

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

WASHINGTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 ACRES OF THE OZARKS SURROUNDED BY NATIONAL FOREST

Welcome to your doorstep to more than one million acres of wilderness in the Ozark National Forest. This 40 acre tract is for the person looking for a remote recreational and hunting tract to provide a base camp in the middle of a national forest. A county road runs through the southeast corner of the property and provides great access and electric runs along the county road for additional opportunities. These 40 acres border National Forest on 3 sides, and is situated at the top of

the mountain providing amazing views any way you look. Working from the road into the property, you have a series of drops to benches working across the property, offering great pathways for the abundance of wildlife. There is no shortage of rock formations, timber, and even a small cave. This property offers outstanding hiking and camping opportunities, as well as hunting any manner of game our stretch of the Ozarks has to offer. All the while sitting within an hour of Fayetteville!



PROPERTY FEATURES

PRICE: **\$120,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **40**

- 40 +/- acres
- Borders National Forest on 3 Sides
- County road access
- Electric at road
- Exceptional views
- Rock formations
- Great wildlife habitat
- Less than 1 hour to Fayetteville
- Less than 1 hour to Ft. Smith
- 5 miles from US Hwy 71



40 +/- ACRES



COUNTY ROAD ACCESS



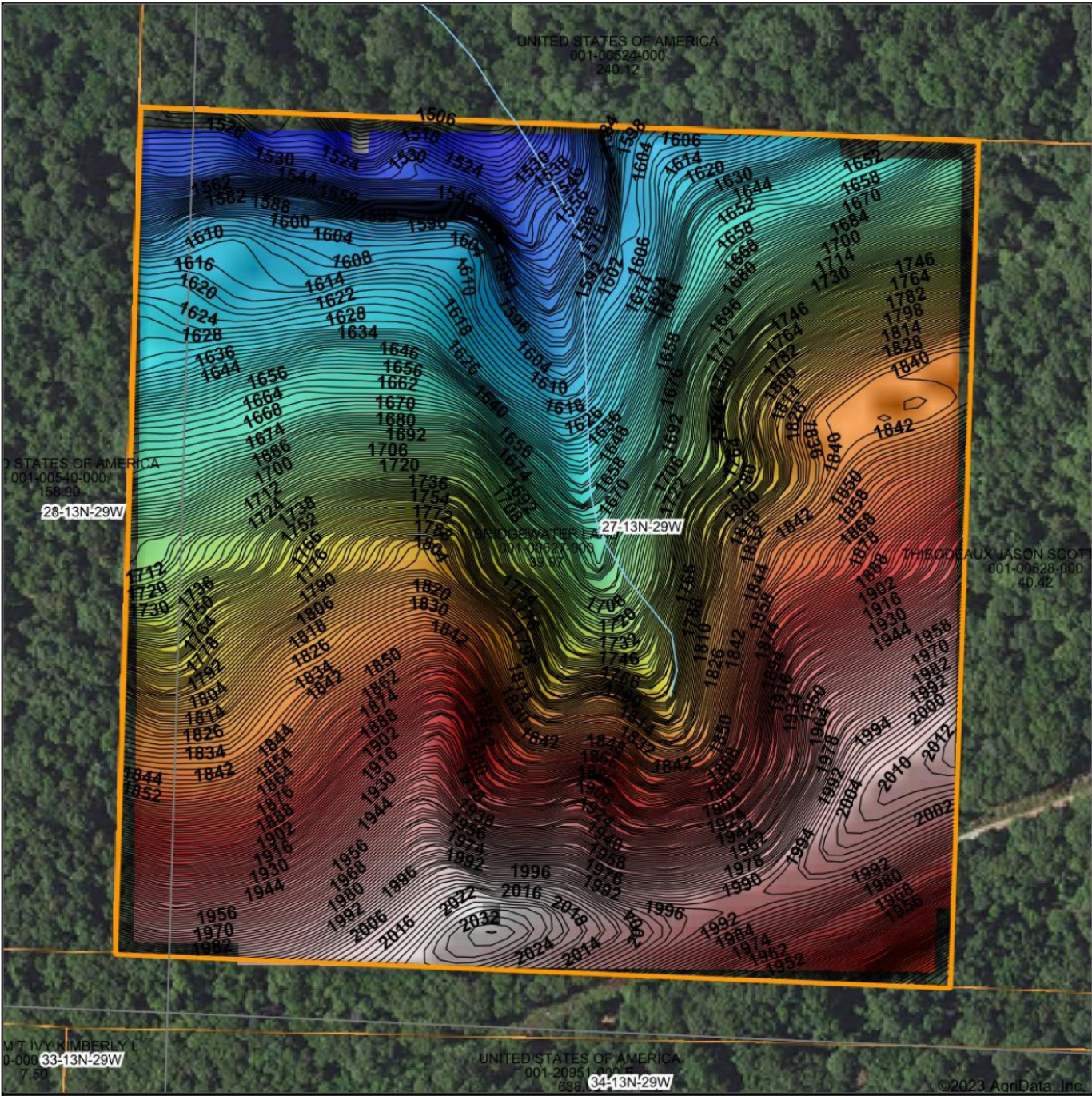
ROCK FORMATIONS



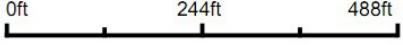
AERIAL MAP



HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 1,506.0
 Max: 2,036.4
 Range: 530.4
 Average: 1,788.2
 Standard Deviation: 145.93 ft



