide documentation of monthly monitoring results

Failure to provide documentation of 3 year spill bucket testing

Failure to provide documentation of 3 year overfill device testing

Failure to provide documentation of 3 year corrosion protection system test

Failure to provide documentation of annual electronic and mechanical release detection equipment testing

Facility non-compliant with Financial Assurance requirements.

Facility has other non-TCR compliance issues.

Failure to perform monthly walkthrough for 10 of 12 months

I Dusty Banks certify that I have inspected the above named facility on 2/21/2023 2:00F.

Inspector's Signature:

Dusty Banks

Digitally signed by Dusty Banks
Date: 2023-02-23 10:26:10
-0600

(date/time)

IF DELIVERY PROHIBITION IS INVOKED, THE DESIGNATED CLASS A AND CLASS B OPERATOR MUST BE RECERTIFIED WITHIN 45 DAYS OF THE FACILITY BEING RED-TAGGED. IF FUEL DELIVERY PROHIBITION IS NOT IMMEDIATELY IMPLEMENTED, FAILURE TO CORRECT SOC NONCOMPLIANCE ISSUES IN THE TIMEFRAME GIVEN MAY RESULT IN FUEL DELIVERY PROHIBITION.

This inspection checklist and summary serve as your Notice of Noncompliance (if violations are indicated).

You have until 3/21/2023 to provide evidence of compliance. Noncompliance issues could result in enforcement actions but not limited to, penalty assessments. Failure to resolve these noncompliance issues within the specified time frame could result in the escalation of enforcement action.

No signature due to COVID 19

Paula Hatfield

2/21/2023

Name of Owner/Owner's Representative (Please Print)

Signature of Owner/Owner's Representative

Date

UST INSPECTION SUMMARY

**INSPECTION SUMMARY
(CONTINUED)****Comments:**

The following items are required to be in compliance with state and federal regulations:

- Documentation of annual line leak detector test
- Documentation of annual line tightness test
- Documentation of monthly monitoring results
- Documentation of 3 year spill bucket testing
- Documentation of 3 year overfill device testing
- Documentation of 3 year corrosion protection system test
- Documentation of annual electronic and mechanical release detection equipment testing
- Documentation of 30 day walk through

Failure to provide the above documentation by 3/21/2023 could result in red tagging the tanks which would prohibit the delivery of any regulated substance into the tanks until all required documents are received by DEQ.

My contact information is:

Dusty Banks, District 6 Inspector
501-837-6956
Email: dustin.banks@adeq.state.ar.us

There are no enforcement actions against this facility in the past 3 years.

CALCULATOR METHOD

CONVENIENCE STORES (419)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	COST Sq. Ft.
A-B	Average	Brick or concrete, usually part of a building	Typical chain store, acoustic tile, vinyl composition	Adequate lighting outlets, adequate plumbing	Warm and cool air (zoned)	1711.46	13.24	159.00
C	Excellent	Individual design, highly ornamental exterior	Plaster, acoustic tile, terrazzo, carpet or vinyl, good trim	Special lighting, good fixtures and plumbing	Package A.C.	2002.09	15.49	166.00
	Good	Brick, best block, stucco, good storefront and ornamentation	Typically better chain stores, good acoustic, vinyl tile and carpet	Good lighting and outlets, restrooms, standard fixtures	Package A.C.	1679.17	12.99	156.00
	Average	Brick or block, some mansard, parapet ornamentation	Typical chain store, acoustic tile, vinyl composition, some snack prep. area	Adequate lighting and outlets, small employees' restroom	Forced air	1345.49	10.41	125.00
	Low cost	Minimum block or cheap brick	Painted exterior walls, minimum finish	Minimum code throughout	Space heaters	1087.15	8.41	101.00
D	Excellent	Individual design, highly ornamental exterior	Plaster, acoustic tile, terrazzo, carpet or vinyl, good trim	Special lighting, good fixtures and plumbing	Package A.C.	1894.45	14.66	176.00
	Good	Brick veneer or good siding, good frame and front	Typically better chain stores, good acoustic, vinyl tile and carpet	Good lighting and outlets, restrooms, standard fixtures	Package A.C.	1582.29	12.25	147.00
	Average	Stucco or siding, some mansard, parapet ornamentation	Typical chain store, acoustic tile, vinyl composition, some snack prep. area	Adequate lighting and outlets, small employees' restroom	Forced air	1259.38	9.75	117.00
	Low cost	Stucco or siding, small front	Drywall, few partitions	Minimum code throughout	Space heaters	1011.81	7.83	94.00
D_{POLE}	Low cost	Pole frame, metal, lined, small low-cost front	Minimum finish and partitions	Minimum code throughout, minimum display wiring	Space heaters	974.13	7.54	90.50
S	Excellent	Best metal panels, trim, good entrance	Drywall or plaster, acoustic tile, good finishes and trim	Special lighting, good fixtures and plumbing	Package A.C.	1926.74	14.91	179.00
	Good	Insulated sandwich panels, good front and ornamentation	Typically better chain stores, good acoustic, vinyl tile and carpet	Good lighting and outlets, restrooms, standard fixtures	Package A.C.	1593.06	12.33	148.00
	Average	Good panels, small front, mansard, some ornamentation	Typical chain store, acoustic tile, vinyl composition, some snack prep. area	Adequate lighting and outlets, small employees' restroom	Forced air	1259.38	9.75	117.00
	Low cost	Steel siding, partly finished interior	Minimum finish and partitions	Minimum code throughout	Space heaters	995.66	7.71	92.50

