

MIDWEST LAND GROUP PRESENTS

96 ACRES IN

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# WASHINGTON COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 96 +/- ACRES OF RURAL SPLendor JUST OUTSIDE OF TOWN

Nestled in a serene valley just outside of Lincoln, this expansive 96 +/- acre property offers a perfect blend of functionality and natural beauty. Boasting multiple ponds reflecting every sunset, the land provides an idyllic setting for wildlife, agricultural pursuits, and building your dream home! The lush pastures offer high-quality grass, perfect for rotational grazing cattle with a 20 acre pasture dedicated to hay. The property is well-equipped with multiple buildings, including cattle pens, designed to support a variety of operational needs. Whether for storage, equipment, or livestock management, these structures stand ready to serve the

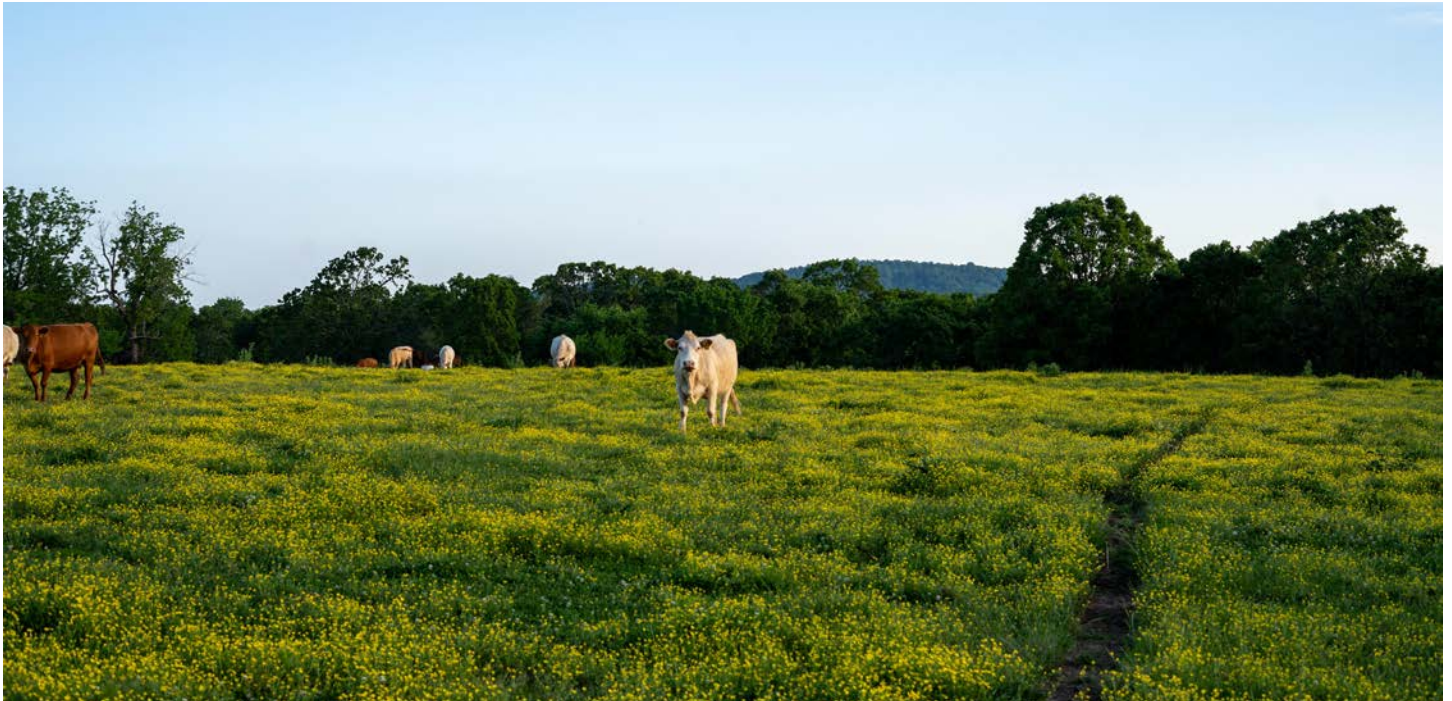
day-to-day demands of a working ranch. The pasture, existing shop, and barns combine with excellent build locations to make this a top-quality location for your sustainable future. Paved E. Sugar Hill Road makes the eastern boundary with Ant Hill Road running along the north providing excellent accessibility from two roads. Electricity and water are already on site, with fiber internet available on the road. This property is not just a piece of land, it's a foundation for growth! Its amazing location makes access to Fayetteville an easy 25 minutes. Words don't do it justice, call Jeremy Riggs today to schedule your viewing.



