

MIDWEST LAND GROUP PRESENTS



WASHINGTON COUNTY, AR

126 ACRES



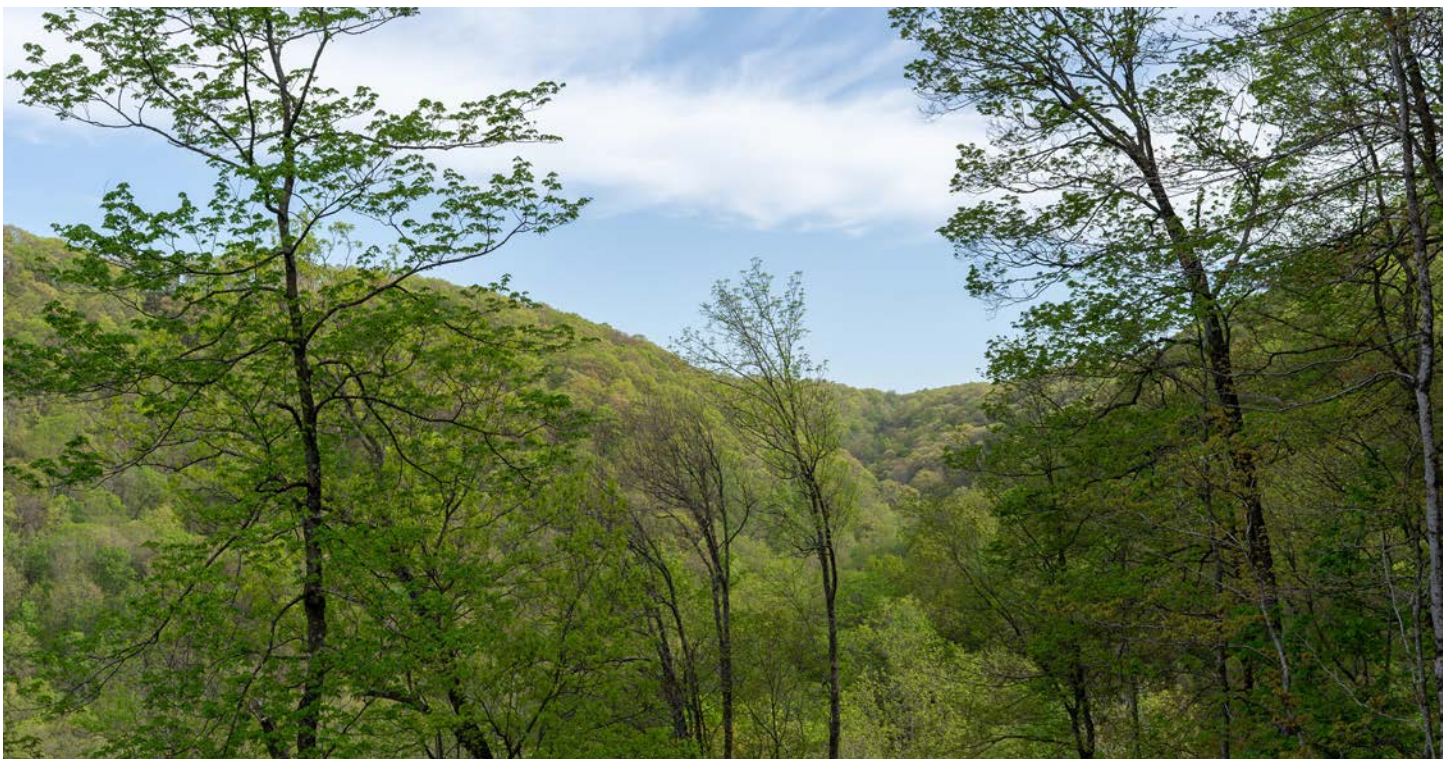
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

126 +/- OZARK MOUNTAIN GETAWAY WITH BLUFFS, PASTURE, TIMBER, AND UTILITIES

If you are looking for a tremendous Ozark Mountain hunting property With the opportunity to build a home this is it. Just 1 mile from a paved road lies this beautiful 126 +/- acre property nestled in the Ozarks. A picturesque 6 +/- acre pasture sits at the road offering easy access on to the property and a great level building opportunity. Electricity and Ozark Go fiber internet are available on the road and a rural water meter is on the property, ensuring no sacrifices when enjoying the amazing scenery. At the back of the pasture, dramatic views of the mountains are to be enjoyed, as well as a great UTV trail system that winds its way throughout the property offering easy access. You'll cross multiple wet weather creeks and game trails as you travel the trails.

