

MIDWEST LAND GROUP PRESENTS

37 ACRES IN

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# WASHINGTON COUNTY ARKANSAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# STUNNING 37 +/- ACRE FARM AND HOME IN FAYETTEVILLE CITY LIMITS

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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 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 37 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 37 acre property. Situated within the Fayetteville city limits this property offers the opportunity to enjoy all of NWA!





# PROPERTY FEATURES

PRICE: **\$1,199,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **37**

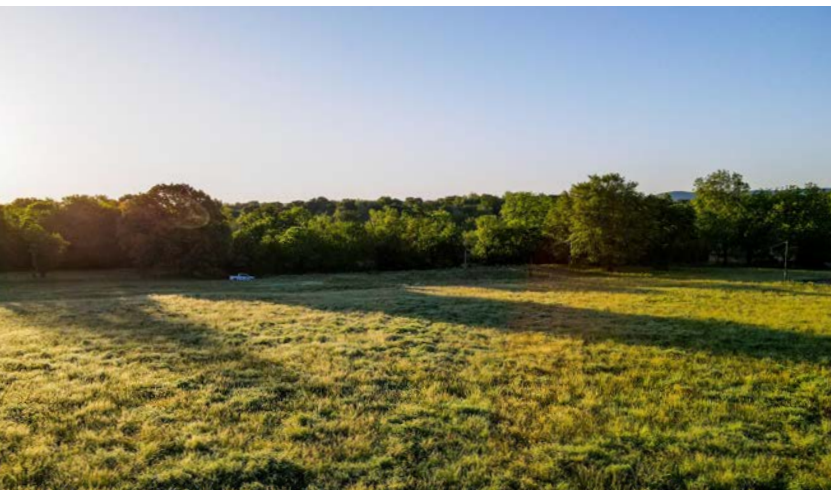
- Mix of timber
- Beautiful pasture
- Home
- Shop
- Owl creek
- Within Fayetteville city limits
- Just off Highway 16/Wedington
- Accessible along the east and west
- Additional forever home build sites
- Seclusion within the city
- Hay barn





37 +/- ACRES

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# GREAT PASTURE

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# OLDER BRICK HOME

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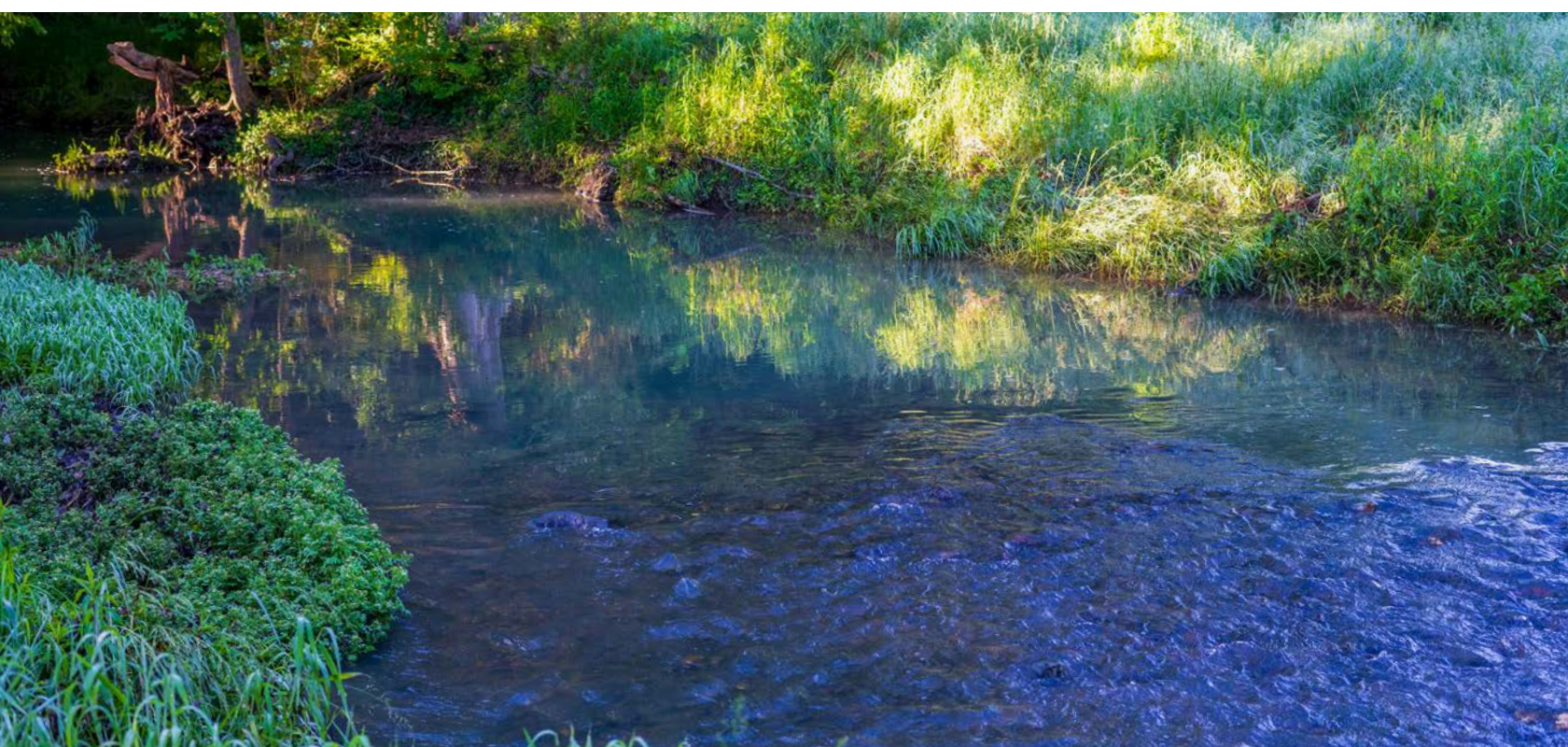




