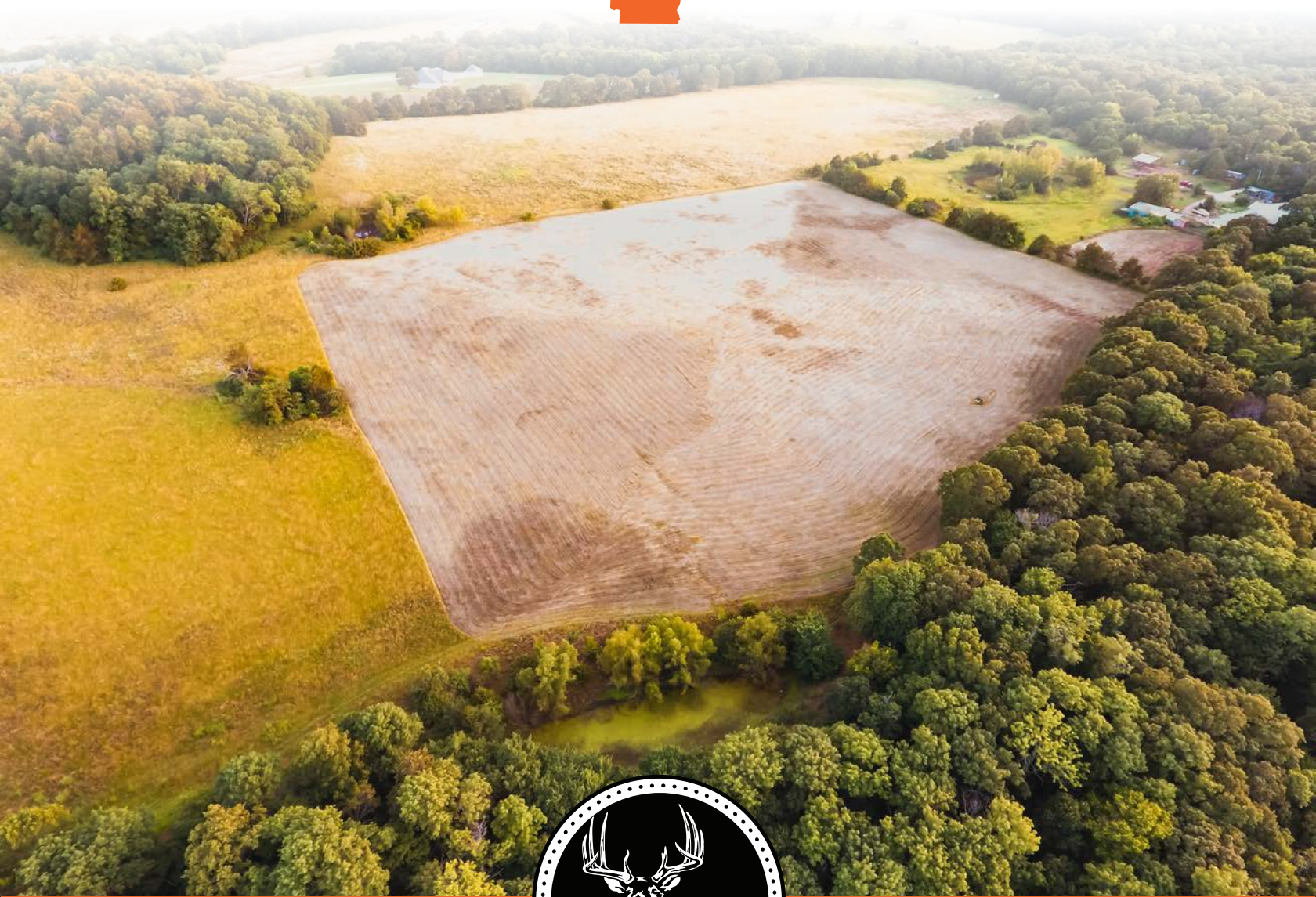


MIDWEST LAND GROUP PRESENTS

29 ACRES IN

WASHINGTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

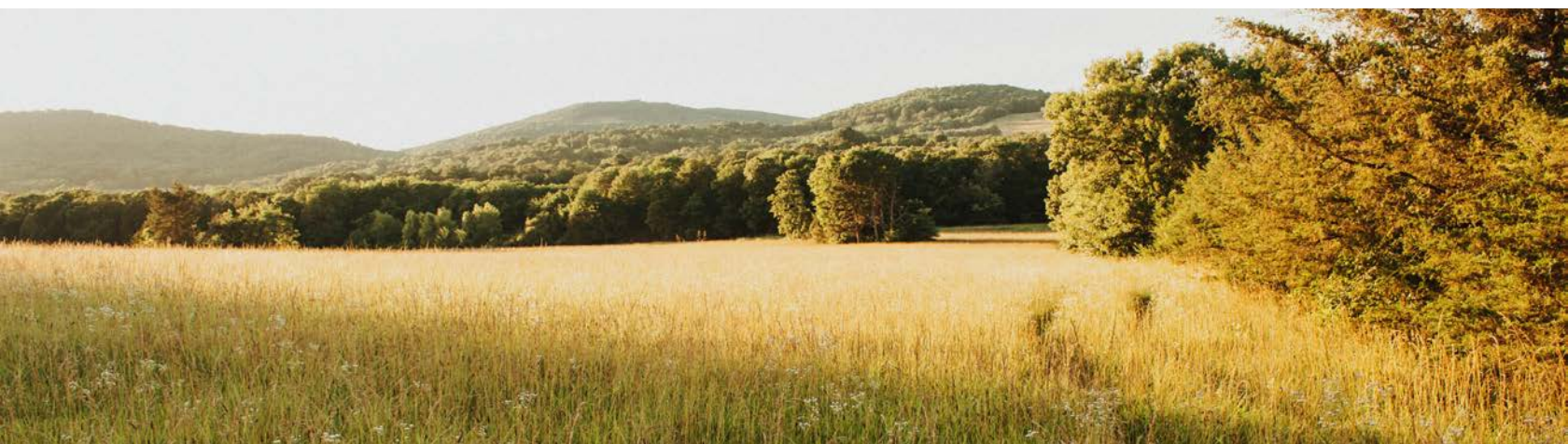
PRIME 29 +/- ACRE PROPERTY IN RAPIDLY GROWING FAYETTEVILLE, ARKANSAS

Discover an incredible investment opportunity with this exceptional 29 +/- acre property, ideally situated just minutes from Interstate 49 in the rapidly growing Fayetteville, Arkansas area. This expansive land offers unparalleled potential for various development projects, from residential subdivisions to commercial ventures. Its strategic location near major infrastructure and amenities enhances its appeal, promising significant returns for savvy investors looking to capitalize on the region's growth.

As you explore the property, you'll be captivated by the breathtaking views that stretch across the rolling landscape. The serene beauty of the land provides a picturesque setting that is perfect for relaxation and outdoor activities. Whether you're taking in the vibrant colors of a sunrise or sunset, the panoramic vistas of the valley to the northwest will leave you in awe and inspire countless possibilities for future development.

This versatile property offers endless opportunities, from building an upscale custom home to creating an amazing development. Imagine the potential for a luxurious estate, complete with all the amenities of modern living, or transforming the land into a productive horse ranch or cattle operation. With its combination of natural beauty, prime location, and diverse potential uses, this property is a unique and valuable find for investors and visionaries alike.

This property represents a rare chance to own a piece of Fayetteville's promising future, offering both immediate value and long-term potential. Don't miss the opportunity to invest in this remarkable land where your dreams and ambitions can take root.