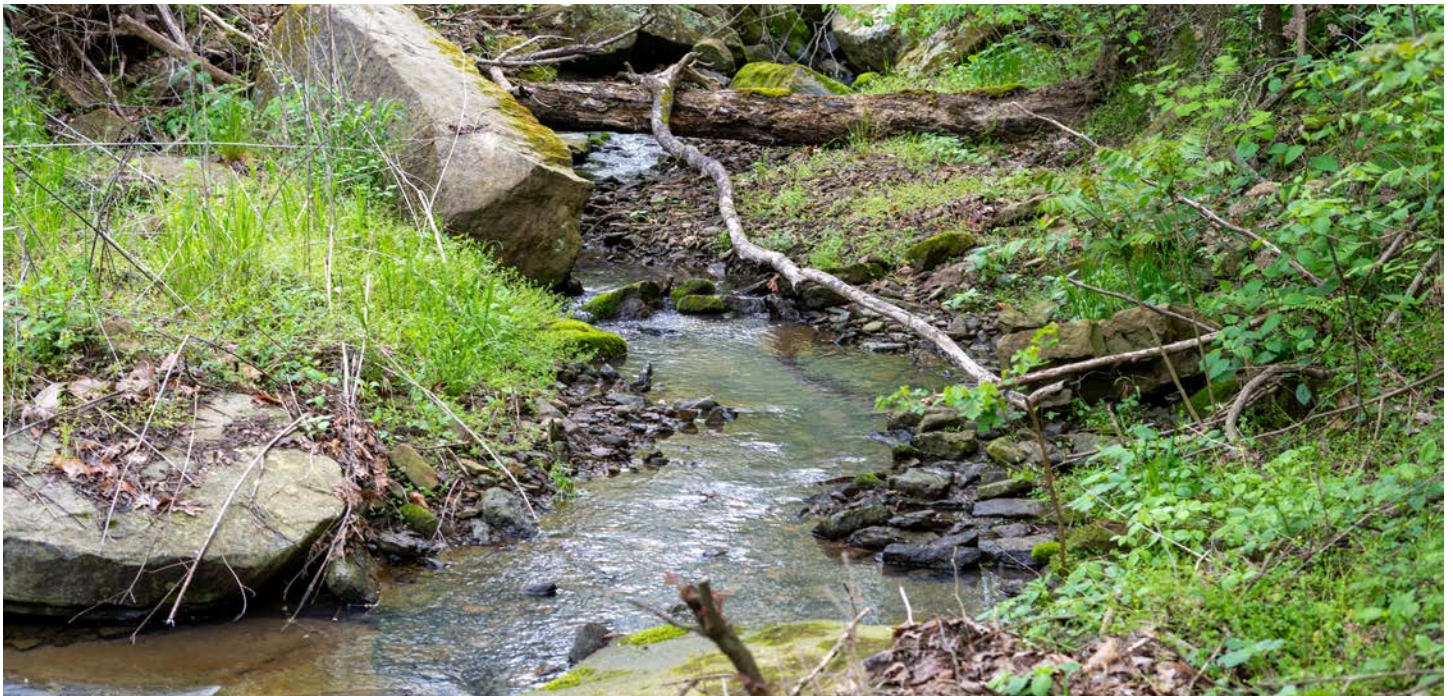
Amazing rock formations with large bluffs and hidden caves are to be found and enjoyed throughout the property offering yet another key feature and a taste of the Ozarks. All manner of wildlife call the property home making it an ideal property for a sportsman or someone who wants to live amongst the tranquility of nature. The property would make a great getaway property or work-from-home situation. Fayetteville can be reached in 35 minutes providing quick accessibility throughout the I-49 corridor. Although the property does not share a border with the Ozark National Forest, multiple access points and trails are nearby along Winfrey Valley Road. Call Jeremy Riggs to come and explore this Ozark gem!