# OWL CREEK

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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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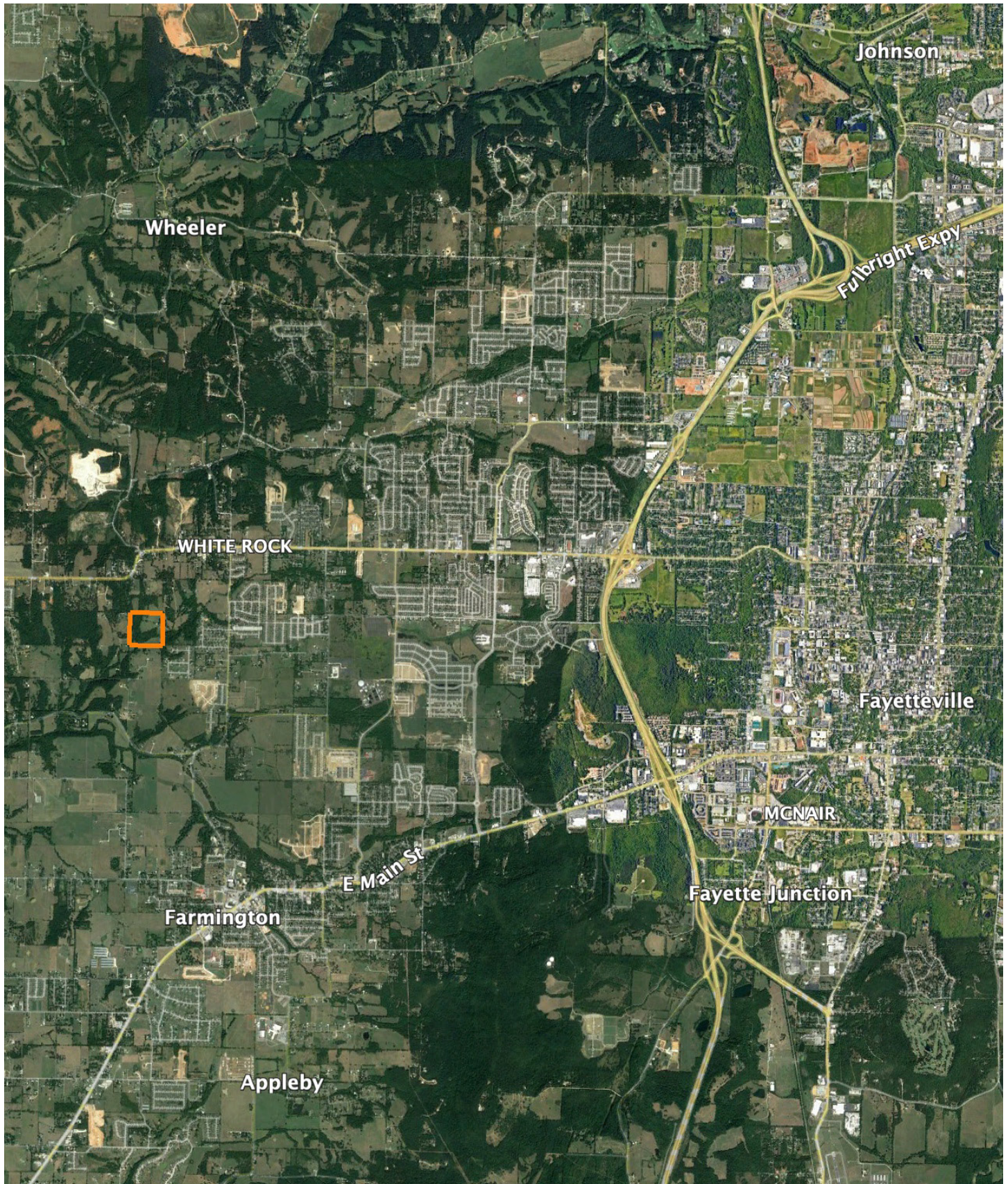


# AERIAL MAP





# 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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