

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

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# WASHINGTON COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# SERENE 60 ACRE FARM IN FAYETTEVILLE WITH ENDLESS OPPORTUNITY

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This incredible property will draw you in with the tranquility and serenity it offers, envisioning a life lived in harmony with nature. The property has it all with a beautiful, healthy pasture, a wonderful creek, and plenty of timber to give the feeling of seclusion. As you step onto the property, the air is filled with the sounds of the nearby creek, its crystal-clear waters meandering through the southern end of the property. The older all brick home on the property offers 3 beds 3 baths plus an office. The home also has a walkout basement

that could be finished out for additional square footage. With some updating the house would make a great home or possibly a rental property while you build your dream home elsewhere on this amazing 60 acres. There is also a shop and an older barn on the property near the home site, all of which combine to offer a lot of opportunity with this 60-acre property. Situated within the Fayetteville city limits this property offers the opportunity to enjoy all of NWA!



# PROPERTY FEATURES

PRICE: **\$2,198,990** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **60**

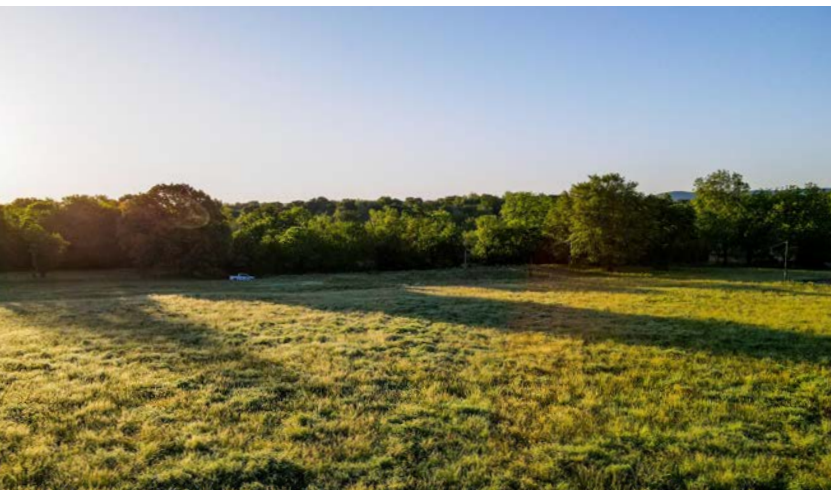
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- Great pasture
- Fantastic location in Fayetteville
- Owl Creek
- Idyllic setting
- Older brick home
- Hay barn
- Shop
- Fenced
- Development opportunities
- Road frontage on multiple sides