PROPERTY FEATURES

PRICE: **\$599,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **126**

- 6 +/- acres of level pasture
- Utilities - Electric, water, and internet
- UTV trail systems
- Wet weather creeks
- Bluffs and caves
- Great wildlife habitat
- I-49 access in 20 minutes
- Fayetteville in 35 minutes
- Amazing mountain views



126 +/- ACRES



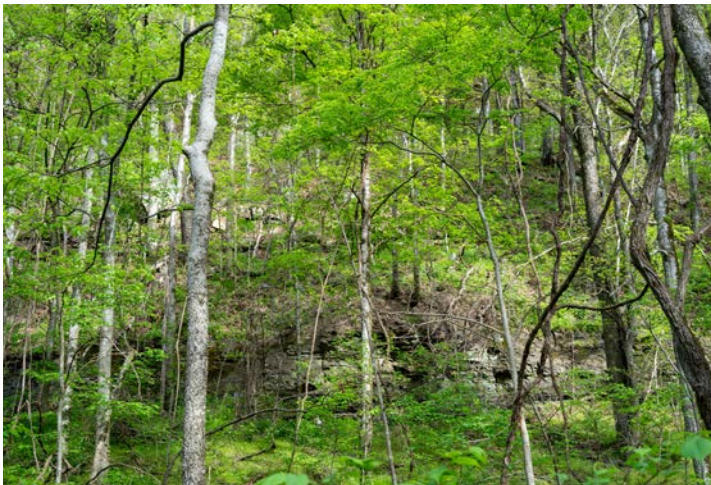
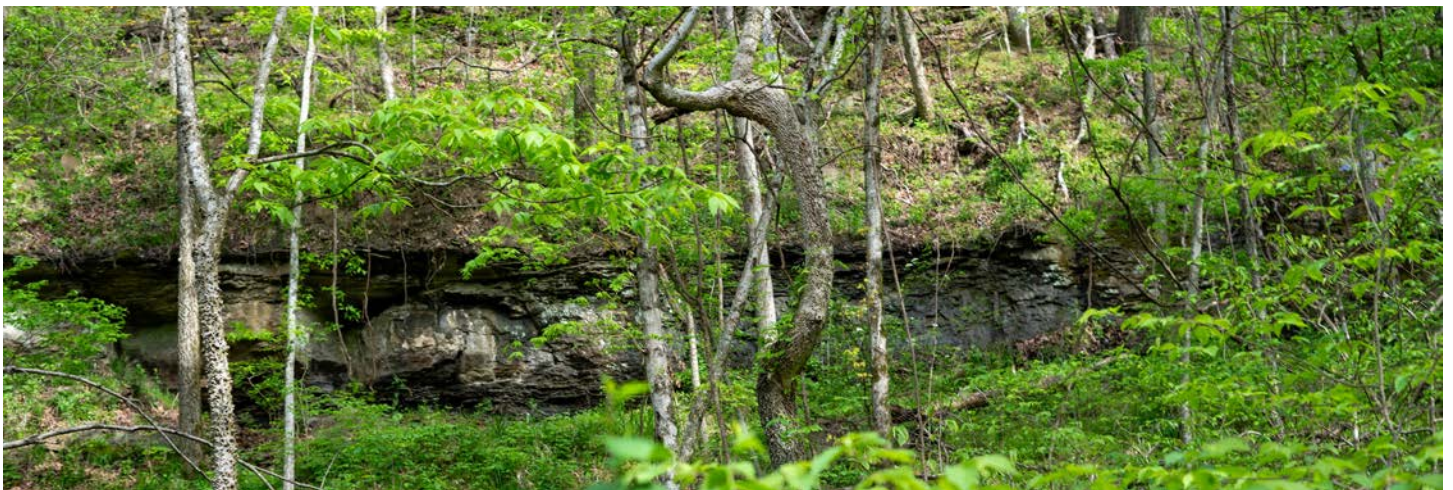
6 +/- ACRES OF LEVEL PASTURE



