



Newcomer Services

BRADFORD & UDOUJ REALTORS is a full-service real estate company with a staff of full-time sales associates experienced in relocation of employees.

Company Characteristics

- Member Multi-List Service (MLS)
- Member Employee Relocation Council
- Member local, state and national associations of Realtors
- Developer of Fianna Hills, the only golf course subdivision in Fort Smith
- Experienced in relocation business and national markets Services Offered
- Provide newcomer packet with local information prior to arrival
- Meet newcomer at airport and transport to lodging
- Tour of Fort Smith's points-of-interest and residential areas
- Computerized Multi-List for immediate access to all properties
- All listings available on internet
- Assistance in obtaining most favorable mortgage terms and introduction to local mortgage officers
- Video tapes of selected homes for review by spouse
- Only full-time agents experienced in relocation home finding will be assigned

Bradford & Udouj Realtors Company Profile

Bradford & Udouj Realtors founded in 1978 by Bob Bradford and Ronnie Udouj, is Fort Smith's most complete real estate company. Its staff of full time realtors provide residential and commercial real estate services, as well as property management and land development. In 2006 Tom Cannava became Ronnie Udouj's partner and is co-owner of Bradford & Udouj.

Bradford & Udouj is known for the high level of professionalism of its associates and the high quality of services provided to its customers and clients. One of its agents was the number one producer in the area and ten others each closed transactions over one million dollars in the last year. The company utilizes the computerized multi-listing service for immediate access to all properties.

All listings are also on the internet in addition to the multi-list. It also is a member of the Employee Relocation Council and the local, state and National Associations of Realtors. In addition to complete brokerage service, the company principals each have 25 years of experience in land development. They have developed Fianna Hills Subdivision, the premier residential area in Fort Smith, and continue to develop new properties for an affiliated company and as a contract developer for other property owners.

Firm Principals and Professional Staff



TOM CANNAVA: Principal Broker and Co-owner. Consistently one of the top producers in the greater Fort Smith area for the last ten years consecutively, and the TOP PRODUCER in 1997, 2000, and 2003. Fort Smith resident since 1992. Retired Army Colonel & former Commander of Fort Chaffee Arkansas. Vietnam Vet, decorated seven times for valor. BS degree in Animal Science from Ohio State University, Master degree in Business Management from Webster College. Member National Association of Realtors. Graduate of Leadership Fort Smith. Sits on Fort Smith's City Planning Commission.



MARGARET CANNAVA: Executive Broker. Relocation Specialist. As a military spouse, moved 22 times in 26+ years. Stresses and problems easily identified, solved with confidence. Co-lists with Tom Cannava. Reynolds Cancer Support House, Rose Committee Chairperson 3 years for annual Wine & Roses Fund Raiser. Treasurer for the Fianna Hills Property Owners Association. Bachelor of Science degree in Business Administration December 1993 (earned in 4 1/2 years while moving from Virginia to Oklahoma and then to Arkansas). Now that takes concentration, effort and the ability to see a task from beginning to end in a timely manner! Just what you want in a Realtor!



RACHEL CANNAVA-BROWN: Executive Broker of Bradford & Udouj Realtors. Licensed and Active for 14 years. Graduated from Fort Smith, Southside High School and has a Bachelors degree in Business Administration from Arkansas State University. A Multi-Million Dollar Life Time Awarded Producing Agent. Married to Andy Brown, Civil Engineer with Gerda Mac Steele and has two daughters, Maggie Rae & Landy Louise. Member of Immaculate Conception Church. Member of local, state, and National Boards of Realtors. Active in both Residential and Commercial Sales. Member of local, state, and National Boards of Realtors. Active in both residential and commercial sales.



BOBBIE MILLER: Sold over \$83 million in Real estate since beginning her career in 1995. Top Producing Residential Agent in Fort Smith, Greenwood, Van Buren and Alma area in 2003, 2004, 2005, 2006 and 2007. A long time resident of Fort Smith and Greenwood area. Bobbie and her husband Charley have two children and two grandchildren. Bobbie uses the most comprehensive resources for real estate information and services in both buyers and sellers in the greater Fort Smith and Greenwood Arkansas area. She features extensive community information, consumer links, Private & Public School information, free reports, answers to commonly asked real estate questions and more. You will see how easy it is to find everything about real estate within one easy source.



JOHN HAGEN: Member of the local, state and national Board of Realtors. Bachelor of Science in Business Administration from the University of Tulsa. John has owned and operated businesses in Fort Smith for the past 15 years. He also manages both commercial and residential properties. He is a Recipient of Arkansas Realtors Association Silver Award of Excellence for 2005 sales volume. Currently specializes in both Commercial and Residential sales.

JULIE SELF HAGEN: Fort Smith Native. Southside High School Graduate. Bachelor of Science in Business Administration from the University of Tulsa. She is a Certified Public Accountant, Licensed Real Estate Agent and a member of the local, state and national Board of Realtors. Julie has a wide variety of community involvements which include The Junior League of Fort Smith, Phillips Cancer Support House, Alzheimer's Association and Bonneville House Association. She was recently elected to the Immaculate Conception School Board where she also volunteers on various committees for the school and her church. Her family life includes husband of 18 years, Realtor John Hagen. They have three children: Connor and twin girls –Madison & Lydia.



BRENDA HARVEL: Brenda, a native of Crawford and Sebastian Counties, has been in Real Estate since 2002. She is Platinum Member of the Award of Excellence and a Multi-Million Dollar Producer. Her memberships include the Sertoma Club and the Arkansas Realtor Association. Brenda also served as Director of the Crawford County Board of Realtors for 2 years. Brenda and her husband Terry have been married for 34 years. He retired as Captain of the Fort Smith Fire Dept after 25 years of service. They have 2 daughters, Tara Cummings, who is also a realtor in Bentonville and Lindsey Harvel who is a student at the University of Arkansas of Fort Smith. Brenda loves people and enjoyed helping customers find their perfect home. She also has a lot of knowledge of loans and will help you find the right loan officer that will better suit your financial needs.