60 +/- ACRES

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# GREAT PASTURE

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# OLDER BRICK HOME

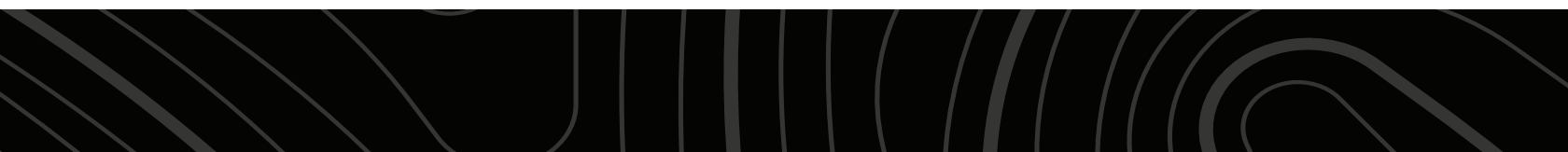
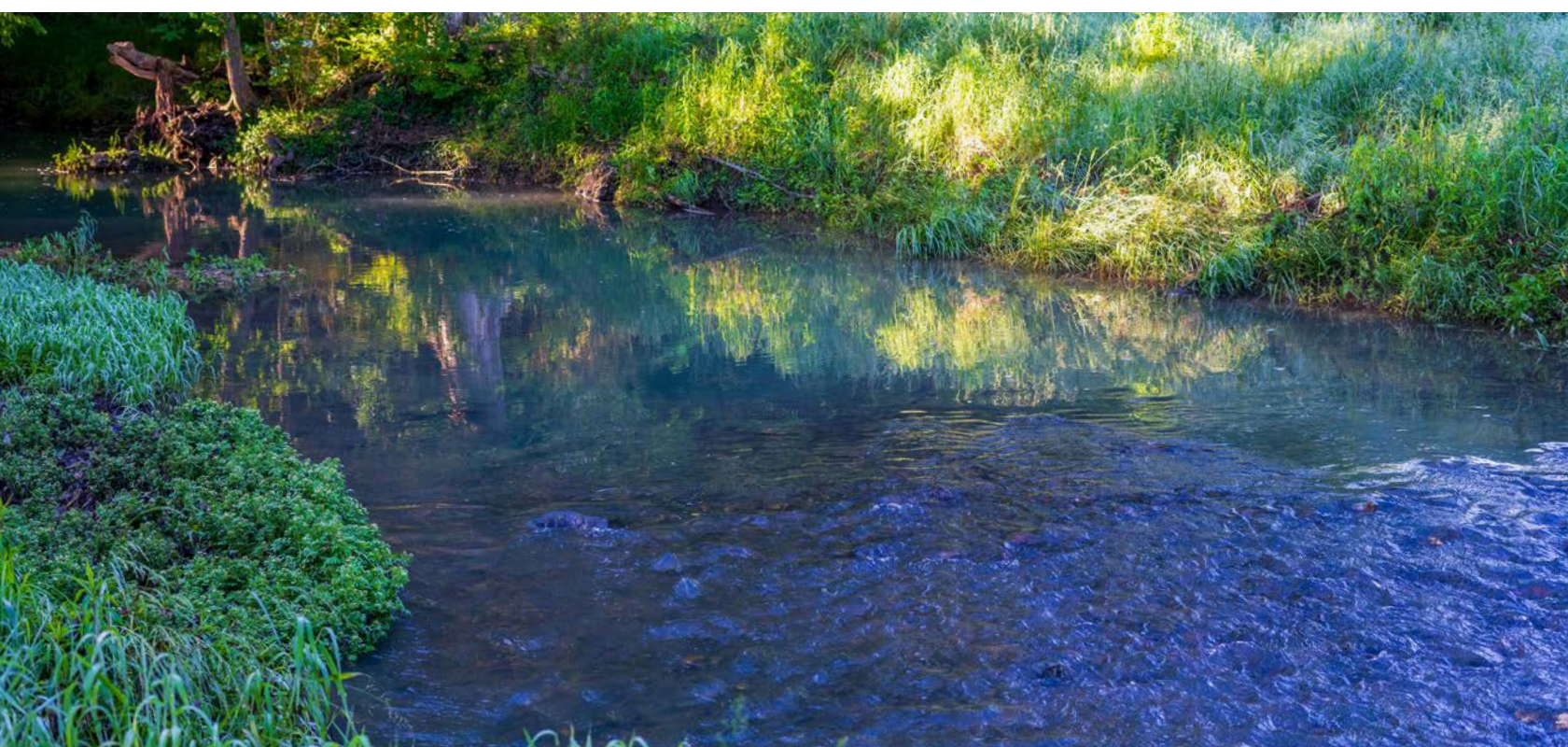
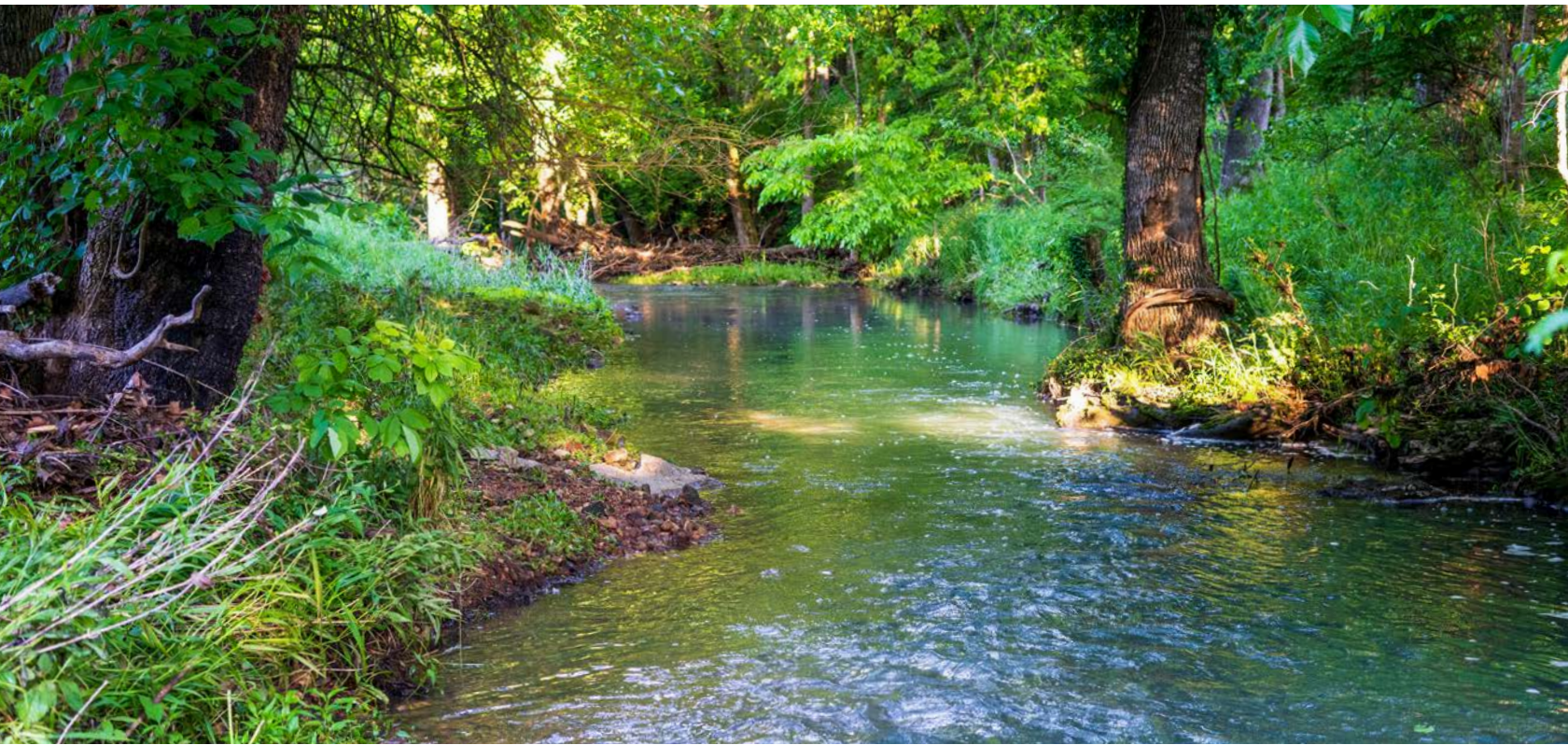
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# OWL CREEK

