

MIDWEST LAND GROUP PRESENTS

27 ACRES IN

WASHINGTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL RURAL BUILD SITE WITH 3 PONDS

This gorgeous rural Washington County acreage is packed with potential and the perfect place to build a new home. With electric and rural water already on site, it won't take much to get this ground ready for a home. There are 3 ponds on the property that can be seen from multiple choices of build sites. One pond has cool clear water suggestive of being spring-fed. There are tall beautiful white oaks reaching down just above the banks of the pond that would be the perfect shade for a

nice day of fishing. The open area consists of 7+/- acres with a small shop just off of the road into the property. The rest of the property is made up of forest with small clearings throughout. Being at the end of a dead-end road, there is a great amount of privacy while also being close to roads leading to the surrounding towns. This potentially packed piece of ground will not last long, so call today for your private tour.



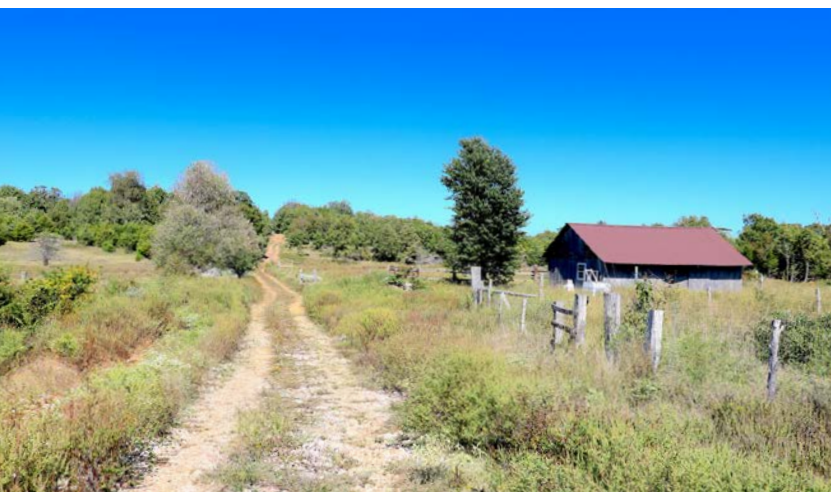
PROPERTY FEATURES

PRICE: **\$210,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **27**

- Electric on-site
- Water on-site
- 3 ponds
- Constructed shed on-site
- Dead-end road
- Gated entrance
- Fenced on 4 sides
- 40% open 60% timber
- 40 minutes to Fayetteville, AR
- 25 minutes to Prairie Grove, AR
- 20 minutes to Stilwell, OK



27 ACRES



GATED ENTRANCE



FENCED ON 4 SIDES



3 PONDS

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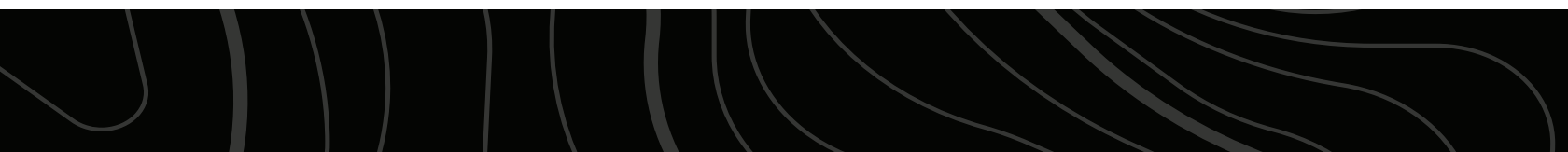
CONSTRUCTED SHED ON-SITE