JEANETTE JONES: Jeanette and her husband Andrew have built several homes. In all her years of work, she has learned a great deal about effective communication, discerning the needs and wants of individuals and problem solving enabling her to lead people in a positive direction. Jeanette and Andrew have three children. When she is not selling Real Estate, she likes being with her family, pond fishing, oil painting and spending time with her dogs.



ASHLEY BOYD: Ashley has been a Realtor since October 2006. She is a Multi-Million Dollar producer and a winner of the Gold Award of Excellence. She treats every client with respect and professionalism. Whether you are a first time home buyer, retiring, or investing, she is your expert on the ever-changing Real Estate Market for the for the Greater Fort Smith Region. She is very educated in communications, marketing, and computer skills. Born and raised in Fort Smith, Ashley knows the area very well. Her commitment to continued education will greatly benefit you in finding your ideal home with the least amount of hassle. Ashley and her husband Joey who is employed with the Fort Smith Police Department in the Detectives Division have a daughter named Jocelyn, and 2 dogs Cash and Bijou. She is a member of the Young Emerging Leaders, a member of the National, State, and Local Associations of Realtors, and a Certified Residential Specialist (CRS). Through hard-work, honesty, and dependability, she will strive to make your home ownership experience the best possible. Call Ashley for you free no obligation consultation and remember her buyer representation is always free!



HOLLIE BYERS: Hollie is a member of the gold award of excellence and is a Multi-Million dollar producer. She prides herself in dedication to her clients and the hard work involved in going the extra mile for those she serves. Hollie can satisfy the needs of her clients in Arkansas and Oklahoma with certification in both states. Hollie and her husband, Billy, have one daughter, Brienna. Her parents Linda and Neal Perrin, are educators in the Hackett school system. Her mother and father-in-law, Eva and Randy Byers, are retired living in Fort Smith. Hollie joined Bradford & Udouj real estate in April of 2009. She brings an impressive resume'. This has been accomplished through diligence, determination and work ethics that support her valued clients returning for her assistance in selling and buying homes. Give Hollie an opportunity to serve your needs in the real estate market, and this will be a decision that makes it easier for you to continue your busy schedule while she does the work on your behalf. Your desires in the purchase or selling of a home will soon become hers, and it will become a done deal. She will only be satisfied when you are. If you want your home sold, she has "BYERS"!



ELLIE GLIDEWELL: I've had the privilege of living my whole life here in Fort Smith. I love this community and truly believe this area is one of the best spots in the world to live. I like the people and the land, so real estate was a logical way for me to have great encounters with both. I'm a full-time Realtor, working alongside my husband for Bradford & Udouj. We work well together because we believe in the teamwork spirit to get more done for our clients. I've always been a people-person and get no greater satisfaction than when a client is happy with a job well-done. During my first year in real estate, the market wasn't exactly at its peak, but I was fortunate to stay very busy with a number of residential and commercial transactions. That year, I was named "Rookie of the Year" by the Fort Smith Board of Realtors, an award I'm very proud of to this day, because it means I'm doing something right in serving and helping people. In addition to real estate, I'm happy to be involved with the Junior League of Fort Smith. It's a great organization that gives back tremendously to the community. In my spare time, I enjoy traveling with my husband, exercising with my dogs – a Great Dane named Farley and a Shih-Tzu named Snickers – and performing volunteer work for the Junior League.



ASHLEY AHLERT: Ashley has over 4 years of Real Estate experience and joins the Bradford & Udouj team specializing in **FAST, FAIR, & HASSLE-FREE** real estate transactions. Whether you are a first-time home buyer, being relocated, or property investor, Ashley's knowledge of the Greater Fort Smith Real Estate Market will help you in the next chapter of your life. Through hard-work, honesty, and dependability, Ashley takes pride in helping this community grow one neighbor at a time. In serving her clients, Ashley strives to provide each of them.



MONICA IBISON: Monica has had the pleasure of assisting buyers and sellers in both Arkansas and Oklahoma since 2006 and is a Lifetime Multi-Million Dollar Producer. She prides herself in serving her clients with Loyalty, Honesty and Commitment in everything she does. Monica's knowledge of the Fort Smith Greater Region and of the ever changing real estate market will ensure that you have a smooth, stress-free real estate experience. A native of Fort Smith and a 1994 graduate of Northside High School, Monica is currently a 9 year resident of Greenwood. In addition to being a full time agent, Monica is a mother to 2 great kids, Devin, a 7th grader and Abbie, a 5th grader. Her husband, Jeremy is a Sebastian County Paramedic and Greenwood Fireman. She is active in her church, loves to bake, spend time with friends and family and along with her husband, organizes a "Walk to Cure" fundraising team each fall to benefit the Juvenile Diabetes Research Foundation. Whether you are a first time buyer or experienced seller looking to make a move in the River Valley, Monica looks forward to taking care of all the details for you so you can continue on with your busy life.



TANYA ROBERSON: Realtor Rookie of the Year in 2007. Grew up in the Fort Smith area where she lives with her husband Rodney. They have three children and six grandchildren. Active member of local, state and National Board of Realtors. Tanya is active in commercial and residential sales and is licensed in Arkansas and Oklahoma. When she is not selling Real Estate you can find her out riding one of her horses.



SUE SHIELDS: Sue has 29 years of sales background. She has been a top Realtor for the past 15 years and a Platinum member of Award of Excellence. A member of the Arkansas Realtor Association, Sue has served in positions of Secretary, Vice President & President of Crawford County Board of Realtors Association. Sue was also Crawford County Realtor of the Year in 2002 and a member of the Council of Residential Specialists. Sue goal is to meet or exceed your needs in selling or purchasing your home. She also makes a point of knowing effecting loan officers to better serve your financing needs.