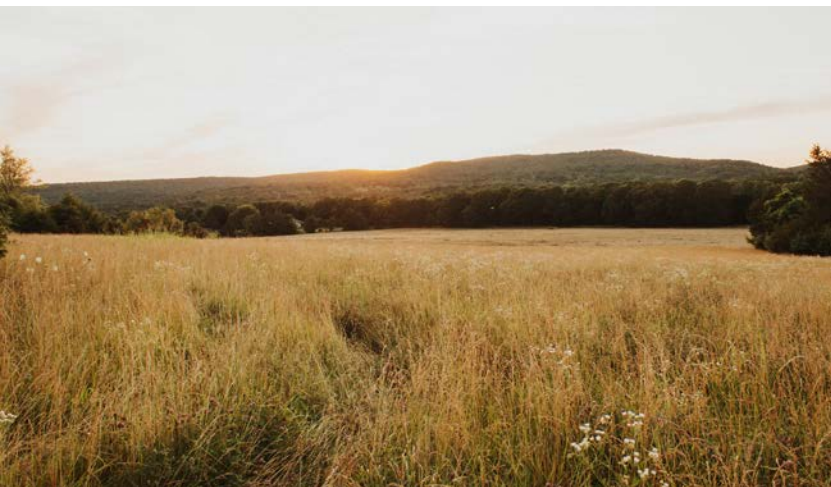
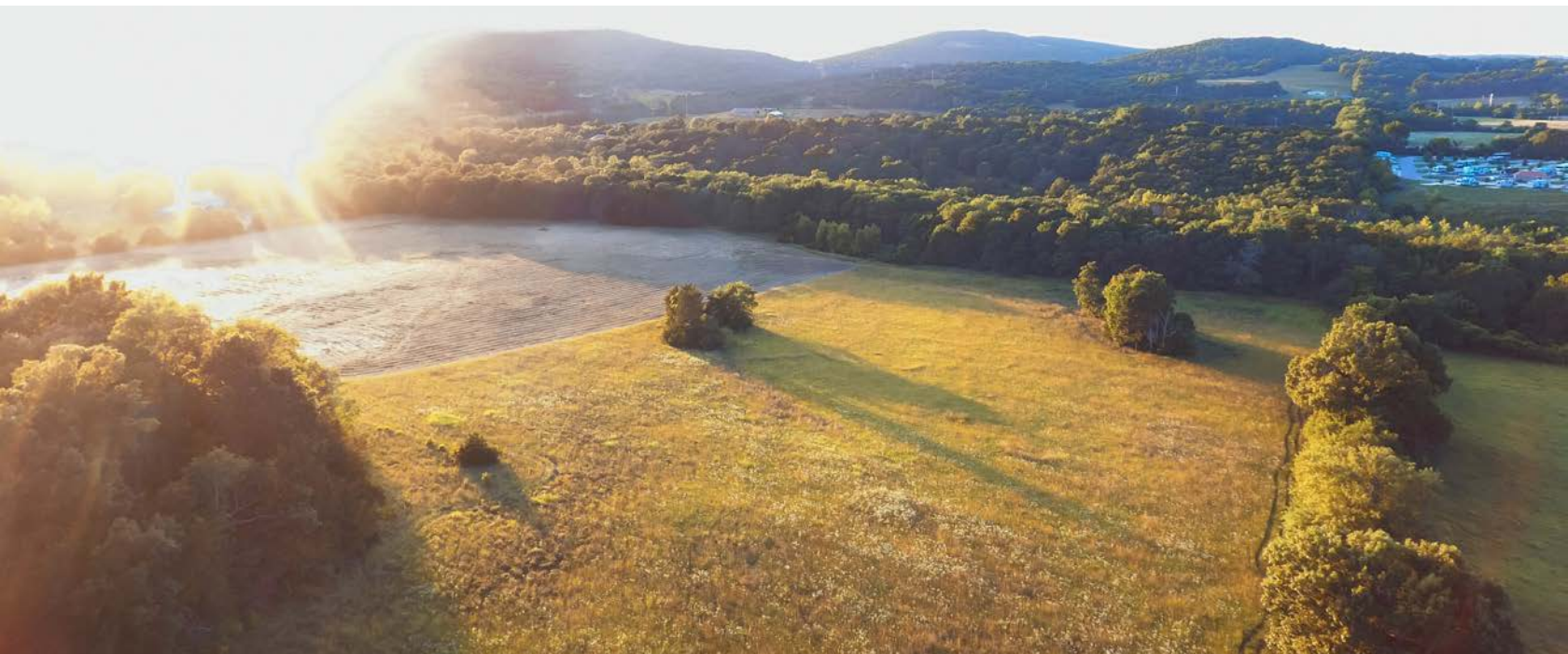
PROPERTY FEATURES

