

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

WASHINGTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRE HARDWOOD TIMBER TRACT WITH VIEWS AND ABUNDANT WILDLIFE

Minutes away from the town of West Fork, Arkansas sits this beautiful 40 +/- acre tract just off of the highway. As you walk onto this acreage you will find that it is very easy to navigate through the mature hardwoods. The undergrowth is full of flowering trees including dogwoods and redbuds. As you navigate the property, you will find a series of flat benches that offer perfect traveling corridors for the wildlife. With an abundance of wildlife, it is set up perfectly for the hunter or outdoors enthusiast. The top section of this 40 +/- acre parcel offers a flat top with amazing views over the surrounding mountains. You can also see

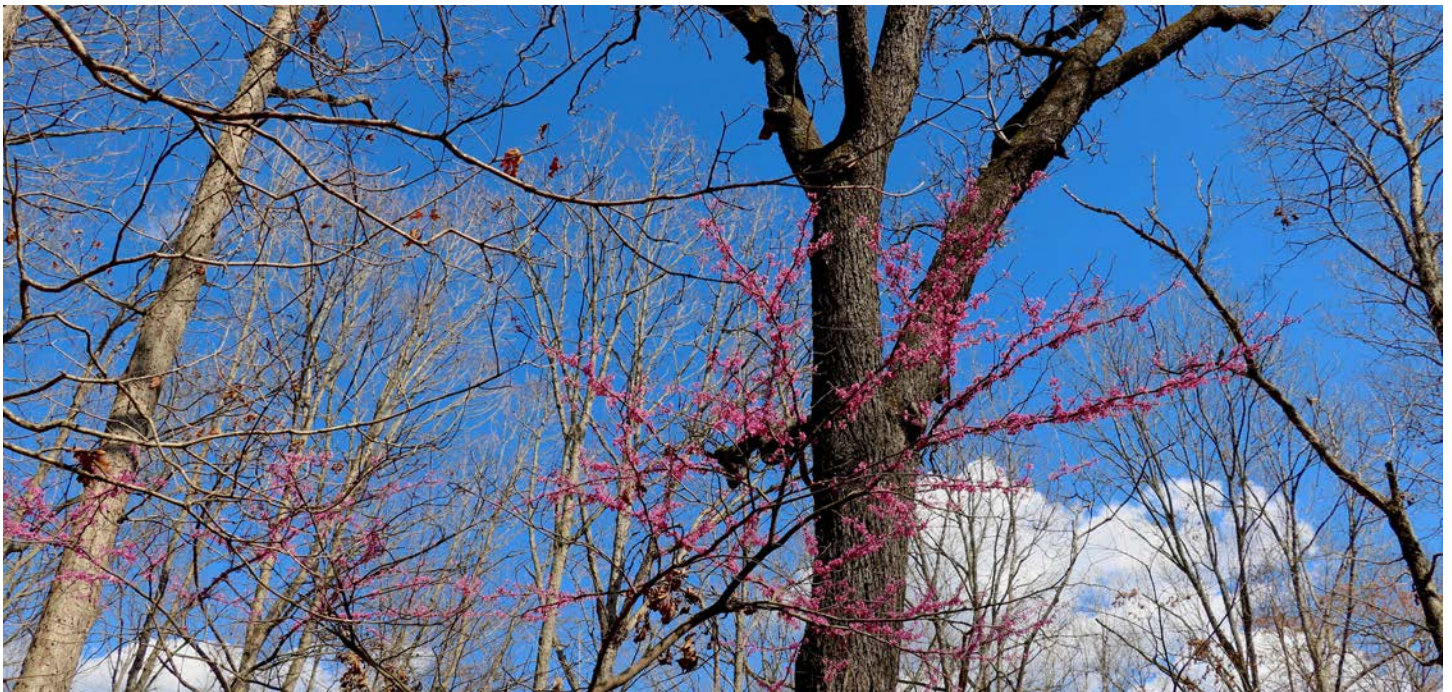
I-49 winding through the picturesque landscape of Washington County. There is room to incorporate an ATV trail throughout the sparse mature hardwoods to make accessibility a breeze. There is a lightly flowing spring where water moves down through beautiful rock beds where daffodils are found growing in the spring months. Conveniently located just 10 minutes outside of West Fork and 25 minutes to Fayetteville, this tract is perfect for the weekend hunter to get away and enjoy all that nature has to offer. Devil's Den State Park is only a short 20 minute drive, where you will find all of the outdoor recreation you could ask for.