LISA MUNDAI: Bradford & Udouj Realtors is proud to announce the addition of Lisa Mundai to our staff of full time Realtors. Lisa Mundai is a resident of Fort Smith. Having been raised by a father who was also a local minister, Lisa was taught that “Doing the right thing is always the right thing to do.” She is licensed in both Arkansas and Oklahoma with 14 years of real estate experience specializing in residential and farm sales. Lisa is an active volunteer in the Fort Smith community. When she is not working she can usually be found on a football or baseball field with one of her grandchildren. Lisa has a warm and friendly personality and enjoys meeting new people as well as spending time with close friends and family.



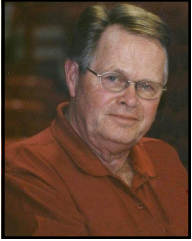
AMANDA TINCHER: Amanda was raised in Greenwood, AR. She attended River Valley Christian high school and the University of Arkansas Fort Smith. Engaged to a wonderful man and also a proud mother of two beautiful children. Her son is 8 years old and she has a daughter that is 10 months old. Amanda savors the moments with family, on the lake or in the Razorback stadium. Amanda's real estate began when she started working as the secretary/receptionist at a real estate company in 2003, at the age of 16. After holding this position for 2 years her passion for real estate had taken on the snowball effect. In 2008, she began listing & selling homes in the River Valley. From receptionist to Realtor, the love and passion for real estate will enable her to assist you in any real estate transaction.



JIM SIMMONS: Jim has served the Crawford County Board of Realtors as President, Vice President and is currently on the Board of Director of the Crawford County Board of Realtors. Jim was most recently honored as “2006 REALTOR OF THE YEAR”. He also has received the Arkansas Realtors Association Platinum “Award for Excellence” for 2007, Gold “Award for Excellence” in 2004 and Silver “Award for Excellence” in 2003 and 2005.



CONNIE ELIIS: Experienced in both residential and commercial sales. Connie has been a resident of Fort Smith since 1996, married and has one son. She is a Million Dollar Producer and a member of local, state and national Boards of Realtor.



JIM GRADY: Active in the Fort Smith business community as a business owner and manager the past 36 years. Multi-Million Dollar Producing Agent. Retired from Don Rey Media Group and is present owner of Jack-N-Jill School. Member of Grand Avenue Baptist Church. Avid Bass Fisherman. Member of local, state and national Board of Realtors with 18 years in the real estate industry. Lifetime resident of Fort Smith.



NICK GLIDEWELL: I was born and raised in Fort Smith and grew up in the family business, Glidewell Distributing, which was founded in 1946. But even before going to work with my family, I was fascinated by real estate. When I was a child, I would watch my parents get really good deals on homes whenever we would move. We didn't move a lot, but when we did, I thought it was great how my parents would always make a little profit off the sale of our house. For a kid with a small allowance, I didn't realize selling homes for a profit was the norm – I just thought the whole idea was neat. In 2002, I partnered with a close friend, and we began buying rental houses/multi-family units. Since then, and now as a licensed agent with Bradford & Udouj Realtors, I've learned a lot of valuable life lessons as well as quite a few important lessons about real estate – the main one being that real estate is first and always a people business. When I'm not working, I like to travel, work in my yard and walk my dogs. When I am working, I like to help simplify the real estate transaction process for those who trust me to provide them with outstanding service and expertise.



ROSANNA HASH: Rosanna has lived in the River Valley for the past 15 years with her husband and two sons. While raising her sons, Rosanna volunteered at school activities, served as Treasurer of the Football Booster Club, was Board Member, and coached basketball, soccer & baseball at the Boys and Girls Club. Rosanna and her family have relocated thru 3 different states and 5 homes because of her husband's job. She knows from experience that there are many concerns for our spouses and families with children when it comes to moving to a new city or town, a different neighborhood and children leaving their friends behind and starting over in a new school. She understands the stressful times and cluster of emotions that families go thru when putting your HOME (your comfort zone) up for sale when it's time to move on. Whether its a job change, an economic change, sizing up or sizing down call Rosanna. She loves people. She is honest, hardworking, dependable and loyal to family, friends, and loved ones. She will work hard in helping you find a house that will become your next HOME. She is bi-lingual.



AUNDREA HANNA: Ten years marketing, sales and service experience. Lifelong resident of Fort Smith, Greenwood area. Greenwood High School graduate and attends University of Arkansas. Licensed in Arkansas, member of the local, state and national Board of Realtors. Active in commercial, land and residential property.



BRINDA GARRETT: Business owner travel agencies from 1986-1991. Marketing, sales and service . Licensed in both Arkansas and Oklahoma. Member of local, state and National Boards of Realtors.v Multi-Million Dollar Producing Agent. Active residential, land and commercial sales. Achiever Award of Excellence and Arkansas Board of Realtors Good Neighbor Award for ongoing volunteer work in our community. Chairperson for Special Olympics. Volunteer for Project Compassion. Sustaining member of Fort Smith Junior League. Sits on the Fort Smith Symphony Board of Directors. Also a Director for the Fort Smith Local Board of Realtors. Top Sales Person for Bradford & Udouj in 2005.



FRED PATTERSON: Graduate of Michigan State University, Multi-Million Dollar Producer with more than 20 years experience in marketing and sales, earning three National Awards. Member of local, state and national Board of Realtors. Active in both residential and commercial sales.



DAN HOWELL: is a lifelong resident of the river valley and a graduate of Northeast Oklahoma State with a BA in accounting and business admin. Dan has 15 years experience in residential construction and has worked the last 10 years as a project manager/estimator for a local commercial contractor.



JIM SUTTON: I live in Fort Smith with my wife and two kids. I've been in sales for over seven years and contribute my success to hard work and dedication to my clients. If you are interested in purchasing or selling a home, give me a call. I look forward to working with you.