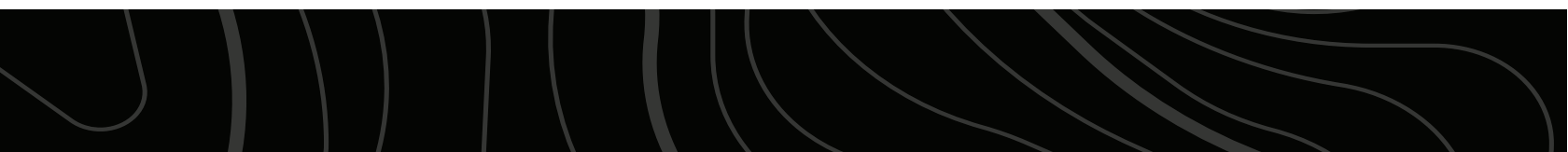
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As you step onto the property, the air is filled with the sounds of the nearby creek, its crystal-clear waters meandering through the southern end of the property.

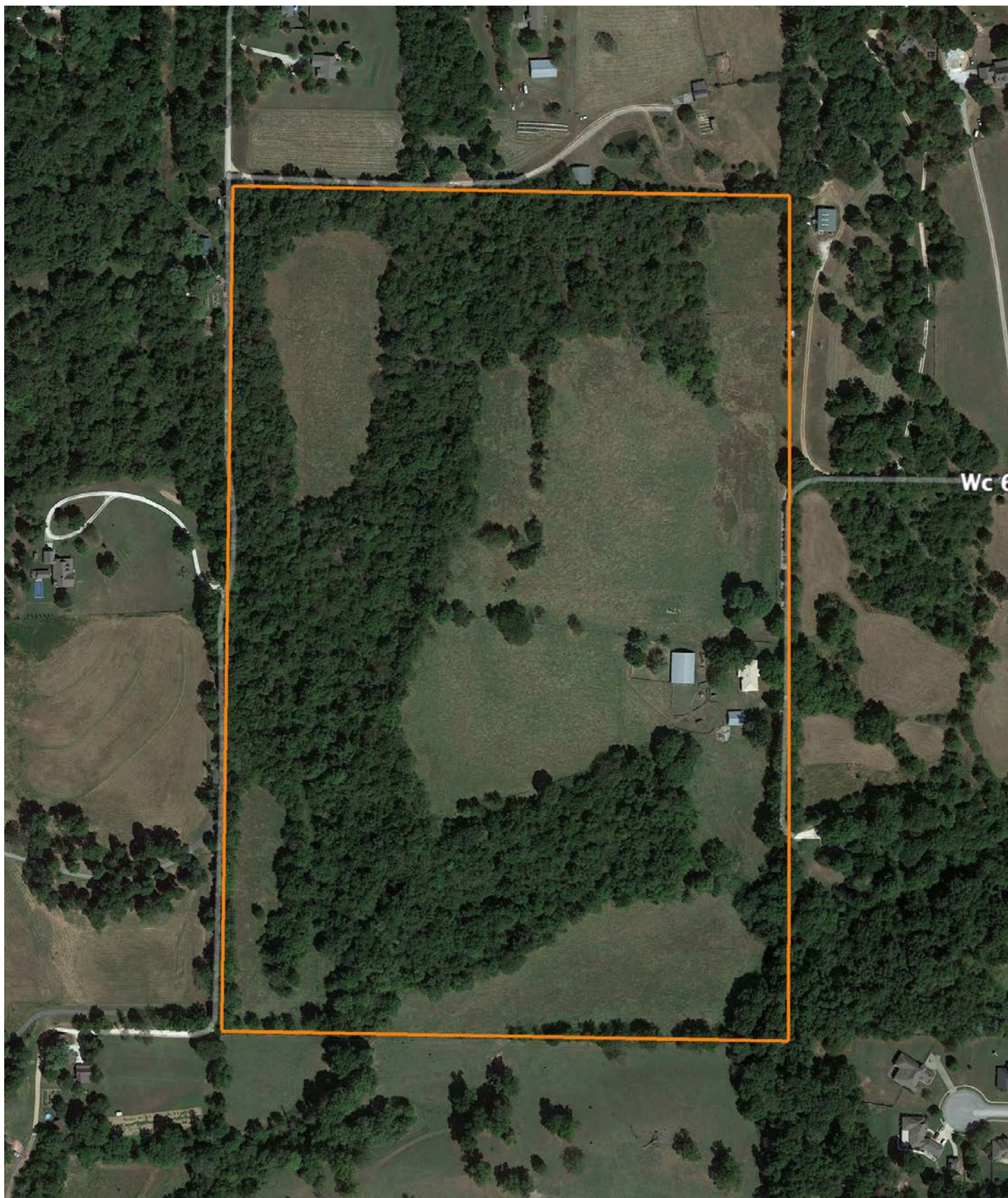


# ADDITIONAL PHOTOS

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# AERIAL MAP



This topographic map displays a rural landscape with a prominent valley. The terrain is characterized by contour lines indicating elevation changes. The highest elevations, shown in red and orange, are located in the upper right quadrant, with peaks reaching above 1220 feet. The valley floor, where Owl Creek flows, is depicted in blue and green, with elevations dropping to around 1140 feet. The creek flows from the upper left towards the lower right. Several roads are marked: N Ekins Rd runs vertically along the left edge, N Blue Jay Ln runs horizontally across the middle, and Wc 661 runs vertically along the right edge. Section labels such as 9-16N-31W, 10-16N-31W, and 15-16N-31W are visible, along with a '660' marker. The map is overlaid on an aerial photograph, showing trees, fields, and some buildings.