PROPERTY FEATURES

PRICE: **\$96,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **40**

- Incredible views
- Lightly flowing spring
- Great hunting
- Seclusion
- Mature hardwoods
- Abundant wildlife
- 25 minutes to Fayetteville, AR
- 10 minutes to West Fork, AR
- 15 minutes to Winslow, AR



40 +/- ACRES



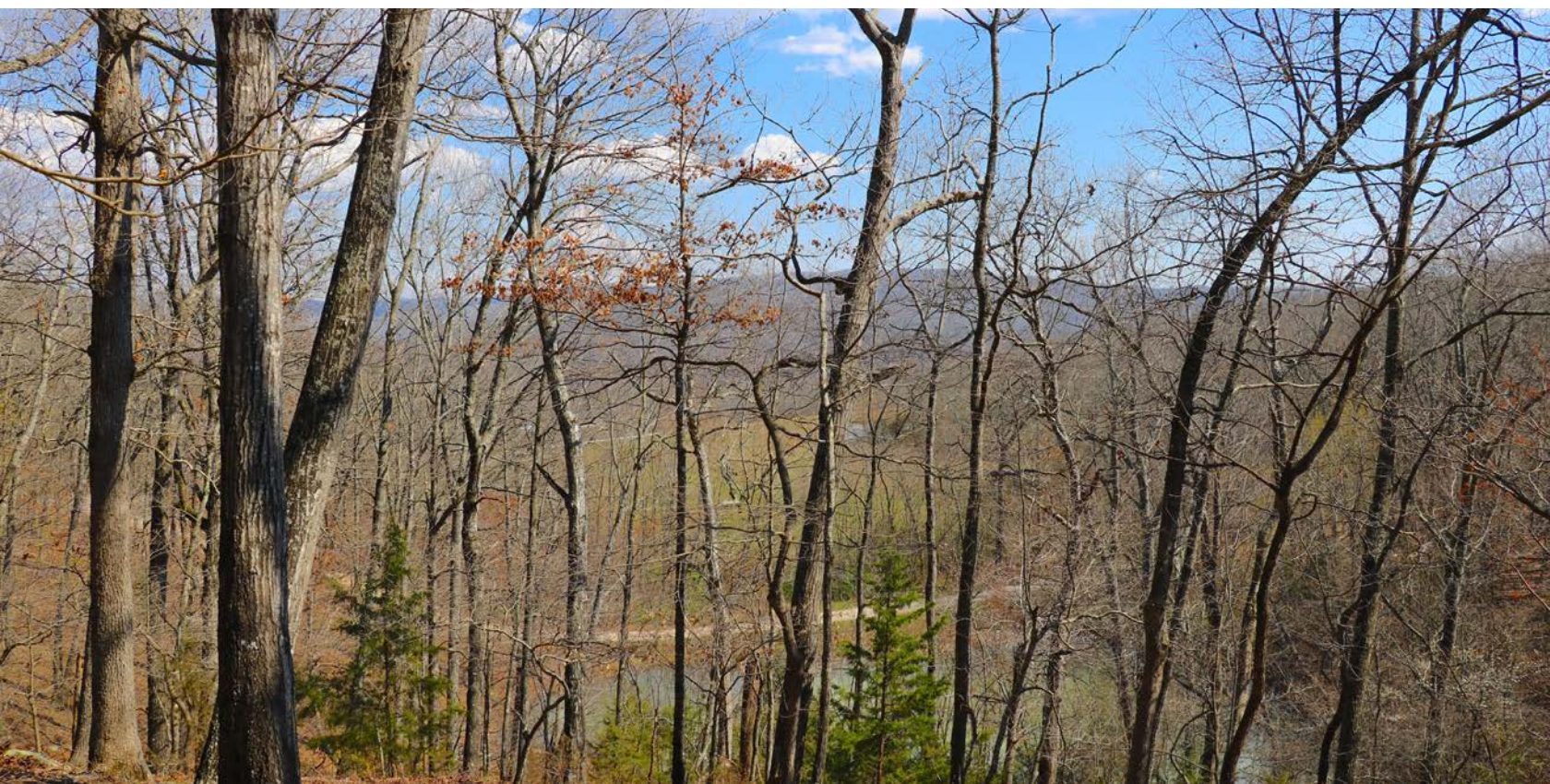
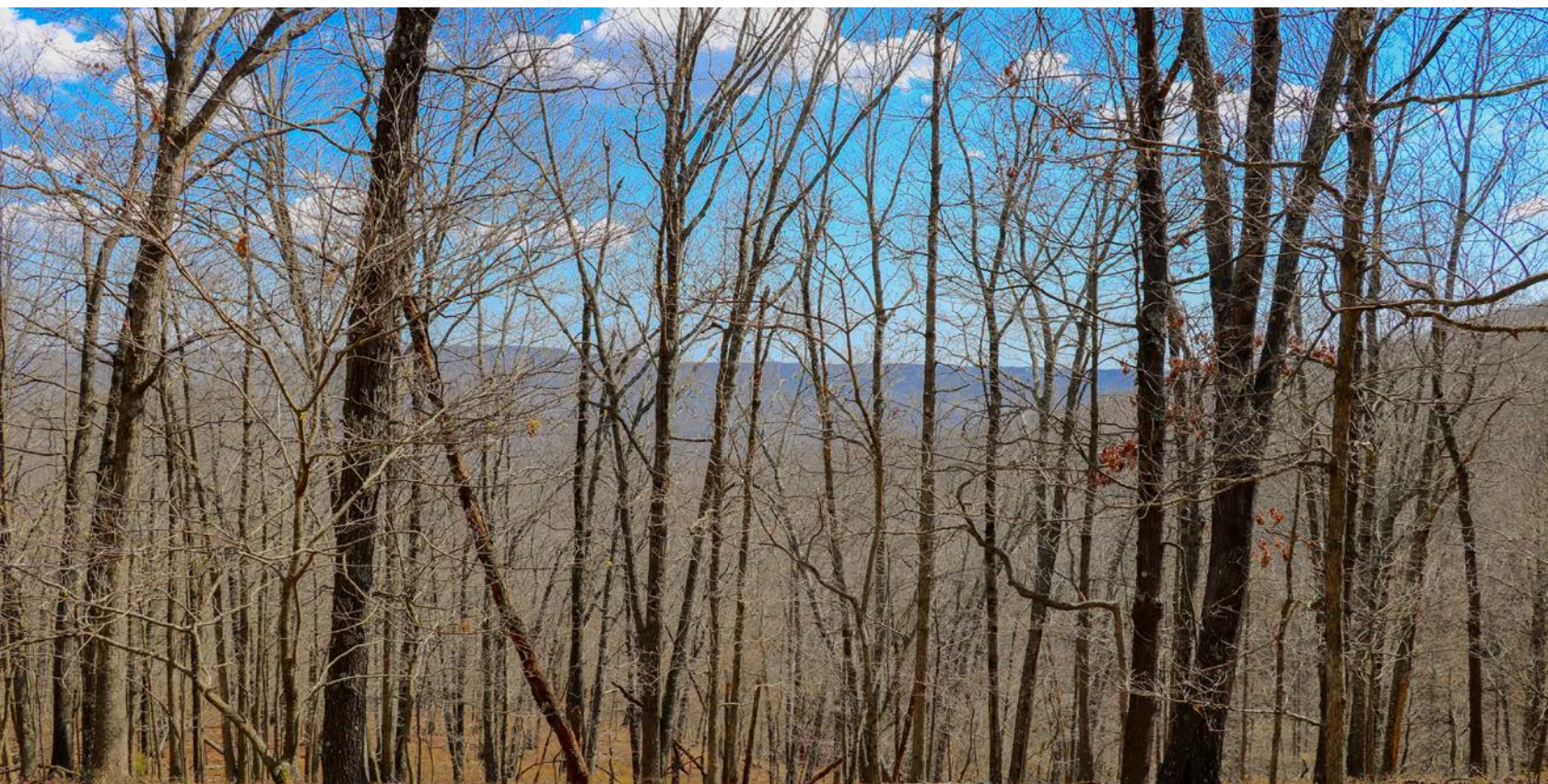
LIGHTLY FLOWING SPRING