JEANNIE SUTTON: Jeannie just recently joined Bradford and Udouj along with her husband Jim. She is licensed in Arkansas and a member of the National Association of Realtors. Jeannie and her family have lived in the Fort Smith area since 2008. Prior to real estate Jeannie has worked in higher education for over ten years. Her goal is to provide the kind of service that she would expect when purchasing or selling a home.

HISTORY OF FORT SMITH

French voyagers, traders and trappers were among the first European settlers of the Fort Smith Region in the 1700s and 1800s. Where the Arkansas River converged with a little stream (which the French named the Poteau River), they found a beautiful spot — a sandstone bluff surrounded by grassy vales. This attractive place, where the two rivers met, they called Belle Point. To this day, Belle Point remains at the heart of Downtown Fort Smith. In 1817, on this bluff overlooking the convergence of the two rivers, Major William Bradford, head of a company of U.S. Army riflemen, established a military post. He chose Belle Point because of its commanding position, and because of the natural beauty of the spot. The post was named Camp Smith — and later Fort Smith — in honor of General Thomas A. Smith, the commander of the western frontier forces. One of the first settlers to make a permanent home in Fort Smith was Captain John Rogers, a veteran of the War of 1812. He laid out Fort Smith as a city and home seekers began to settle near the beautiful bluff. Fort Smith grew and soon became a trade center for the entire Southwest. Famous historical figures have occupied prominent places in the city's colorful past. General Sam Houston, the hero of Texas, once lived in Fort Smith, and legend has it that it was here that he claimed an Indian bride. General Zachary Taylor, of Mexican War fame and later 12th President of the United States, was stationed at the fort for a time. The chimney of his home still stands at the east end of Garrison Avenue near the Immaculate Conception Catholic Church. Albert Pike, soldier, poet and famous Mason, and Sequoyah, Chief of the Cherokee Indians, both lived near Fort Smith. Famous explorer L.E. Booneville chose Fort Smith as a home when he retired. General William O. Darby, founder of the famed Darby's Rangers group that fought in World War II, grew up in Fort Smith. William S. Sessions, former Director of the Federal Bureau of Investigations, is a Fort Smith native, as was jazz pioneer Alfonso Trent. Elvis Presley, the King of Rock N' Roll, was inducted into the U.S. Army and received his first military haircut at Fort Chaffee located just east of Fort Smith. The most interesting chapter of Fort Smith's history was written when the city was headquarters for Judge Isaac C. Parker, Chief Justice for the U.S. District Court for Western Arkansas. Known as "The Hanging Judge," Parker came to Fort Smith in 1875 as judge for the only seat of justice in the major part of the Southwest. Into this court were brought notorious desperados fresh from shooting scrapes and escapades; the jail which held these outlaws while awaiting trial was known as "Hell on the Border." Nearly 14,000 people faced the court during Parker's 21 years on the bench. He ordered the hanging of 79 men. In 1901, in Mansfield, just a few miles from Fort Smith, geologists digging a well discovered natural gas. This new supply of gas, which could provide cheap fuel for factories, began to attract industry to Fort Smith, and the city became a manufacturing center. Industries of all kinds were established, including steel and iron works, smelters, glass factories, brick plants, cotton oil plants, lumber mills, canning plants, furniture factories and the largest sorghum mill in the world. Coal mining in the Fort Smith area was another large industry which provided jobs for hundreds of people. Through the years, Fort Smith has built upon its rich past to create a dynamic present complete with modern business and industrial operations. The city's business and industrial development continues to show strong, steady and stable growth.

EMERGENCY CONTACT NUMBERS

Police Department

Emergency

911

Non-Emergency

785-4221

Fire Department

Emergency

911

Non-Emergency

783-4052

COMMUNICATIONS

Newspaper:

Southwest Times Record (Daily and Sunday) Circulation: 47,000

3600 Wheeler Avenue, P.O. Box 1359, Fort Smith, AR 72902

479-785-7700 - www.swtimes.com

Television:

KFSM-TV (CBS) KPOM-TV (NBC) AETN (PBS)

KHBS-TV (ABC) KPBI-TV (Fox)

Radio Stations:

KAYR (1060 AM) Hispanic programming KKBD (95.9 FM) Classic Rock

KBBQ (100.7 FM) Oldies KOLX (94.5FM) Christian

KEZA (107.9 FM) Adult contemporary KREU (92.3 FM) Classic Rock

KEZU (104.7 FM) Adult contemporary KTCS (99.9 FM) Country

KFDF (1580 AM) Sports talk radio KUAF (91.3 FM) National Public Radio/Classical

KFPW (1230 AM) Oldies KWHN (1320 AM) News/talk radio

KISR (93.7 FM) Contemporary hits KZBB (97.9 FM) Contemporary hits

KLSZ (102.7 FM) Classic Rock KZKZ (106.3 FM) Christian

KMAG (99.1 FM) Country

City of Fort Smith Utilities

OG&E Electric Service Co.

(800)272-9741

www.oge.com

Arkansas Oklahoma Gas Corp. AOG

(800)842-5690

www.aogc.com

AT&T Telephone

(800)464-7928

www.att.com

Cox Communications Cable Television/Broadband Cable

782-8941

www.cox.com

City Utilities Water, Sewer & Trash

Customer Service

784-2262

www.fortsmithwater.org/index.shtml

Arkansas Valley Electric Co-op

Fianna Hills

(800)468-2176

www.avecc.com

Riley Farm Residents

(800)468-2152

Sanitation Department

784-2350

<http://sanitation.fsark.com/web/>

Local School Systems

Fort Smith Public Schools

785-2501

Fort Smith Public Schools

Superintendent Benny Gooden, Ed. D.