34-13N-29W
Crawford County
Arkansas

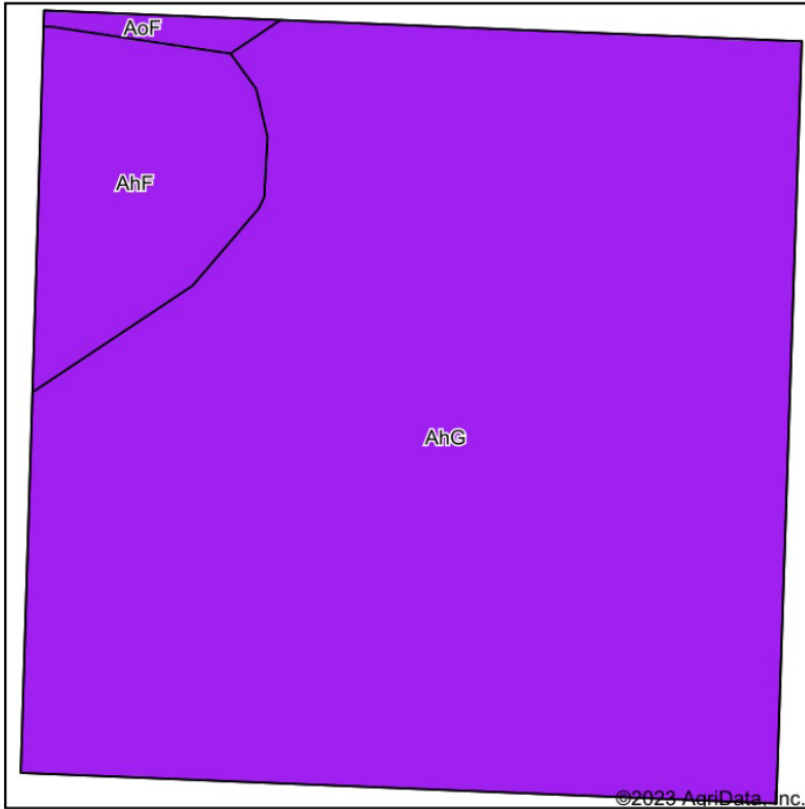
map center: 35° 45' 43.18, -94° 4' 11.74



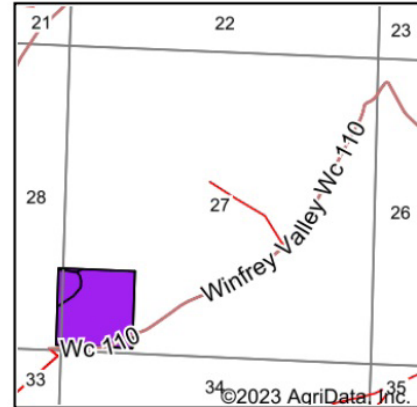
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Crawford**
 Location: **34-13N-29W**
 Township: **Winfrey**
 Acres: **39.97**
 Date: **3/21/2023**



Maps Provided By:



Area Symbol: AR143, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Improved bermudagrass AUM	*n NCCPI Overall
AhG	Allen-Hector complex, 40 to 55 percent slopes (nella)	35.47	88.7%		Vlls	5	6	11
AhF	Allen-Hector complex, 20 to 40 percent slopes (nella)	4.11	10.3%		Vlls	5	6	11
AoF	Allen stony loam, 12 to 35 percent slopes (nella)	0.39	1.0%		Vls	5.5	6.5	30
Weighted Average					6.99	5	6	*n 11.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

When it comes to Land Agents, Jeremy Riggs is one who will treat you with respect, work to understand your expectations and go out of his way to deliver on those expectations.

Born in Fayetteville, Arkansas, Jeremy was raised working a yearling cattle operation. Jeremy attended Oklahoma State University, earning a Bachelor's degree in agribusiness with a minor in marketing. When he wasn't studying, Jeremy spent time working for the college's purebred beef range. This education, combined with his love for chasing whitetails and land stewardship, helps him see the whole picture when walking properties so he can better understand each piece of land and the unique potential it holds.

For 10 years, Jeremy worked in the transportation and logistics industry, primarily as a project manager, handling large power projects. At Midwest Land Group, he's able to use his education in agribusiness and project management knowledge to both his buyers and sellers, ensuring great communication from start to finish. Jeremy is dedicated to learning about each property, with boots on the ground, leveraging market knowledge to make sure that when it's time to close, both his buyer and seller clients are satisfied.

When he's not working, you can find Jeremy outdoors, enjoying everything from hunting, family camping, playing golf, reading, and working in the garden. He lives in Farmington, AR, with his wife Chelsea and young sons, Wyatt and Theodore. If you are looking to buy or sell land in Northwest Arkansas, let Jeremy's knowledge and passion for land go to work for you.



JEREMY RIGGS, LAND AGENT
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