PRICE: **\$850,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **29**

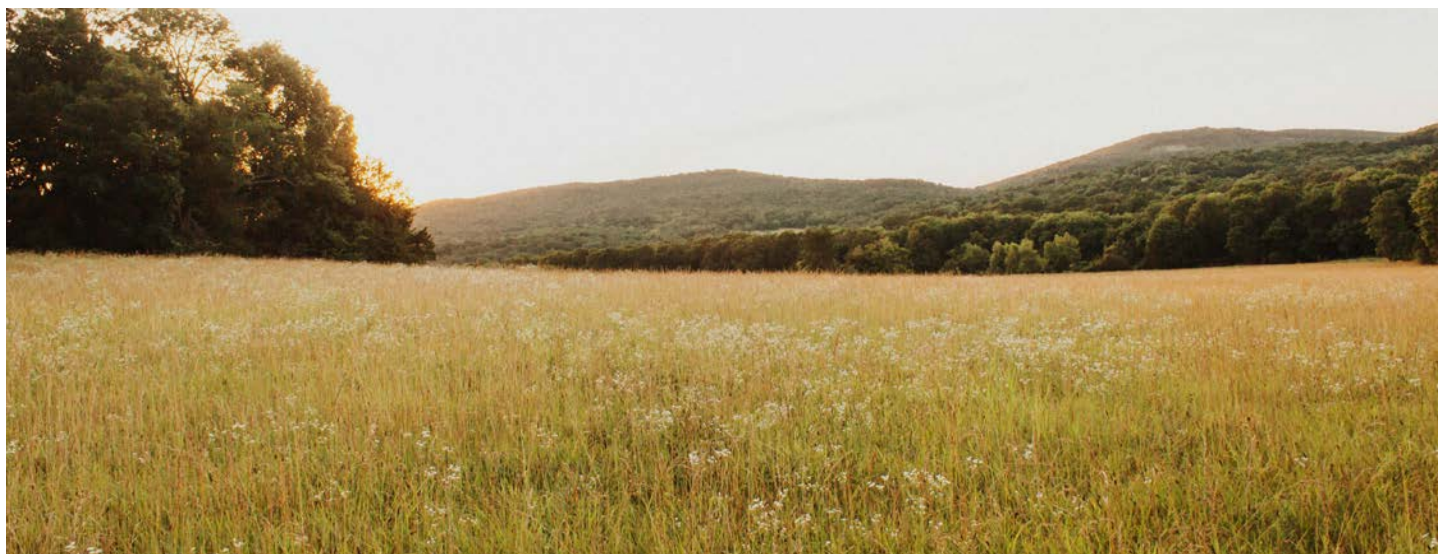
- Prime investment opportunity
- Minutes from Interstate 49
- Located in rapidly growing Fayetteville, Arkansas
- Stunning panoramic views
- Beautiful sunrises and sunsets
- Two ponds
- Potential for upscale custom home development
- Ideal for horse ranch or cattle operation
- Versatile land for various uses
- Proximity to major infrastructure and amenities