3205 Jenny Lind

P.O. Box 1948

Fort Smith, Arkansas 72902

www.fssc.k12.ar.us

Fort Smith has always been a leader among Arkansas schools, with students and educators from the area regularly receiving state and national recognition. The Fort Smith Public School District operates neighborhood elementary schools and secondary school assignments are based upon established attendance areas. Support and special services include remedial and special education services, gifted and talented programs, elementary and secondary counselors, vocational programs and choral, band and orchestra programs. More than 12,700 students attend Fort Smith Public Schools' neighborhood elementary (k-6), junior high (7-9) and senior high schools (10-12). The district is the third largest in the state.

Other important facts about Fort Smith Public Schools:

- There are 28 school centers: 21 elementary schools, 4 junior highs, 2 high schools and 1 adult education center.
- All schools are accredited by the North Central Association (NCA).
- The Fort Smith Public Schools' Adult Education Center was the first in the state to earn accreditation by the NCA.
- All six secondary schools, plus Cook, Euper Lane and Woods Elementary Schools have earned recognition as Arkansas Schools of Excellence.
- Northside and Southside High Schools have received recognition as National Blue Ribbon Schools.
- The district employs more than 850 educators - and over 50 percent of them hold advanced educational degrees. Class sizes are limited to no more than 26 students.
- District students benefit from programs designed in cooperation with business and industry, community leaders and private citizens. These programs demonstrate the connection between schools and the workplace joining together to promote educational excellence.
- ACT score average: 21.8 (national average 21.0)
- Student to teacher ratio is 14.4 to 1.
- Students have a 70.8% completion rate.
- Average teacher salary is \$35,000.
- Budget of \$61 million, with per pupil expenditure of \$4,759.

Greenwood Public Schools

996-4142

Greenwood Public Schools

420 West Main St

Greenwood, AR 72936

Superintendent Dr. Kay Johnson

www.greenwoodarkasschools.com

Greenwood Public Schools are located in Greenwood, Arkansas, a town of 7,000 located 10 miles south of Fort Smith, Arkansas.

- More than 3,100 students attend Greenwood Schools.
- The student attendance rate is about 95%.
- Greenwood Schools have five campuses:
 - Westwood Primary, grades K-2
 - North Main Intermediate, grades 3 and 4
 - East Hills Middle School, grades 5-7
 - Wells Junior High, grades 8 and 9
 - Greenwood High School, grades 10-12
- Approximately 240 teachers and administrators are employed by Greenwood Public Schools
- The district also employs 119 support staff.
- All schools are air-conditioned.
- All Greenwood Schools are accredited by the North Central Association of Colleges and Schools

PRIVATE SCHOOLS

CHRIST THE KING

Grades Preschool - 6

1918 South Greenwood Road, Fort Smith, AR 72901

www.christ-king.org

479-782-0614

FIRST LUTHERAN SCHOOL

Grades Preschool - 9

2407 Massard Road, Fort Smith, AR 72903

479-452-5330

www.lstlutheran.com

FORT SMITH CHRISTIAN SCHOOL

Grades K- 12

4201 Windsor Drive, Fort Smith, AR 72904

479-782-0282

www.fscs.org

FORT SMITH MONTESSORI SCHOOL
Grades K - 6
3908 Jenny Lind, Fort Smith, AR 72901
479-646-7225

HARVEST TIME CHRISTIAN SCHOOL
Grades K - 6
3300 Briarcliff Drive, Fort Smith, AR 72903
www.harvesttime.net/children.html
479-646-2669

IMMACULATE CONCEPTION SCHOOL
Grades K - 6
223 South 14th Street, Fort Smith, AR 72901
www.icschoolfs.org
479-783-6798

RIVER VALLEY CHRISTIAN SCHOOL
P.O. Box 180621, Fort Smith, AR 72918-0621
www.rvcs.org
Elementary: 479-452-8282
Jr./Sr. High: 479-452-3342

TRINITY JUNIOR HIGH SCHOOL
1205 South Albert Pike, Fort Smith, AR 72903
www.trinitycatholicjh.org
479-782-2451

University of Arkansas Fort Smith

788-7000

Chancellor: Paul B. Beran, Ph.D.

5210 Grand Avenue

P.O. Box 3649

Fort Smith, Arkansas 72913

www.uafortsmith.edu

Since its founding in 1928, UA Fort Smith has partnered with area civic and business leaders to create program resources that enhance the personal and professional opportunities of our students and drive the economic and cultural development of our community. That constant drive for innovation and relevance continues today:

- The Center for Business and Professional Development (CBPD) at UA Fort Smith provides training and education to area businesses and meets the continuing education needs of the community.
- The University Center allows students to participate in degree programs offered by other selected universities from the convenience of the UA Fort Smith campus.
- Our constantly updated Health Sciences programs are meeting the health care needs of our community while preparing our students for rewarding careers in registered and practical nursing, surgical technology, dental hygiene, and radiologic technology.
- Foundations of Learning is a special freshman orientation class designed to help students make a successful transition to college life.
- The Western Arkansas Technical Center provides college-level technical training to juniors and seniors from area high schools.

John Brown University

646-0082

www.jbu.edu/advance

4500 Towson Avenue, Suite 216, Phoenix Village Mall, Fort Smith, Arkansas 72901
John Brown University's Satellite Center in Fort Smith offers an advanced degree completion program designed for adults who want to maintain a family and job responsibilities while furthering their education. The advanced program is designed for motivated adults, who started college, went to work and never finished college. The program offers a bachelor's degree in organizational management in approximately 18 months with classes meeting one night a week for four hours a night.

OTHER UNIVERSITIES

Webster University

801 Carnall Avenue

Fort Smith, AR, 72901

www.websteruniv.com

479-484-7747

Fort Smith offers the latest in medical technology and procedures. Our region's medical community offers a complete support system of specialty program that allow physicians to achieve the best possible outcome for their patients. Fort Smith is a Regional Medical Center with dedicated centers for heart diseases, cancer treatment and prevention, leading edge computerized and magnetic imaging and plastic surgery. With such a complete medical community, it should come as no surprise that the Fort Smith region is a diagnostic center for a six-state area.