# PROPERTY FEATURES

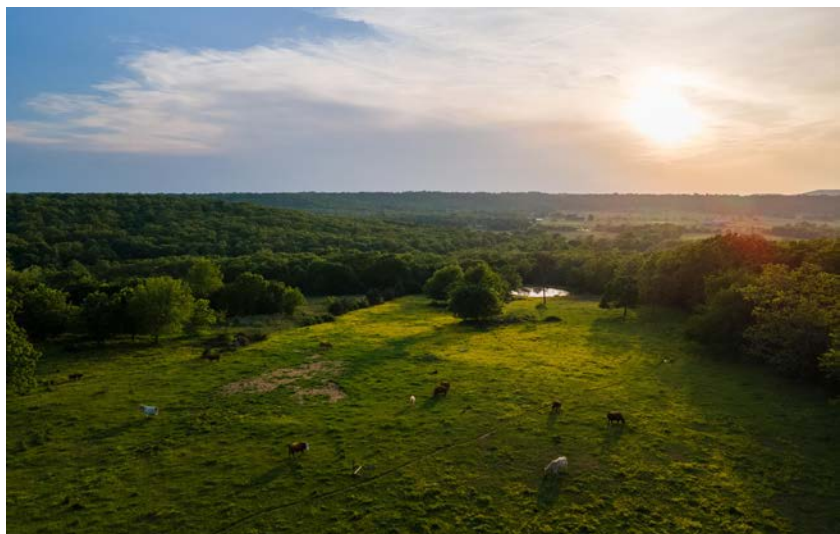
PRICE: **\$1,099,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **96**

- Paved access
- Road frontage on 2 sides
- Electricity and water on site
- Fiber internet available
- 5 ponds
- Crossed fence
- Multiple barns in place
- Amazing views
- Excellent
- 25 minutes from Fayetteville



96 +/- ACRES

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# FENCING

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# LUSH PASTURES

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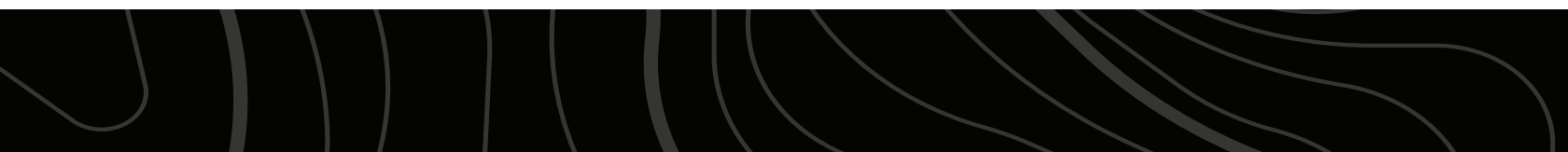
# MULTIPLE BARNNS