29 +/- ACRES



CLEAN PASTURE



IDEAL FOR HORSES OR CATTLE

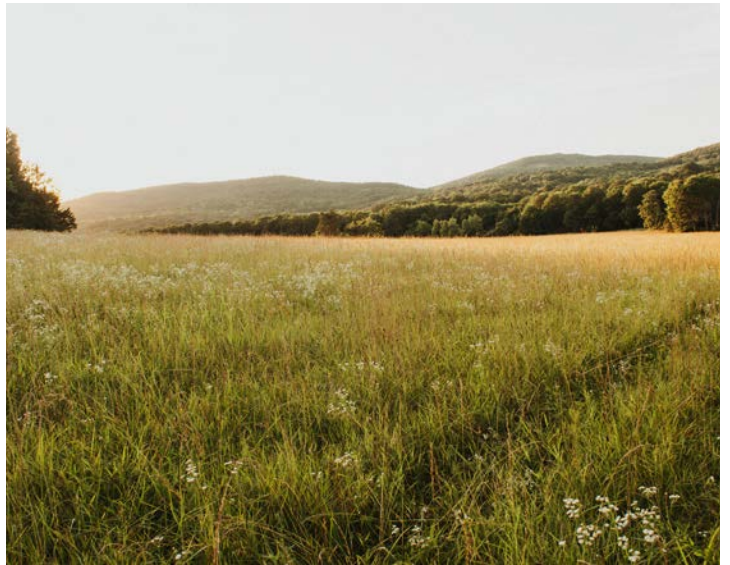


BEAUTIFUL VIEWS

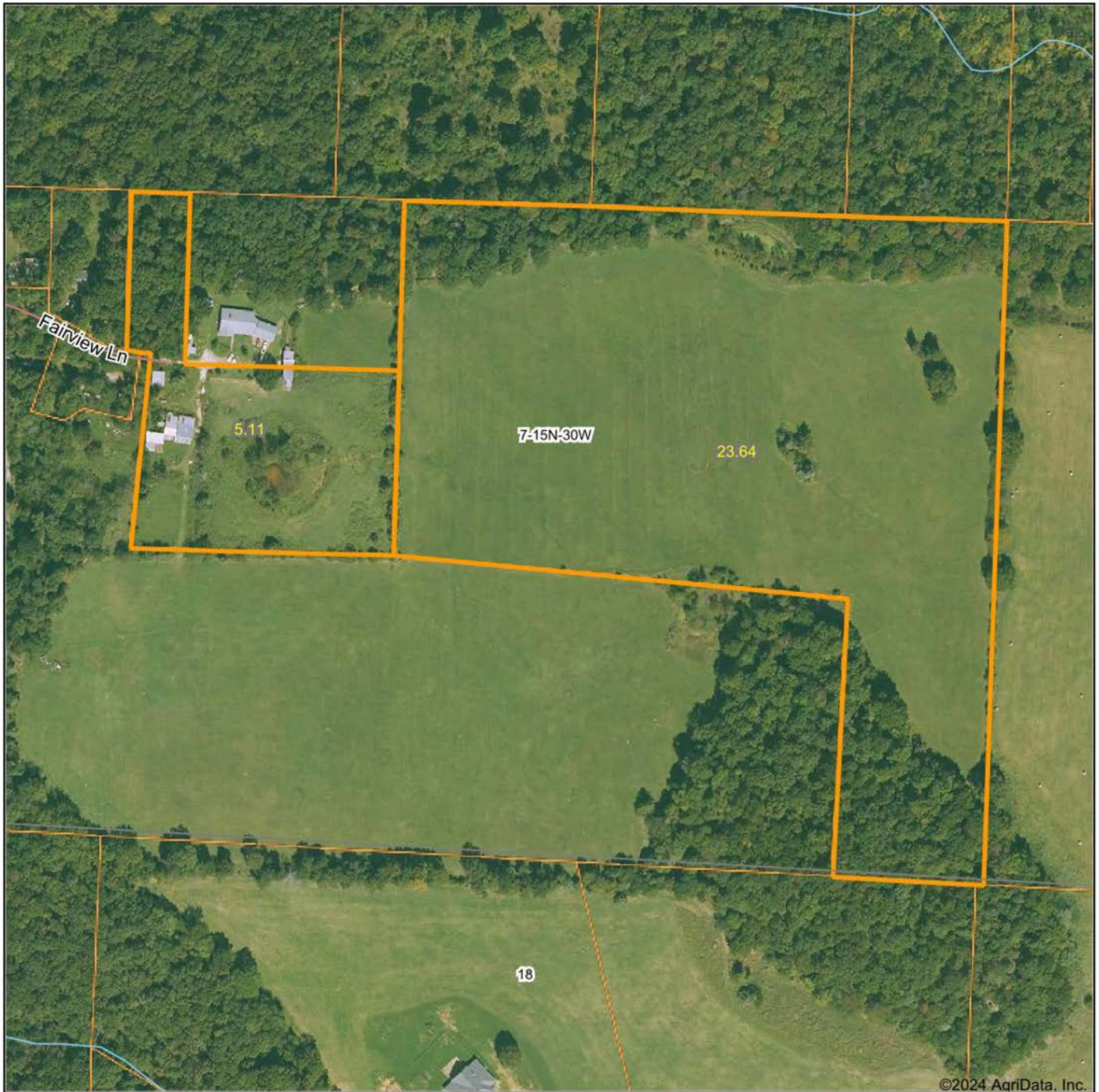
The serene beauty of the land provides a picturesque setting that is perfect for relaxation and outdoor activities. Whether you're taking in the vibrant colors of a sunrise or sunset, the panoramic vistas of the valley to the northwest will leave you in awe and inspire countless possibilities for future development.