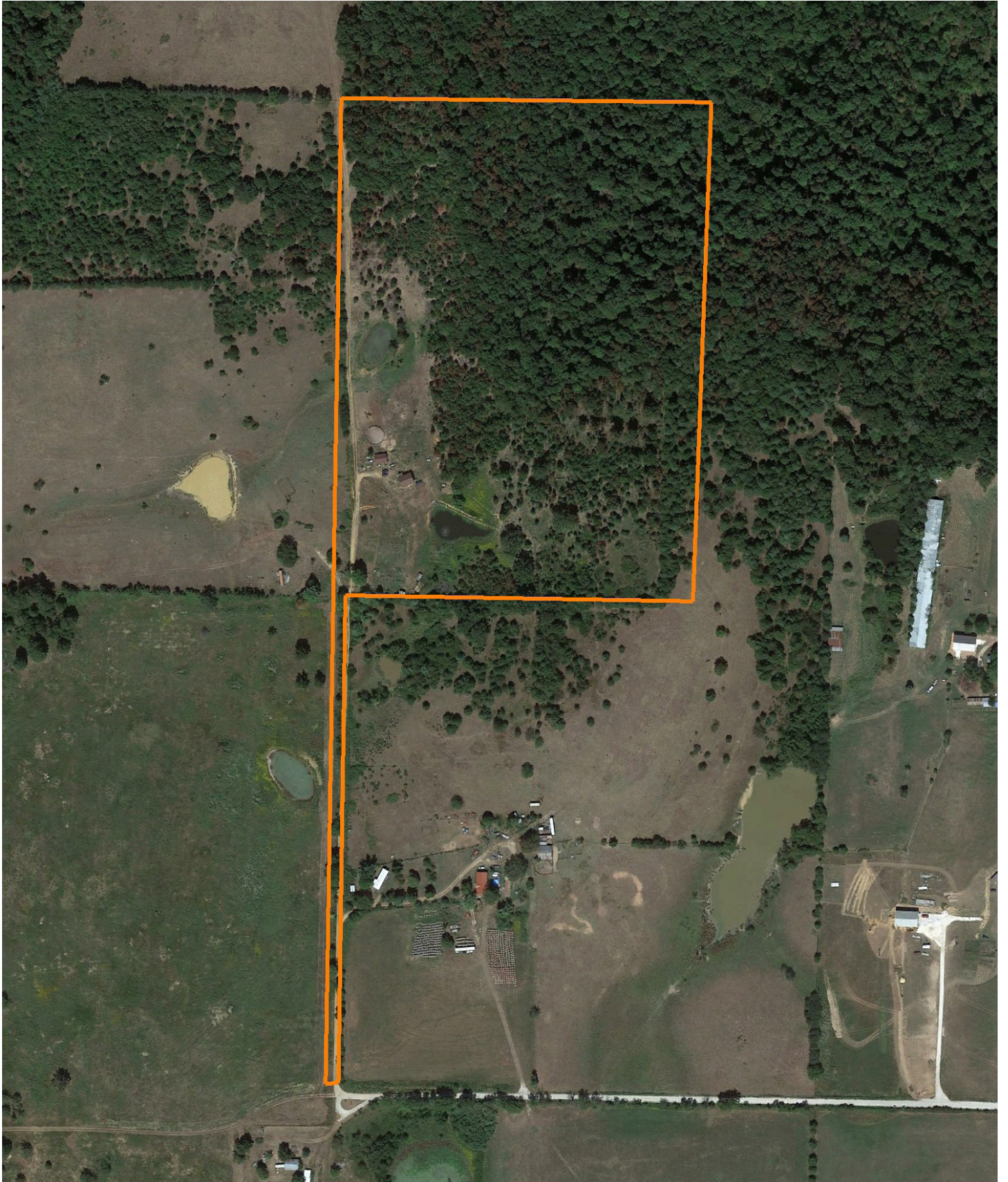
40% OPEN 60% TIMBER



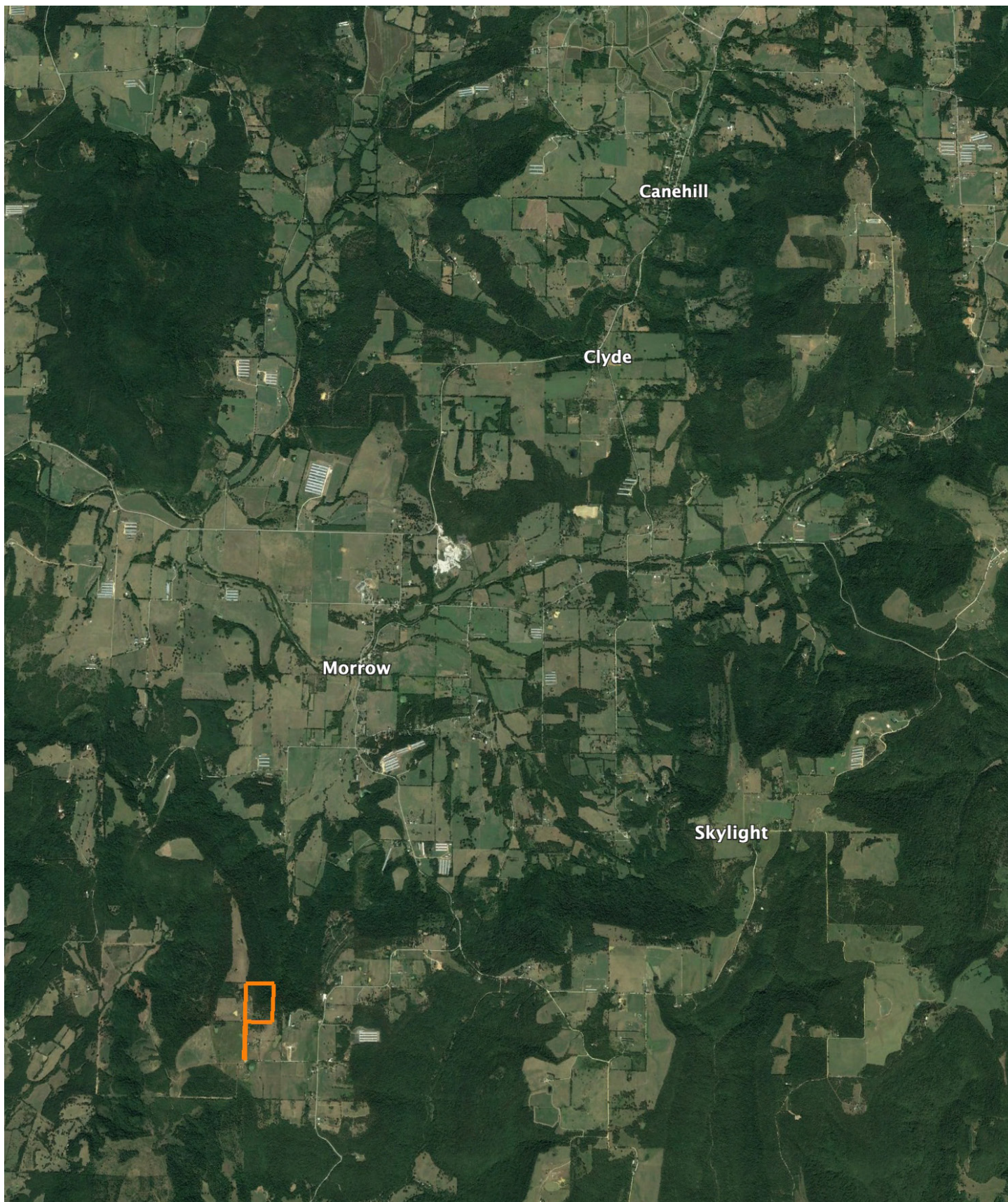
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Ben Williams is passionate about working with land and living life in the great outdoors. A native of Topeka, Kansas, Ben graduated from Kansas State University with dual Bachelor's Degrees in park management and conservation, as well as natural resource management.

During his college years, Ben conducted research on invasive plant and wildlife species to assess their impact on native species. His studies also covered wildlife habitat preservation, conservation, flooding and erosion control, and public hunting land management. Before joining Midwest Land Group, Ben worked as an arborist in Benton County, Arkansas, caring for trees and maintaining their health.

In his free time, Ben enjoys hunting waterfowl, golfing, and hiking. Now residing in Bentonville, Arkansas, with his wife Kaitlynn and son Bodie, Ben is a devoted family man whose care and understanding of people extends to his work as a land agent. His enthusiasm for helping clients achieve their goals is evident in his commitment to exceptional service. If you're looking to buy or sell land in Northwest Arkansas or Southwest Missouri, don't hesitate to give Ben a call. He'll go above and beyond to ensure you find exactly what you're searching for.



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