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Boundary Center: 36° 4' 16.34, -94° 15' 52.52

Soil Orders

NaC

PsC2

BaF

Eg

PsC2

BaF

GuC

Rg

CaB

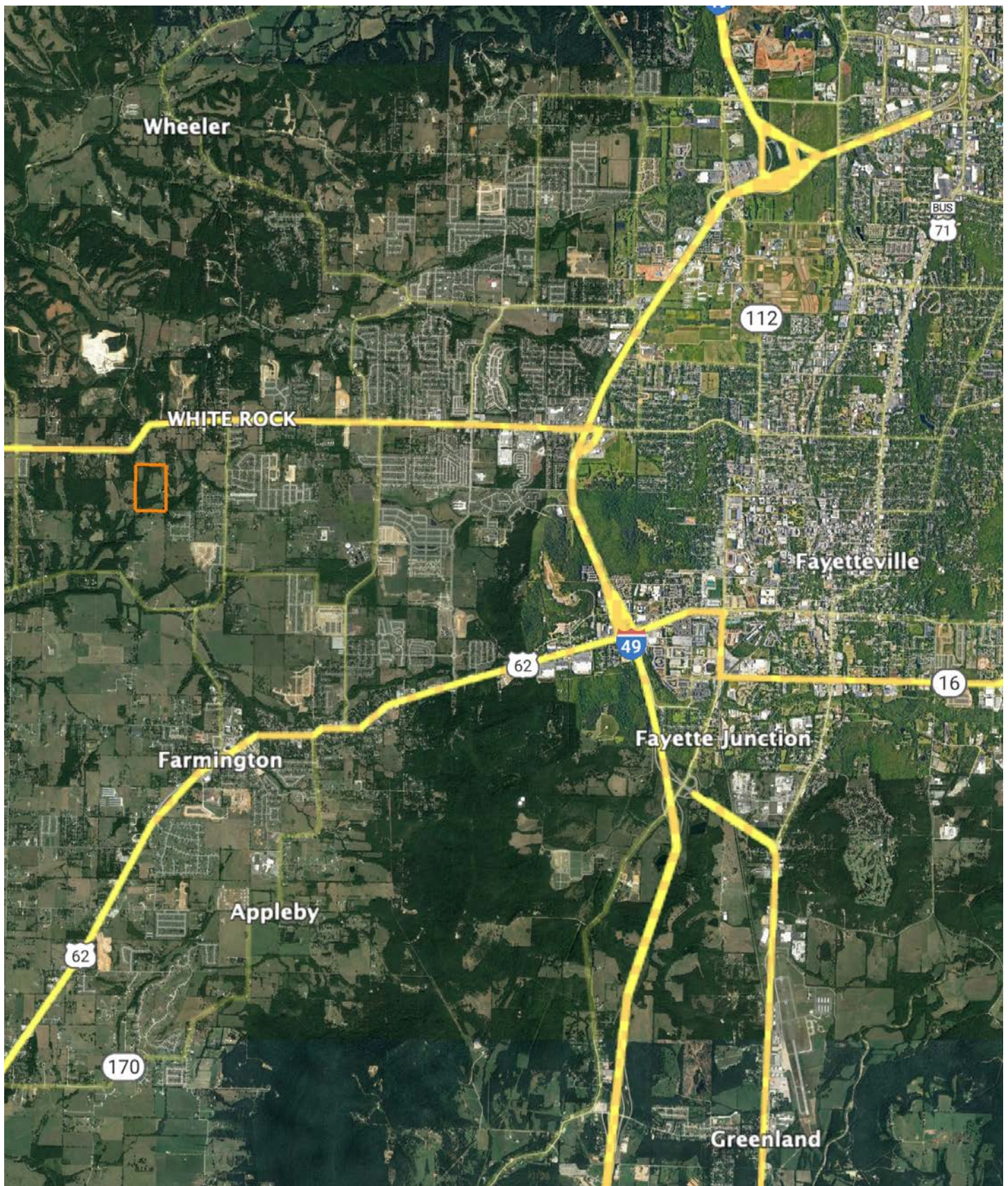
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# OVERVIEW MAP



# AGENT CONTACT

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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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## MidwestLandGroup.com

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