DEVELOPMENT POTENTIAL



AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 35° 59' 9, -94° 12' 27.62

7-15N-30W
Washington County
Arkansas

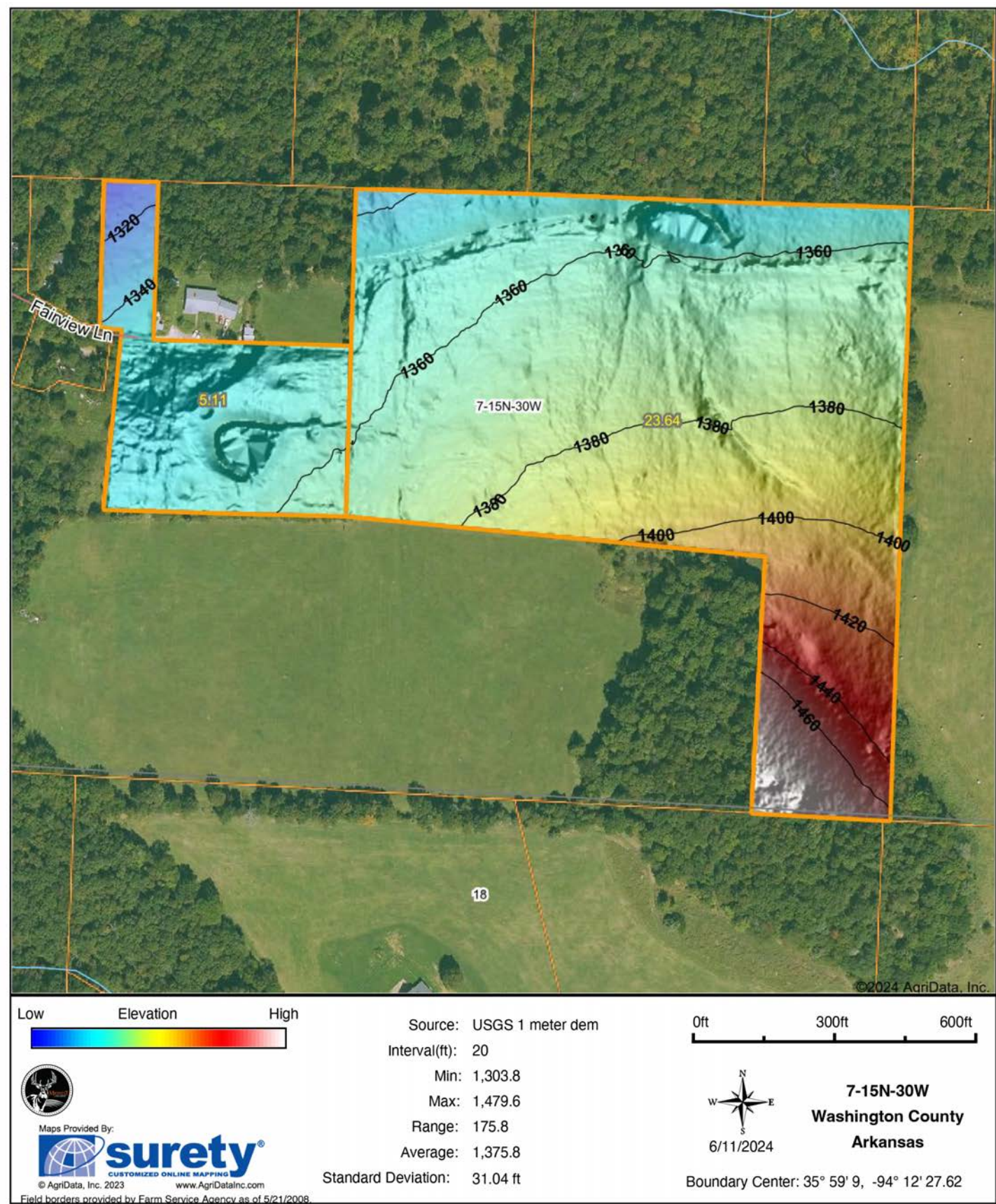
0ft 306ft 612ft



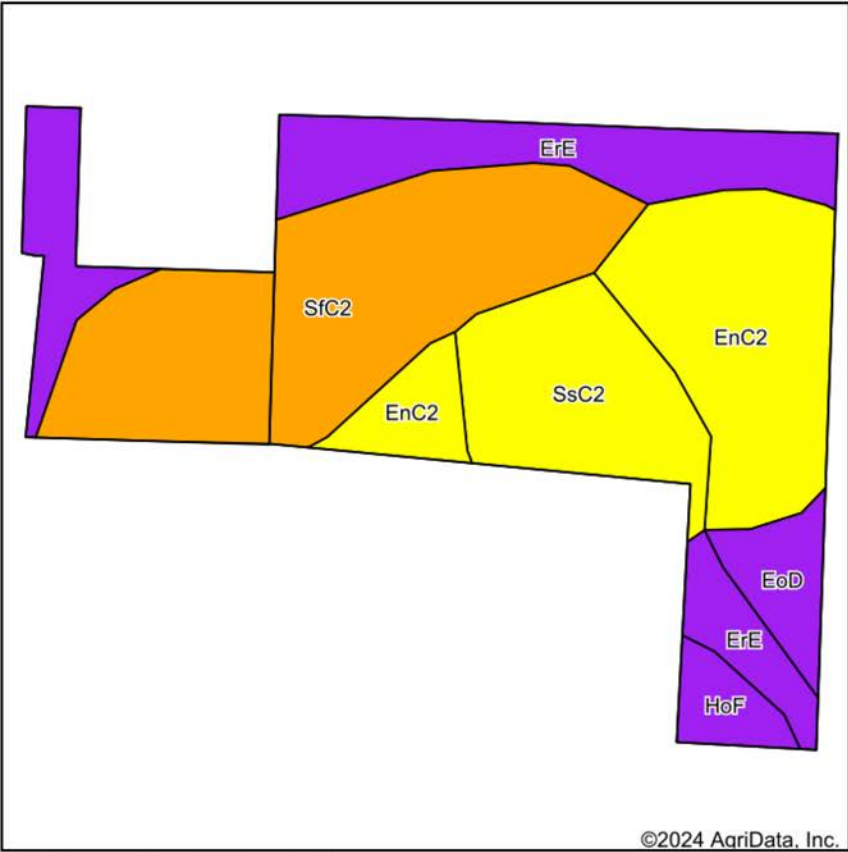
6/11/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP