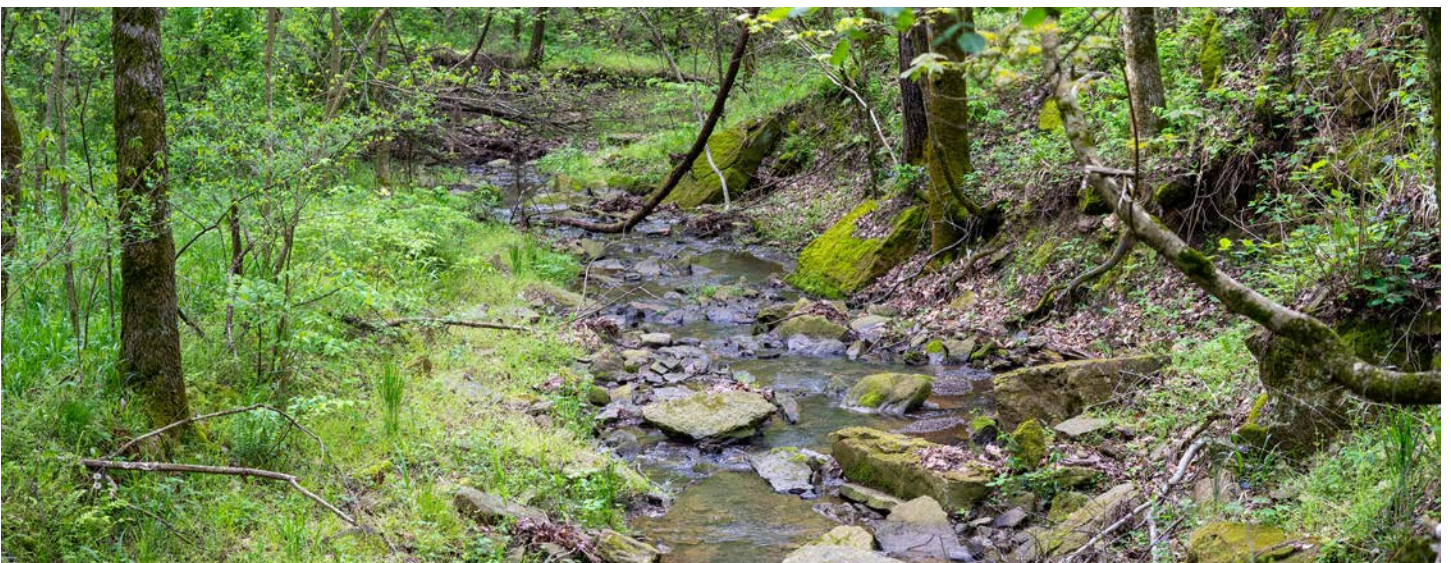
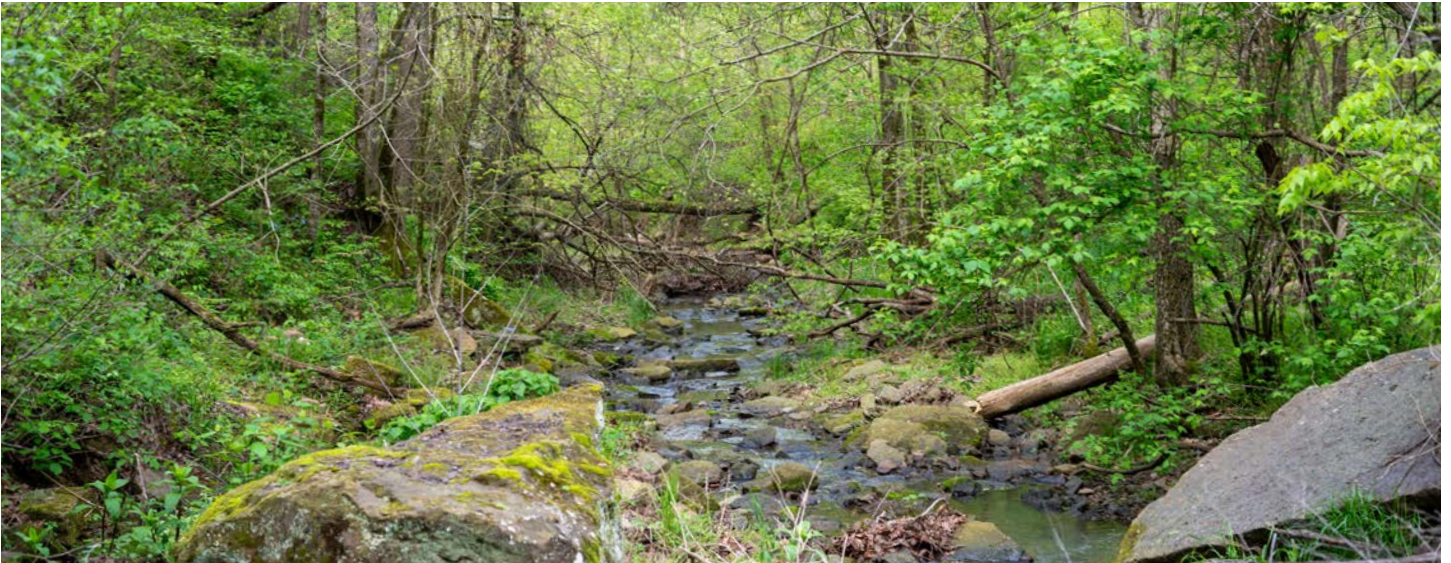
UTV TRAILS