HOSPITALS

Crawford Memorial Hospital

East Main and South 20th Streets, P.O. Box 409, Van Buren, AR 72956, 479-474-3401

- Fully accredited - Founded in 1951 - 103 Beds

<http://www.ccmhia.com/index1.htm>

Harbor View Mercy Psychiatric Hospital

10301 Mayo, Fort Smith, AR 72903, 479-484-5550

- Fully accredited - Founded in 1984 - 80 Beds

HEALTHSOUTH Rehabilitative Hospital

1401 South "J" Street, Fort Smith, AR 72901, 479-785-3300

- Fully accredited - Founded in 1986 - 80 Beds

Sparks Regional Medical Center

1311 South "I" Street, P.O. Box 17006, Fort Smith, AR 72917-7006, 479-441-4000,

www.sparks.org

- Fully accredited - Founded in 1887 - 510 Beds

St. Edward Mercy Medical Center

7301 Rogers Avenue, P.O. Box 17000, Fort Smith, AR 72917, 479-484-6000,

www.ftsm.smhs.com

- Fully accredited - Founded in 1905 - 343 Beds

Cooper Clinic

6801 Rogers Avenue, P.O. Box 3528

Fort Smith, AR 72913, 479-452-2077

www.cooperclinic.com

Sparks Health System

1311 South "I" Street, Fort Smith, AR 72901

479-441-5300

www.sparks.org

CLINICS

Area Agency on Aging of Western Arkansas

524 Garrison Avenue, P.O. Box 1724

Fort Smith, AR 72902, 501-783-4500

aaaging@ipa.net

Western Arkansas Counseling & Guidance Center

3111 South 70th Street, P.O. Box 11818

Fort Smith, AR 72917-1818, 501-452-6650

www.wacgc.org

CLIMATE DATA

SOURCE: U.S. Department of Commerce NOAA, National Weather Service in Tulsa, OK
<http://www.srh.noaa.gov/tsa/climate/fortsmith.html>

RECREATION & SOCIAL FACILITIES

Fort Smith
City Parks
Department
784-2368

There are a total of 15 parks in Fort Smith with a total acreage of about 1,150. There are also national, state and county parks throughout the Fort Smith region. Some of the larger area parks include:

FORT SMITH NATIONAL HISTORIC SITE: Third Street and Rogers Avenue in Downtown Fort Smith, Administered by the National Park Service, approximately 35 acres, contains the remains of a first Fort Smith (1817-1824), and second Fort Smith (1838-1871) and a subsequent U.S. District Court (1872-1896). Includes visitor center/museum. For more information, call 479-783-3961.

CREEKMORE PARK: Rogers Avenue & South 31st Street. Located on 27 acres in the heart of Fort Smith, this city park offers charcoal grills, a community center building with public meeting rooms, concessions, drinking fountains, flower gardens, children's playground, lighted basketball court, lighted tennis court, miniature golf, nature area, park benches, parking facilities, picnic areas, restrooms, swimming pools, telephone, miniature train, wading pool, volleyball poles, walking/exercise trail, shuffleboard and a gazebo. For more information, call 479-784-2368.

CAROL ANN CROSS PARK: 1601 South 74th Street. Located on 51 acres, this city park offers boating, charcoal grills, drinking fountains, fishing, nature area, park benches, parking facilities, picnic pavilions, restrooms, walking trails, telephone, flower garden and playground.

BEN GEREN REGIONAL PARK: 7200 South Zero Street. This 800 acre county park offers an Olympic size pool, lighted softball diamonds, tennis courts, hiking trails, bridle paths, picnic pavilions, amusement park facilities, 27-hole golf course and clubhouse, miniature golf and soccer complex. For more information, call 479-646-2444.

HUNT'S PARK: South 31st Street and Dodson Avenue. An eight acre athletic field contains combination lighted baseball/football field with grandstand club facilities.

HARRY E. KELLEY PARK: North "A" Street and Clayton Expressway. Located on two acres, this city park contains a covered, lighted stage with power outlets, benches, picnic area and fishing.

MARTIN LUTHER KING PARK: North Greenwood Avenue and North “R” Street. This three acre city park contains concessions, drinking fountains, playgrounds, benches, parking, rest-rooms, swimming pool, telephone, lighted athletic field, basketball court, wading pool, picnic area/pavilion and grills.

LEE CREEK RESERVOIR: Northeast of Van Buren off Arkansas Highway 59. Located on 1,443 acres, this city park offers boating, benches*, fishing*, nature area, restrooms*, and walking and hiking trails.

FORT SMITH PARK: North 6th Street and Clayton Expressway. This 39 acre park, operated by the U.S. Corps of Engineers, offers 33 picnic sites, a large picnic pavilion, boat ramp and restrooms.

TILLES PARK: North 37th Street and Grand Avenue. This 23 acres city park offers grills, playground, lighted basketball and tennis courts, benches, parking, picnic areas/pavilions, restrooms, walking trail and flower garden.

SPRINGHILL PARK: Located 1.5 miles north of Barling on Arkansas Highway 59. This U.S. Corps of Engineers park adjacent to the Arkansas River offers camping, fishing, boating, boat ramps, playgrounds, pavilions, flush toilets and showers. For more information, call 479-452-4598.

FORT SMITH DOG PARK: Located at the corner of Massard Road & Louisville Street near Fort Smith Airport. The Fort Smith Dog Park is dedicated to dogs & dog lovers. The purpose is to provide off leash exercise & socialization opportunities for our four legged friends while promoting responsible dog ownership through events and programs. Fun Factors include: Mutt Mitt Station, Benches, Pond, Double Gates & Parking Area

THE JANET HUCKABEE NATURE CENTER: This nature center sits on 170 acres of land in Fort Smith that were previously part of Fort Chaffee. The building overlooks Wells Lake, a popular local fishing and picnicking destination! Built in the fertile Arkansas River Valley, the center focuses on the wide variety of animals and birds that call the area home. In addition to resident Canada geese and small mammals and turtles calling the center home, many colorful songbirds stop by on their journeys to and from wintering grounds farther south. While many visitors come to the center for the interesting exhibits inside, just as many find the trails, native plants on the grounds and canoeing or fishing in the lake just as enjoyable.