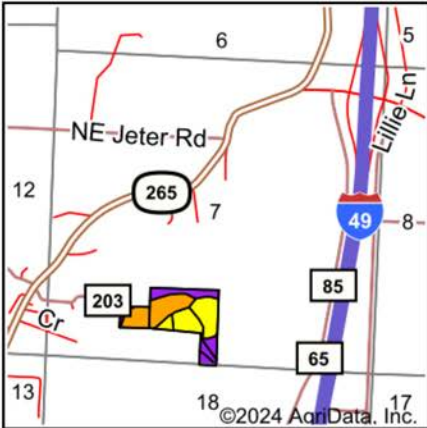


SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Arkansas**
County: **Washington**
Location: **7-15N-30W**
Township: **Greenland**
Acres: **28.76**
Date: **6/11/2024**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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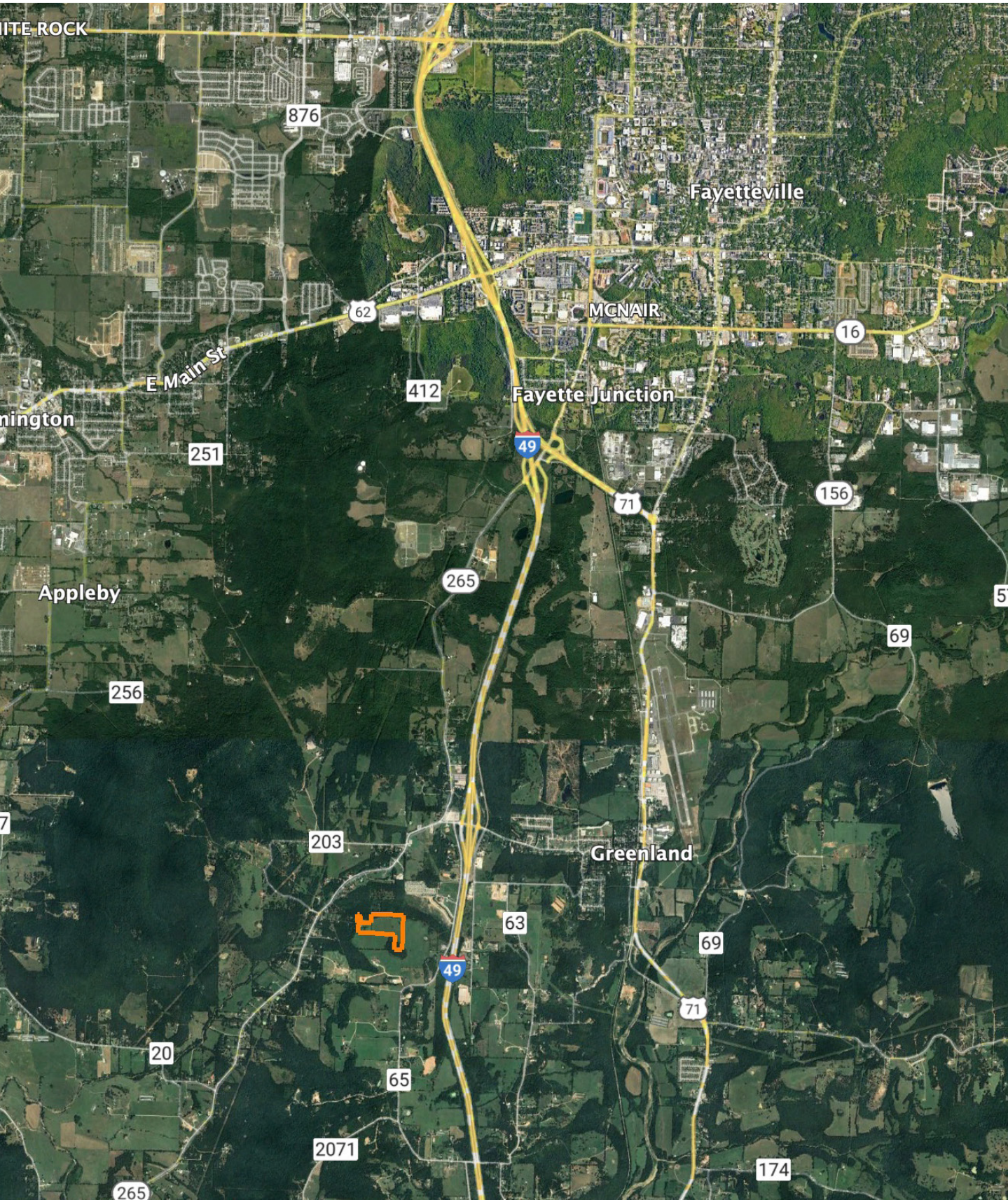
Area Symbol: AR143, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
SfC2	Savannah fine sandy loam, 3 to 8 percent slopes, eroded	9.60	33.4%		1.8ft. (Fragipan)	IIle	0	40	35	30	19
EnC2	Enders gravelly loam, 3 to 8 percent slopes, eroded	6.72	23.4%		4.5ft. (Paralithic bedrock)	IVe	0	46	40	39	28
ErE	Enders-Leesburg complex, 8 to 20 percent slopes	6.34	22.0%		4.5ft. (Paralithic bedrock)	VIIs	0	52	42	42	33
SsC2	Summit silty clay, 3 to 8 percent slopes, eroded	4.04	14.0%		> 6.5ft.	IVe	0	66	61	50	50
EoD	Enders stony loam, 3 to 15 percent slopes	1.21	4.2%		4.5ft. (Paralithic bedrock)	VIIs	0	47	39	42	30
HoF	Hector-Mountainburg stony fine sandy loams, 3 to 40 percent slopes, rocky	0.85	3.0%		1.2ft. (Lithic bedrock)	VIIIs	130	15	14	4	2
Weighted Average						4.28	3.8	*n 47.3	*n 40.9	*n 37.3	*n 28.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Chris Shadrick, an esteemed land agent at Midwest Land Group, seamlessly merges family values with a profound understanding of land sales. Proudly calling Elkins, Arkansas, home alongside his lovely wife Nikki and their children, Payten and Axel, Chris embodies integrity and dedication in serving his clients.

Hailing from Fayetteville, Arkansas, Chris's roots run deep within the region he passionately serves. His extensive background in automotive sales and management equips him with invaluable skills in relationship building and maintenance—skills cultivated from years of learning the true value of hard work.

Driven by his love for the outdoors and a desire to forge genuine connections with his clients, Chris's transition to land sales was a natural progression. His profound connection to the land stems from his passion for public land bowhunting, granting him unparalleled insights into wildlife behavior and terrain intricacies.

As an ordained minister and active member of New Beginnings Baptist Church, Chris exemplifies integrity and values in every client interaction. Choose Chris Shadrick as your trusted guide in your land journey, where unwavering family values, integrity, and expertise converge to transform your dreams into reality.



CHRIS SHADRICK

LAND AGENT

479.487.1647

CShadrick@MidwestLandGroup.com



MidwestLandGroup.com

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