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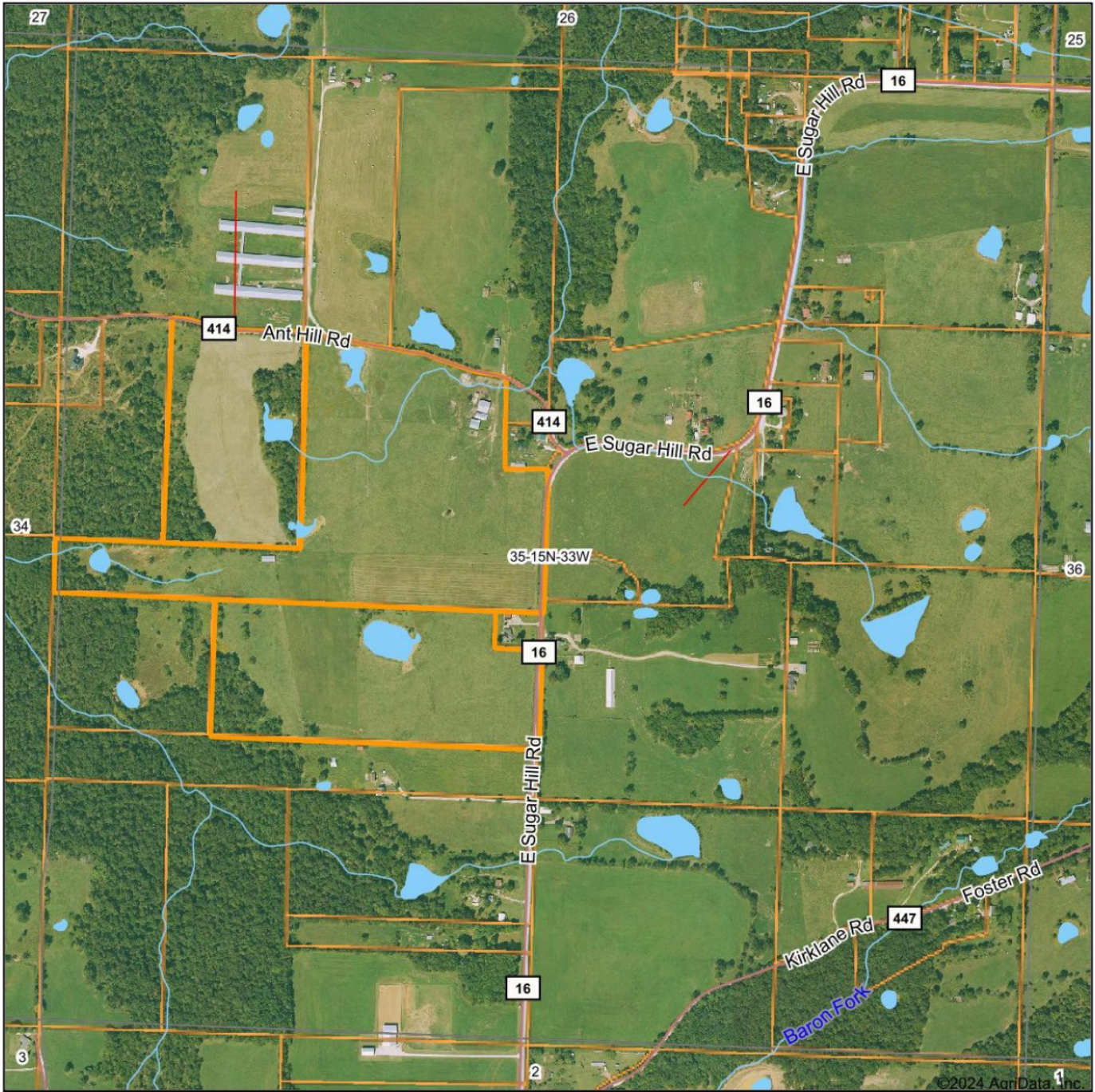


# 5 PONDS

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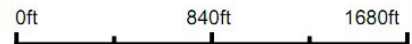


# AERIAL MAP



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Boundary Center: 35° 56' 17.68, -94° 27' 40

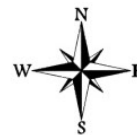


Maps Provided By:



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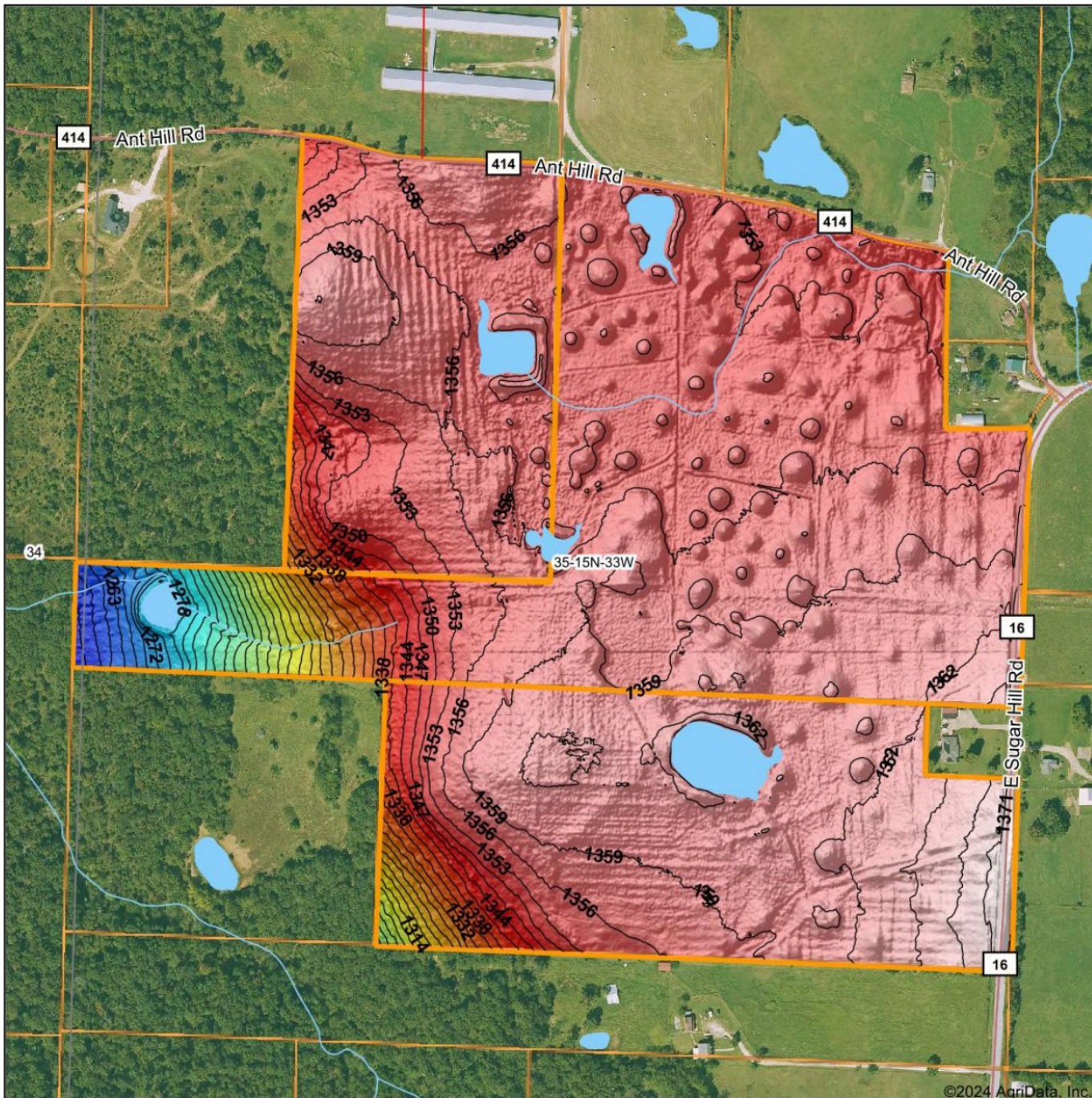
35-15N-33W  
Washington County  
Arkansas



5/1/2024



# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 1,251.2  
 Max: 1,374.1  
 Range: 122.9  
 Average: 1,352.6  
 Standard Deviation: 17.19 ft