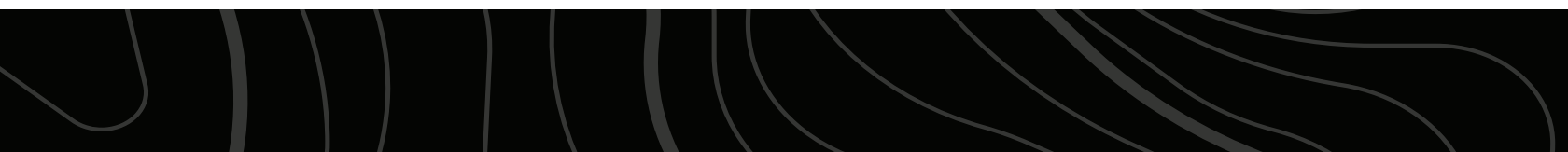
GREAT HUNTING



INCREDIBLE VIEWS



MATURE HARDWOODS



AERIAL MAP



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Boundary Center: 35° 53' 2.46, -94° 11' 16.97



Maps Provided By:



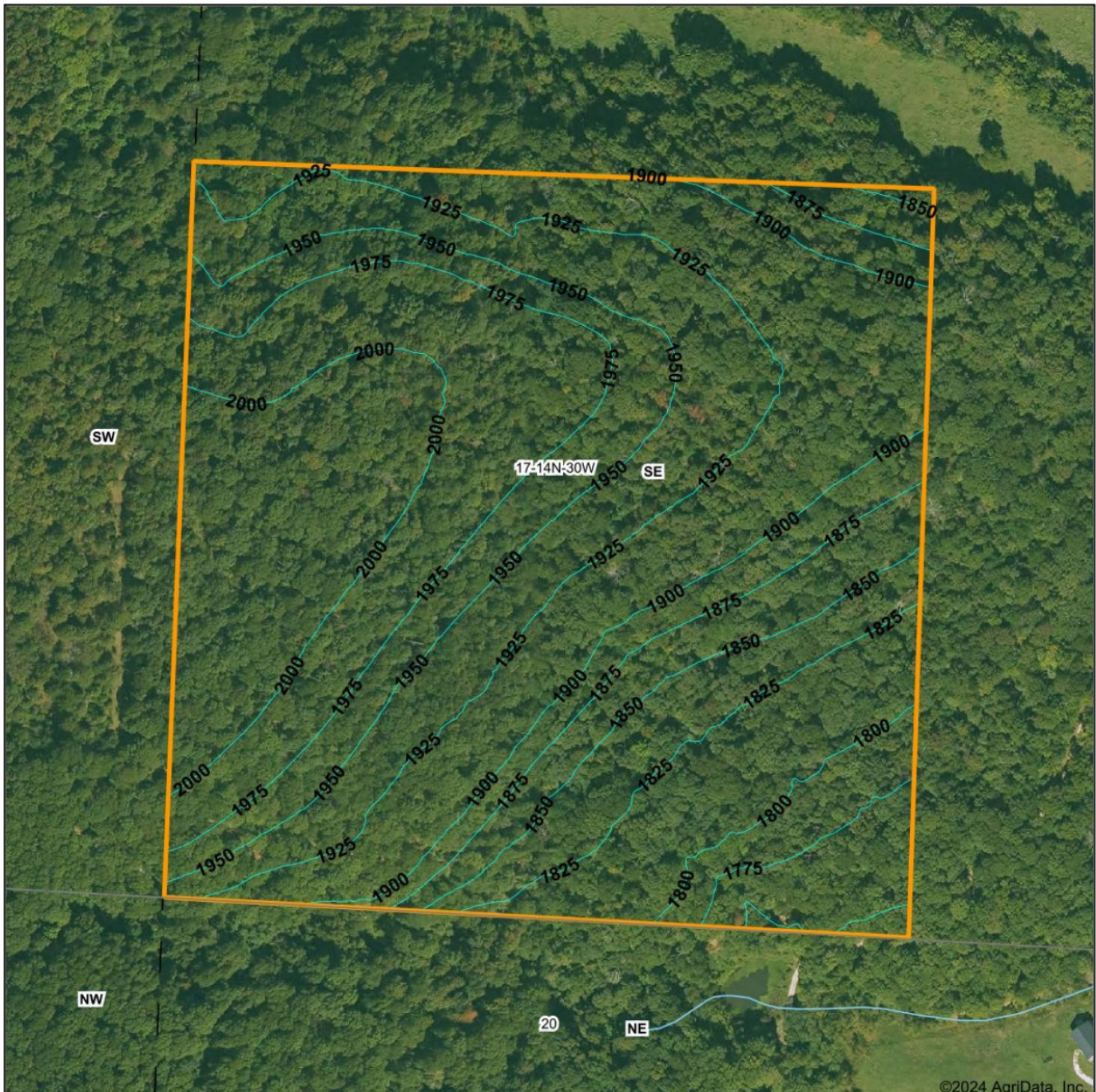
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17-14N-30W
Washington County
Arkansas