GOLF COURSES

If golf is your thing, then the Fort Smith region has what you need in both public and private courses. Area courses include:

Ben Geren Regional Park, 7200 South Zero Street (27 holes)

Offers golf carts, lessons, pro shop and snack bar. 479-646-5301.

Cedars Country Club, 1301 City Park Road, Van Buren (9 holes)

479-474-2412

Eagle Crest Golf Course, 909 U.S. Highway 71 South, Alma (18 holes)

Offers golf carts, lessons, pro shop and snack bar. 479-632-2101.

Fort Chaffee Golf Course, Fort Chaffee (18 holes)

Offers golf carts, lessons, pro shop and snack bar. 479-484-2770.

Fort Smith Country Club, 5500 Midland Boulevard (9 holes)

Offers snack bar and pro shop. 479-783-9308.

Shadow Creek Golf Course, Sallisaw, Oklahoma (18 holes)

Offers golf carts, snack bar and pro shop. 918-775-6008.

Vache Grasse Country Club, Greenwood (18 holes)

Offers snack bar, lessons and pro shop. 479-996-4191.

PRIVATE COURSES:

Fianna Hills Country Club, #1 Essex Place (18 holes)

For more information, call 479-646-7861.

Hardscrabble Country Club, 5211 South Cliff Drive (18 holes)

For more information, call 479-783-3731.

The Best Quality Of Life Without All The Costs

Fort Smith is your perfect choice. Your imagination is your only limit. With some of the finest lakes and mountains in the country in our back yard, families can savor the life they build here. Whether you like shopping at the malls, attending concerts, visiting museums, enjoying the cuisine at some of the finest and most unique restaurants in the nation, fishing or swimming in beautiful clean lakes and streams or playing in our many parks, it's all readily available in the Fort Smith region. But, best of all, it's a safe and fun place to live and raise a family without all the costs and concerns of larger cities.

Site Seeing & Area Activities:

- The Fort Smith Little Theatre produces five top shows annually. In addition, the group does several experimental workshop readings each year, which are open to season ticket holders. Their address is 401 North 6th Street. For more information, call 479-783-2966.
- The Fort Smith Symphony is the oldest orchestra in the state. It performs five subscription concerts per year, plus a Mayor's Fourth of July Concert on the banks of the Arkansas River, and a "Symphony on the Green" at University of Arkansas Fort Smith Reynolds Plaza and a Family Concert. For more information, write to: The Fort Smith Symphony, P.O. Box 3151, 5111 Rogers Avenue, Suite #405, Fort Smith, Arkansas 72913; or call 479-452-7575.
- The Association of Artists of Fort Smith operate the Fort Smith Art Center at 423 North 6th Street. The center is open to the public between the hours of 9:30 a.m. to 4:30 p.m., Tuesday through Saturday, and 2 to 4 pm. on Sundays. For more information, call 479-784-ARTS.
- Old Fort Museum. From the founding of the first fort in 1817 to nearby Fort Chaffee's role in American military history, the tumultuous history of Fort Smith's presence on the Arkansas-Oklahoma border is brought to life in a series of fascinating exhibits and displays at the Old Fort Museum. Don't miss the old-fashioned drug store and working soda fountain. The Old Fort Museum is located at 320 Rogers Avenue. For more information, call 479-783-7841.
- The Arkansas Oklahoma State Fair is one of the five district fairs in Arkansas. An annual

event, it is scheduled for the third Friday after Labor Day in September at Kay Rodgers Park Fairgrounds on Midland Boulevard. The event brings some of the top musical acts in the nation for the nine-day fair. For more information, call 479-783-6176.

- The Old Fort Days Rodeo is held annually in May beginning Memorial Day and running through Saturday with nightly performances. The event also includes the nation's richest barrel futurity with some of the nation's top cowboys competing for more than \$500,000 in prize money. The Rodeo is held at Kay Rodgers Park on Midland Boulevard. For more information, call 479-783-6176.

- General William O. Darby, founder of the famed "Darby Rangers" group that fought in Italy during World War II, grew up in Fort Smith. His childhood home has been restored and turned into The Darby House, 311 General Darby Street (North Eighth Street). The home contains numerous mementos of his early years, Rangers' memorabilia and items from Fort Smith's sister city, Cisterna di Latina, Italy. For more information, call 479-782-3388.

- The Western Arkansas Ballet Company is located at 1310 North 32nd Street. For information regarding performances, call 479-785-0152.

- The Old Fort River Festival has provided summer entertainment to regional residents since 1979. Held every year in mid-June in Fort Smith's Harry E. Kelley Park, the Festival is host to three days of some of the best live music, arts and crafts, children's events and food in the region. This festival grows in popularity each year and draws national recording acts. For more Festival information, call 479-783-6363.

- The Riverfront Blues Festival has grown into one of the top blues events in a several state area. Great food and some of the best blues acts in the country provide for top rate entertainment for the whole family. This two-day entertainment is held every September in Fort Smith's Harry E. Kelley Park. For more information, call 479-783-6353.

- University of Arkansas Fort Smith "Season of Entertainment" annually attracts national theater and musical productions, as well as frequent performances by the Concert Band, the Jazz Band and Choral Ensembles. For more information, call the UAFS Box Office at 788-7300. The college is also host to "Season on the Green," a series of free outdoor performances featuring national touring productions.