BLUFFS AND CAVES



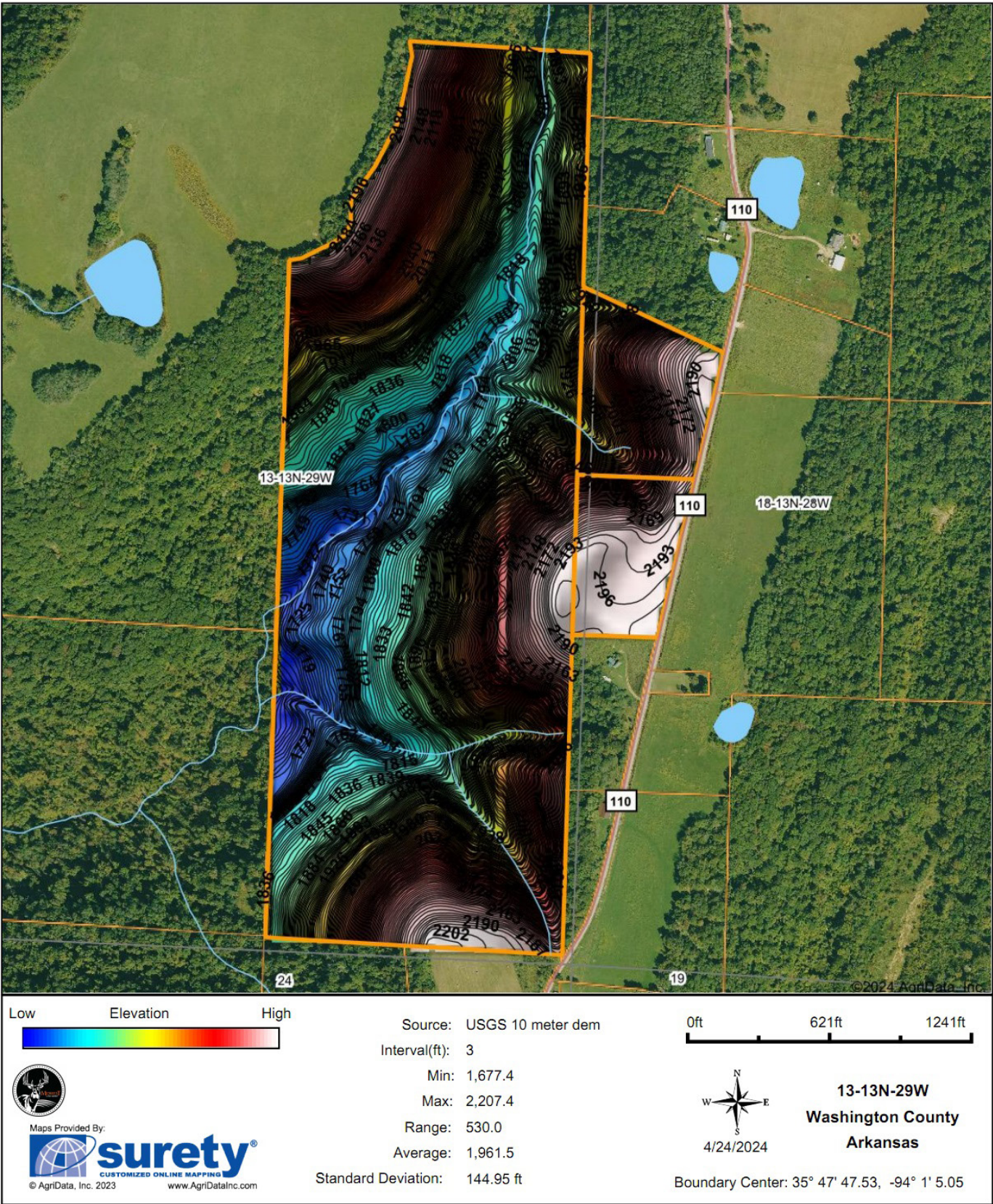
WET WEATHER CREEK



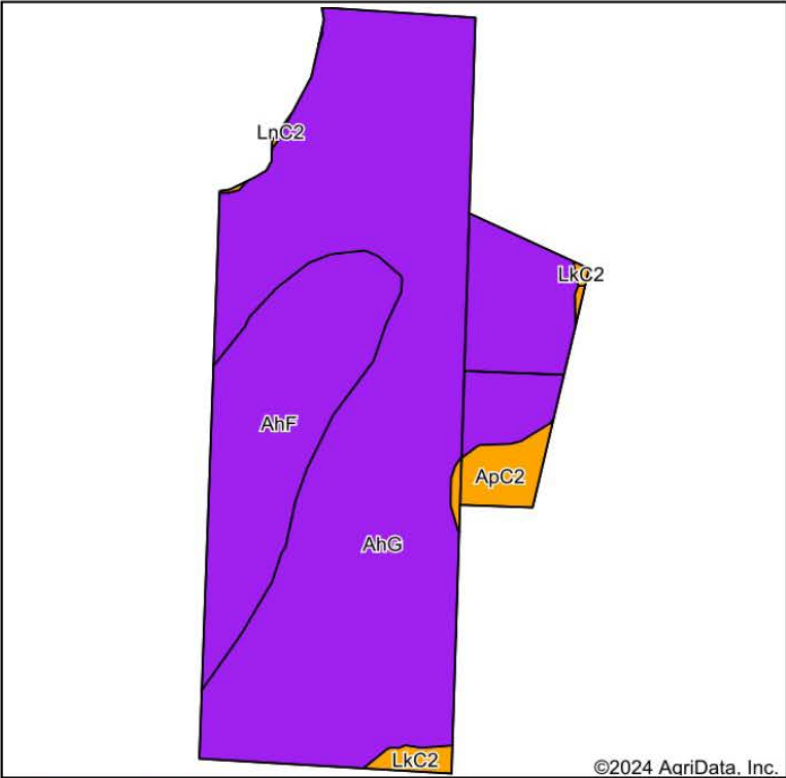
ADDITIONAL PHOTOS



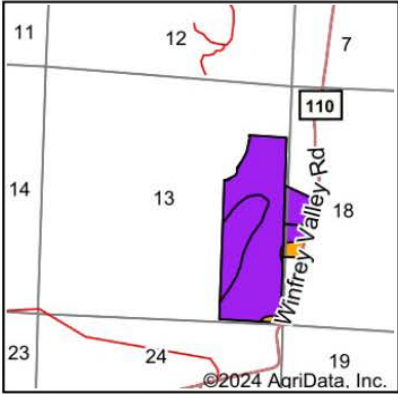
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Washington**
Location: **13-13N-29W**
Township: **Winslow**
Acres: **126.09**
Date: **4/24/2024**