**35-15N-33W**  
**Washington County**  
**Arkansas**

Boundary Center: 35° 56' 17.68, -94° 27' 40

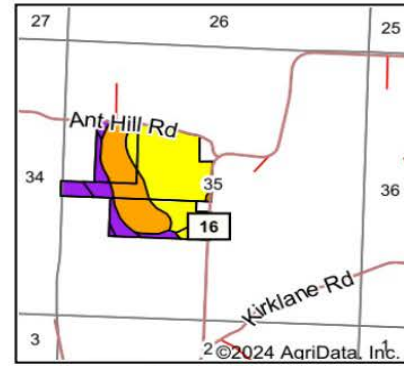
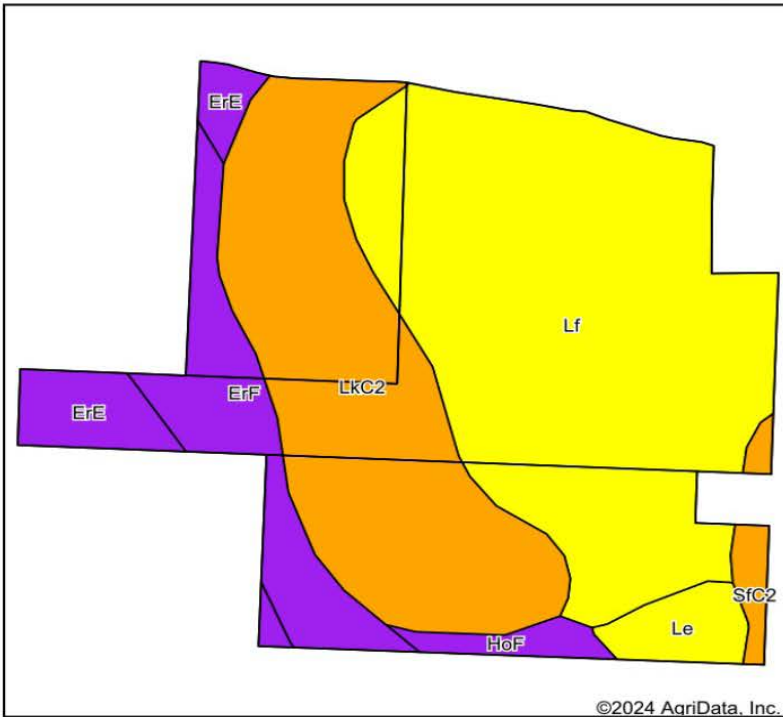


Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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# SOIL MAP



State: **Arkansas**  
 County: **Washington**  
 Location: **35-15N-33W**  
 Township: **Starr Hill**  
 Acres: **96.49**  
 Date: **5/1/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: AR143, Soil Area Version: 20