TRANSPORTATION

Fort Smith Regional Airport

646-1693

www.fortsmithairport.com

The Fort Smith Regional Airport, located five miles east of downtown Fort Smith, offers full air transportation access and boasts the state's longest runway. Four airlines offer daily flights to and from Fort Smith. The Fort Smith region is served and easily accessed by Interstate 40 the nation's main four-lane east/west passage as well as Interstate 540 and U.S. Highways 64, 71 and 271. The Fort Smith Chamber of Commerce in conjunction with regional business, civic and political leaders have been calling for the creation of a four lane, interstate quality, north/south passage for several decades. This route, most often called U.S. 71/I-49, would open up emerging business markets in Central and South America, as well as major Mid-American trading centers from Texas and Louisiana to Chicago. Creation of this interstate quality road has been, without question, the top priority among our region's business, civic and political leaders.

Interstate Highways

The Port of Fort Smith on the Arkansas River offers a nine foot ice-free channel, open year around with low cost transportation by barge between Fort Smith and all points reached by navigable waterways. The port is available by numerous carriers that serve Fort Smith. The public port in Fort Smith is in operation with two on-site warehouses and has two docks and two cranes. The Port of Fort Smith is part of the McClellan-Kerr Arkansas River Navigation System that runs through the heart of the nation. The waterway not only connects Fort Smith to the ports of the world, but also with America's entire inland waterway system from Houston to New Orleans, to Pittsburgh and Minneapolis.

Barge/River Transit

785-2837

Railroad

Three railroad providers offer freight service to Fort Smith. These companies offer one shipment daily from Fort Smith:

Arkansas-Missouri Railroad 782-8821

Kansas City Southern (918) 775-3155

Taxi Service

783-1118

Razorback Cab Co. offers Fort Smith's only cab service. The company offers around the clock service with its fleet of 40 cabs. Fort Smith Public Transit operates 20-passenger minibuses that run Monday through Saturday. The service offers curb-to-curb service along four routes throughout the city, with all four routes having a common focal point of Central Mall. The Public Transit also operates a 25-seat trolley that travels through Fort Smith's downtown and historic districts.

Public Transportation

783-6464

FORT SMITH PROPERTY TAX RATES

Sebastian County Tax Assessor

783-8948

www.sebastiancountyonline.com

PERSONAL REAL PROPERTY ESTATE

Levy Per \$1,000 Valuation

Sebastian County \$ 8.00

City of Fort Smith \$8.00

Fort Smith School District 36.50

University of Arkansas Fort Smith 5.25

Total for residents (per each \$1,000) \$ 57.75

How is appraisal of real estate made?

By employees of the Sebastian County Assessor. All Appraisers must be certified by the State of Arkansas. Assessment Coordination Division (A Division of the Public Service Commission), 1000 Center, Little Rock, AR 72201.

The ratio of assessed value to fair market value is 20% on personal property and the tax bill is %57.75 per \$1,000 of assessed valuation. A home with a fair market value of \$80,000 would be assessed \$16,000. As the tax rate is \$57.75 per thousand and the assessed value of the home is \$16,000, the tax bill would be \$57.75 x 16 or \$924.00.

PERSONAL PROPERTY - VEHICLES - MUST BE ASSESSED EACH YEAR BETWEEN JANUARY 1 AND MAY 31 IN ORDER TO AVOID A 10% PENALTY. THIS MUST BE DONE IN ORDER TO TAG YOUR VEHICLE.

For more information, contact the Sebastian County Assessor's Office at 479-783-8948.

Where the money is allocated:

County Road Fund 5.2%

County General Fund 8.7%

City of Fort Smith

General Fund 8.7%

Fort Smith Library 1.7%

Police Pension 1.7%

Fire Pension 1.7%

Fort Smith School District

School Operating Fund 57.7%

Capital Outlay 4.3%

Debt Service 1.2%

UAFS College 9.1%

BRINDA GARRETT: Business owner travel agencies from 1986-1991. Marketing, sales and service experience. Licensed in both Arkansas and Oklahoma. Member of local, state and National Boards of Realtors. Multi-Million Dollar Producing Agent. Active residential, land and commercial sales. Achiever Award of Excellence and Arkansas Board of Realtors Good Neighbor Award for ongoing volunteer work in our community. Chairperson for Special Olympics. Volunteer for Project Compassion. Sustaining member of Fort Smith Junior League. Sits on the Fort Smith Symphony Board of Directors. Also a Director for the Fort Smith Local Board of Realtors. Top Sales Person for Bradford & Udouj in 2005.

HOLLIE BYERS: Hollie began a career in real estate in June of 2004. Hollie is a member of the gold award of excellence and is a Multi-Millon dollar producer. She prides herself in dedication to her clients and the hard work involved in going the extra mile for those she serves. Hollie can satisfy the needs of her clients in Arkansas and Oklahoma with certification in both states. Hollie and her husband, Billy, have one daughter, Brienna. Her parents Linda and Neal Perrin, are educators in the Hackett school system. Her mother and father-in-law, Eva and Randy Byers, are retired living in fort smith. Hollie joined Bradford & Udouj real estate in April of 2009. She brings an impressive resume' . This has been accomplished through diligence, determination and work ethics that support her valued clients returning for her assistance in selling and buying homes. Give Hollie an opportunity to serve your needs in the real estate market, and this will be a decision that makes it easier for you to continue your busy schedule while she does the work on your behalf. Your desires in the purchase or selling of a home will soon become hers, and it will become a done deal. She will only be satisfied when you are. If you want your home sold, she has "Byers".

CONNIE ELLIS: Experienced in both residential and commercial sales. Multi-Million Dollar Club - Member of local, state and national Boards of Realtors. Fort Smith resident since 1990.

JIM GRADY: Active in the Fort Smith business community as a business owner and manager the past 36 years. Multi-Million Dollar Producing Agent. Retired from Don Rey Media Group and is present owner of Jack-N-Jill School with his wife Margaret Grady. Member of Grand Avenue Baptist Church. Avid Bass Fisherman. Member of local, state and national Board of Realtors with 18 years in the real estate industry. Lifetime resident of Fort Smith.