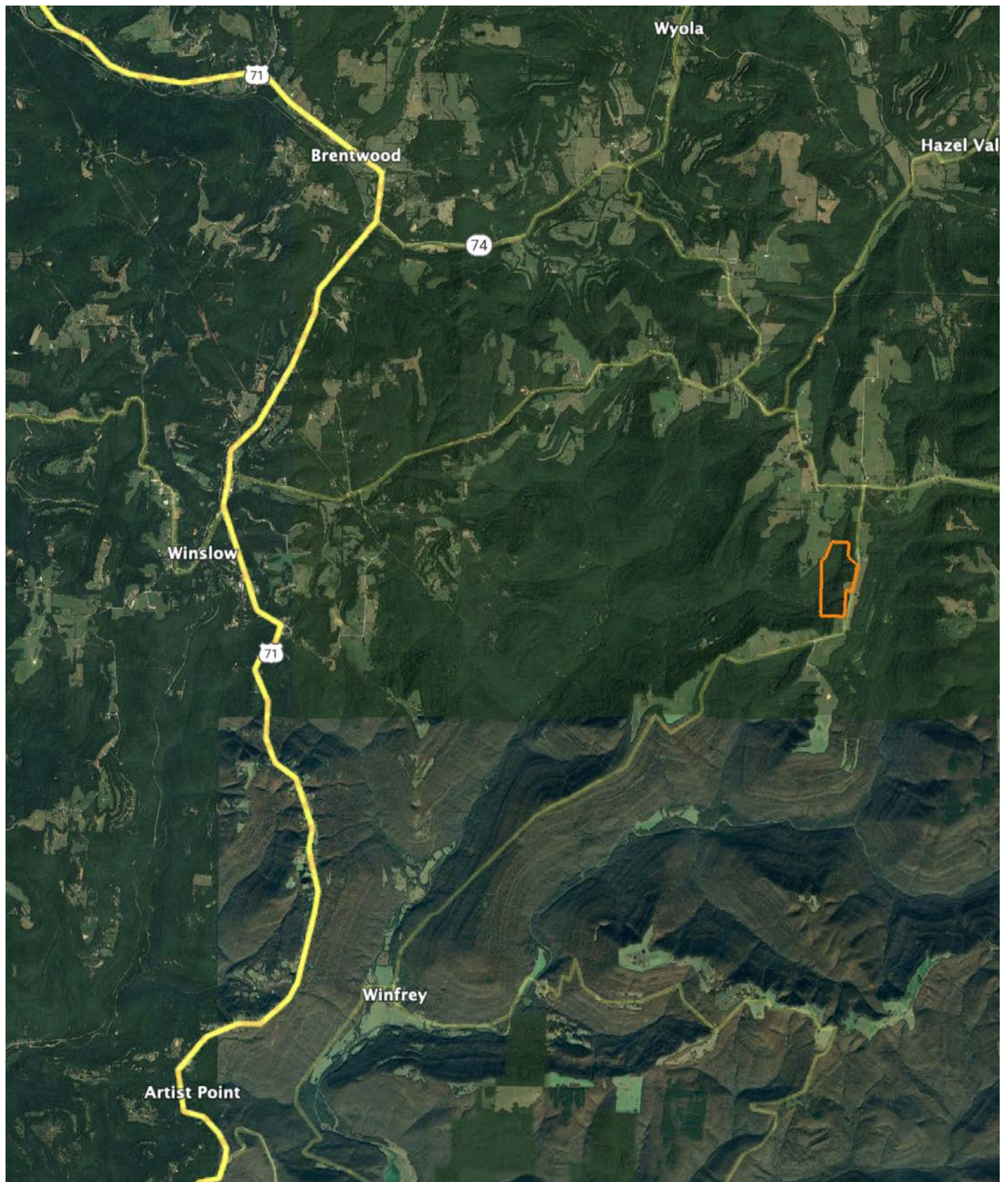
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: AR143, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grass legume hay Tons	Improved bermudagrass AUM	Pasture AUM	Soybeans Bu	Tall fescue AUM	Tobacco Lbs	Wt Bu
AhG	Allen-Hector complex, 40 to 55 percent slopes (nella)	96.13	76.2%		Vlls		5			6					
AhF	Allen-Hector complex, 20 to 40 percent slopes (nella)	24.88	19.7%		Vlls		5			6					
ApC2	Apison loam, 3 to 8 percent slopes, eroded	3.65	2.9%		Ille		80		3.9		6.5	25		2000	
LkC2	Linker loam, 3 to 8 percent slopes, eroded	1.30	1.0%		Ille		5.5	40	500			20	5		
LnC2	Linker gravelly loam, 3 to 8 percent slopes, eroded	0.13	0.1%		Ille		5.5	40	500			20	5		
Weighted Average					6.84		4.9	2.8	5.7	0.1	5.8	0.2	1	0.1	57.9

OVERVIEW MAP



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
479.319.5673

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