MINI-MART CONVENIENCE STORES (531)

C	Excellent	Decorative block, brick, good glass entrance	Good drywall, acoustic tile, good pavers, limited food prep. area	Good lighting, good fixtures and plumbing, tiled restrooms	Package A.C.	3078.48	23.82	286.00
	Good	Brick, best block, stucco, good front and ornamentation	Good acoustic, ceramic tile, security partitioning, some snack prep. area	Good lighting and outlets, public restrooms, standard fixtures	Package A.C.	2626.39	20.33	244.00
	Average	Brick or block, some mansard, parapet ornamentation	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, small employees' restroom	Package A.C.	2238.89	17.33	208.00
	Low cost	Minimum block, small front	Minimum finish and partitions	Minimum code throughout	Package A.C.	1915.97	14.83	178.00
D	Good	Brick veneer or good siding, good frame and front	Good acoustic, ceramic tile, security partitioning, some snack prep. area	Good lighting and outlets, public restrooms, standard fixtures	Package A.C.	2518.75	19.49	234.00
	Average	Stucco or siding, some mansard, parapet ornamentation	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, small employees' restroom	Package A.C.	2142.02	16.58	199.00
	Low cost	Stucco or siding, small front	Minimum finish and partitions	Minimum code throughout	Package A.C.	1829.66	14.16	170.00
D_{POLE}	Low cost	Pole frame, metal, lined, low-cost sash and fascia	Minimum finish and partitions, acoustic tile, vinyl composition	Minimum code, display wiring and plumbing	Package A.C.	1819.10	14.08	169.00
S₊	Excellent	Best metal panels, trim, good glass entrance	Good drywall, acoustic tile, good pavers, limited food prep. area	Good lighting, good fixtures and plumbing, tiled restrooms	Package A.C.	3056.95	23.66	284.00
	Good	Good enameled prefabricated steel, good front, masonry trim	Good acoustic, ceramic tile, security partitioning, some snack prep. area	Good lighting and outlets, public restrooms, standard fixtures	Package A.C.	2637.16	20.41	245.00
	Average	Good panels, small front, some trim or mansard	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, small employees' restroom	Package A.C.	2281.95	17.66	212.00
	Low cost	Metal panels, glass, lined interior	Minimum booth finish and partitions	Minimum code throughout	Package A.C.	1969.79	15.24	183.00

*NOTES: Complete prefabricated food booths see Section 64. Gasoline pumps, canopies and cashier booths, see Section 64.

For further refinement notes, see bottom of following page



Laura St. Clair

BENEFICIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

For a non-monetary, intangible consideration, of value to the Grantor, I, Paula Hatfield, surviving spouse of Odell Hatfield, Grantor, hereby convey to Amanda Stone, Grantee, effective on my death the following described real property:

A parcel of land being located in the E 1/2 of the SE 1/4 of the SE 1/4 of Section 12, Township 14 South, Range 22 West, Nevada County, Arkansas, and being described as follows: Begin at the Southeast corner of said SE 1/4 SE 1/4; thence North 00 degrees 54 minutes 05 seconds East along the East line thereof 187.47 feet to the point of beginning; thence North 68 degrees 28 minutes 29 seconds West 356.51 feet; thence North 12 degrees 51 minutes 12 seconds East 149.90 feet; thence North 89 degrees 04 minutes 19 seconds East 302.77 feet to the East line of said SE 1/4 SE 1/4; thence South 00 degrees 54 minutes 05 seconds West 281.89 feet to the point of beginning, containing 1.586 acres, more or less.

AND

A part of the SE 1/4 of the SW 1/4 of Section 17, Township 14 South, Range 21 West, described as follows: Beginning at the Northeast corner of said SE 1/4 of SW 1/4, run South 340 feet, thence run West 413 feet to the point of beginning of this tract of land, run thence West 208 1/2 feet to the center of State Highway 19, run thence South 14 degrees West along the center of said Highway for distance of 208 1/2 feet, run thence East 208 1/2 feet, run thence North 14 degrees East 208 1/2 feet to the point of beginning, containing one acre, more or less.

WITNESS my hand on this 7th day of April 2021.

Paula Hatfield, Grantor

This instrument was prepared by:
Calvin Beasley, 2016182
Beasley Law Firm, LLC
120 E Elm St
Prescott, AR 71857

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF NEVADA) ss.

On this day personally appeared before me, Thomas Jay Beasley, a Notary Public, duly commissioned, qualified, and acting within and for this County and State, appeared the within named Paula Hatfield, Grantor, to me personally well known, who stated and acknowledged that she had so signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 7th day of April 2021.



Thomas Jay Beasley
Notary Public

My commission expires: 10-12-2026

Page 2 of 2