3/22/2024

TOPOGRAPHY MAP



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 25.0

Min: 1,742.6

Max: 2,020.5

Range: 277.9

Average: 1,918.7

Standard Deviation: 69.09 ft

0ft 276ft 553ft

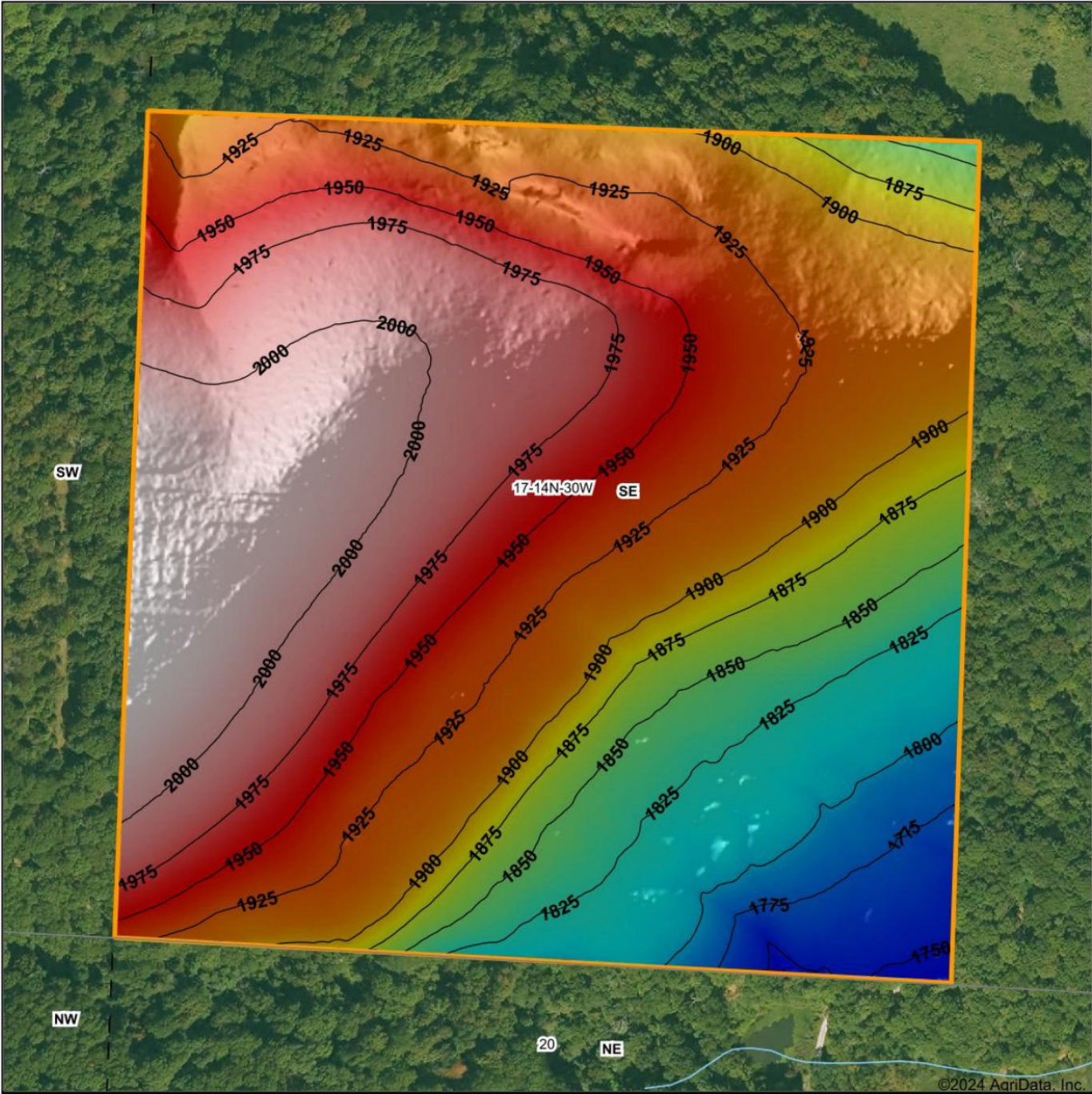


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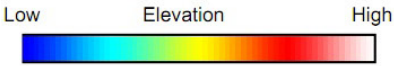
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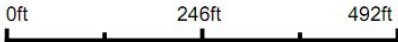
HILLSHADE MAP