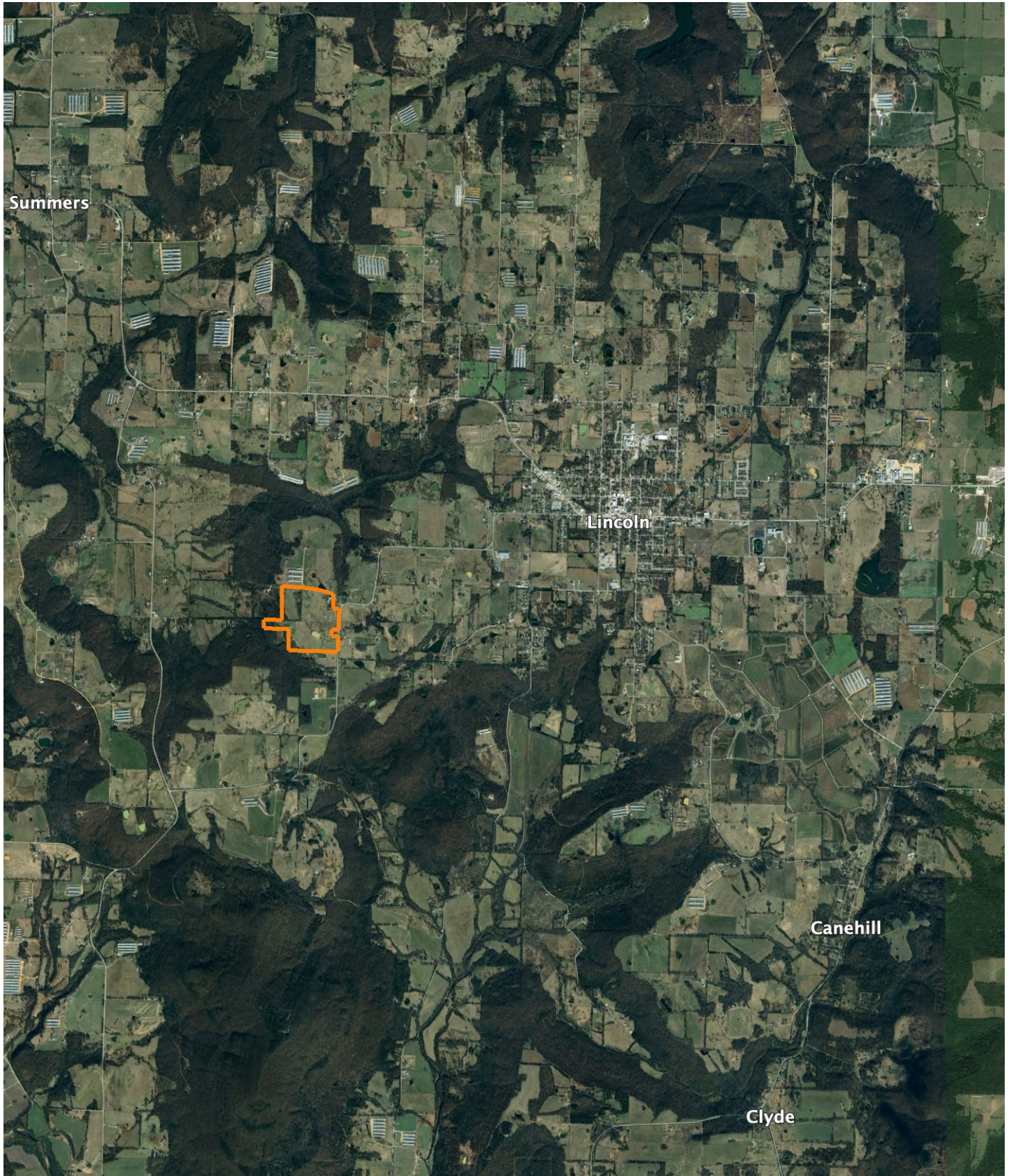
| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class Legend | Water Table | Non-Irr Class *c | Bahiagrass AUM | Common bermudagrass AUM | Corn Bu    | Cotton lint Lbs | Improved bermudagrass AUM | Soybeans Bu | Tall fescue AUM | Wheat Bu   | *n NCC Over. |           |
|-------------------------|---|-------|------------------|----------------------|-------------|------------------|----------------|-------------------------|------------|-----------------|---------------------------|-------------|-----------------|------------|--------------|-----------|
| Lf                      | Leaf complex, mounded   | 47.29 | 49.0%            |                      | 0.3ft.      | IVw              | 8.5            |                         |            |                 |                           |             | 35              | 8          |              |           |
| LkC2                    | Linker loam, 3 to 8 percent slopes, eroded                                | 28.96 | 30.0%            |                      | > 6.5ft.    | IIIe             |                |                         | 5.5        | 40              | 500                       |             | 20              | 5          | 25           |           |
| ErF                     | Enders-Leesburg complex, 20 to 40 percent slopes                          | 9.27  | 9.6%             |                      | > 6.5ft.    | VIIIs            |                |                         |            |                 |                           |             |                 |            |              |           |
| ErE                     | Enders-Leesburg complex, 8 to 20 percent slopes                           | 4.88  | 5.1%             |                      | > 6.5ft.    | VIIs             |                |                         |            |                 |                           |             |                 |            |              |           |
| Le                      | Leaf silt loam  | 2.85  | 3.0%             |                      | 0.3ft.      | IVw              | 8.5            |                         |            |                 |                           |             | 35              | 8          |              |           |
| HoF                     | Hector-Mountainburg stony fine sandy loams, 3 to 40 percent slopes, rocky | 1.64  | 1.7%             |                      | > 6.5ft.    | VIIIs            |                |                         |            |                 |                           |             |                 |            |              |           |
| Sfc2                    | Savannah fine sandy loam, 3 to 8 percent slopes, eroded                   | 1.60  | 1.7%             |                      | 2ft.        | IIIe             | 9              |                         |            | 70              | 600                       | 8           | 30              | 7.5        | 35           |           |
| <b>Weighted Average</b> |   |       |                  |                      |             |                  | <b>4.12</b>    | <b>4.6</b>              | <b>1.7</b> | <b>13.2</b>     | <b>160</b>                | <b>0.1</b>  | <b>24.7</b>     | <b>5.8</b> | <b>8.1</b>   | <b>*n</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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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JRiggs@MidwestLandGroup.com



**MidwestLandGroup.com**

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