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Source: USGS 1 meter dem
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 Min: 1,742.6
 Max: 2,020.5
 Range: 277.9
 Average: 1,918.7
 Standard Deviation: 69.09 ft



3/22/2024

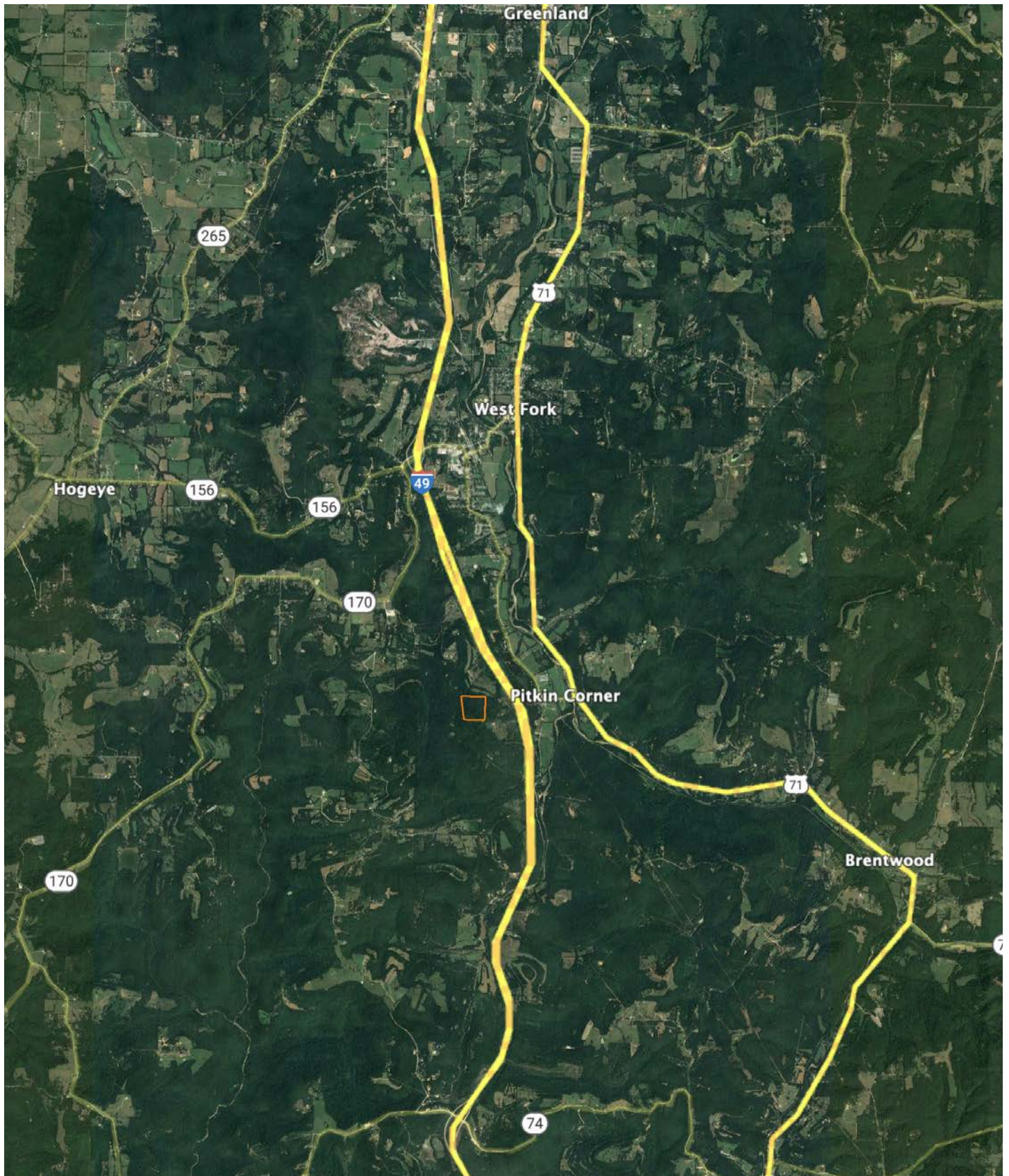
17-14N-30W
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OVERVIEW MAP



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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