

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

WASHINGTON COUNTY ARKANSAS



MidwestLandGroup.com

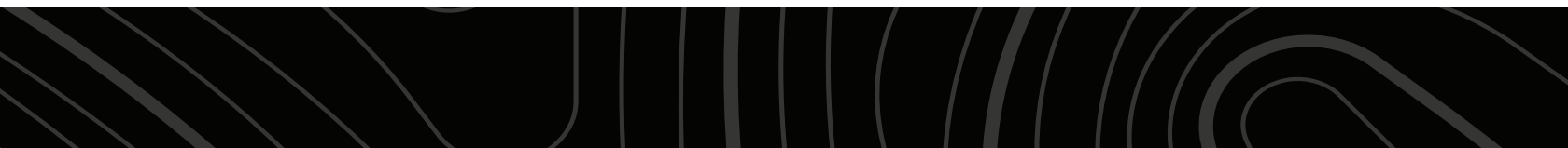
MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE WASHINGTON COUNTY RECREATIONAL BEAUTY

This 80 +/- acre timber tract has so many different surprises hidden just off of its paved road entrance. Within this beautifully laid out acreage, you will find a trail that leads you through towering mature hardwoods ideal for adding tree stands. Not having had any hunting pressure since the early 80s, it shows. Deer, turkey, and other wildlife roam the property freely. There are multiple wet-weather creeks and a few what seem to be spring-fed streams throughout the property. Multiple little waterfalls fill the air throughout the timber with the sound of running water. The clear visibility through the timber is perfect for being able to spot wildlife off in the distance. Topographically, hiking and riding through the property come with

ease. As you walk along each of the streams, you may be able to spot a few arrowheads and other stone tools uncovered by the rain and flowing water.

There are so many different areas of this acreage that keep you wanting to explore. Being only 35 minutes into Fayetteville, this is a perfect place to teach your kids to hunt and be able to get out in the morning and make it back home for the rest of your day. Water, electric, and fiber being located at the road also offers an option to build without having to worry about utilities. Call today to come take a look at this stellar Washington County tract!



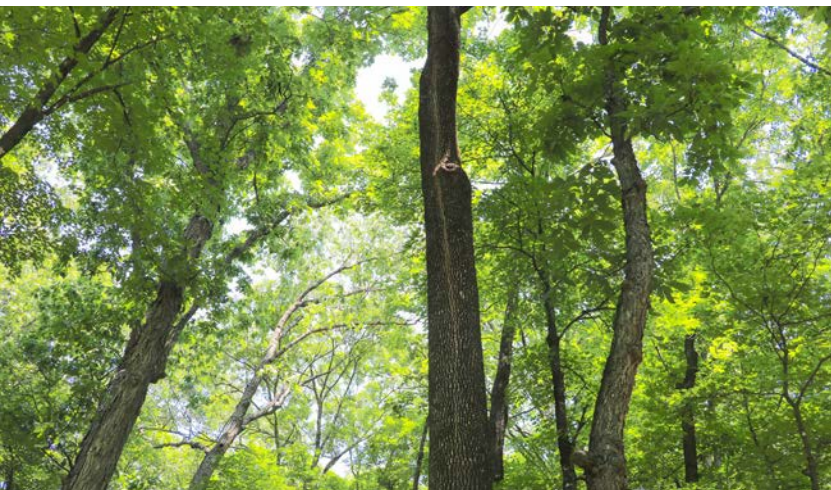
PROPERTY FEATURES

PRICE: **\$328,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **80**

- Paved road
- Multiple creeks
- Open visibility
- Mixed terrain
- ATV trails
- Springs
- Abundant wildlife
- Mature hardwood timber
- Electric at road
- Public water at road
- Fiber at road
- 35 Minutes to Fayetteville, AR
- 1 hour to Rogers, AR



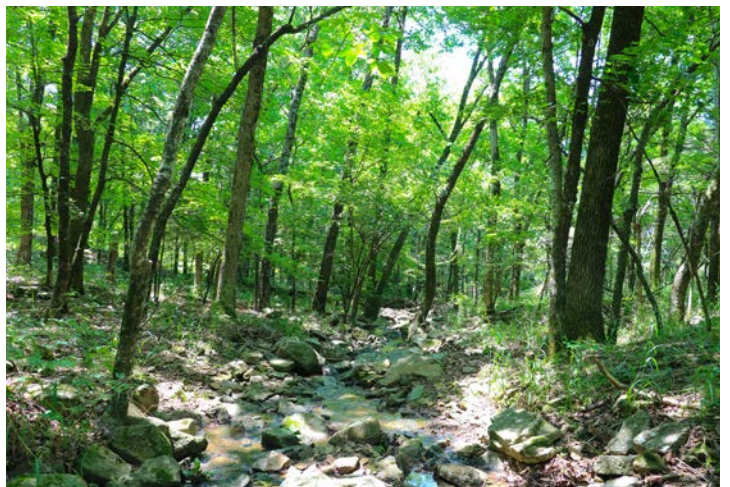
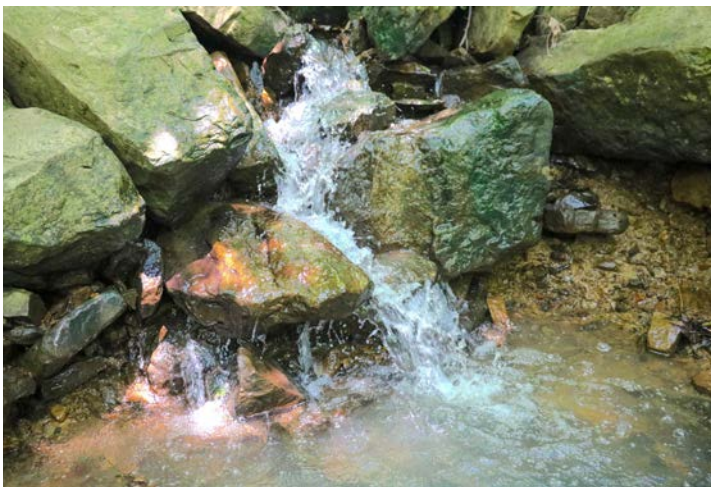
MATURE HARDWOOD TIMBER



PAVED ROAD



MULTIPLE CREEKS



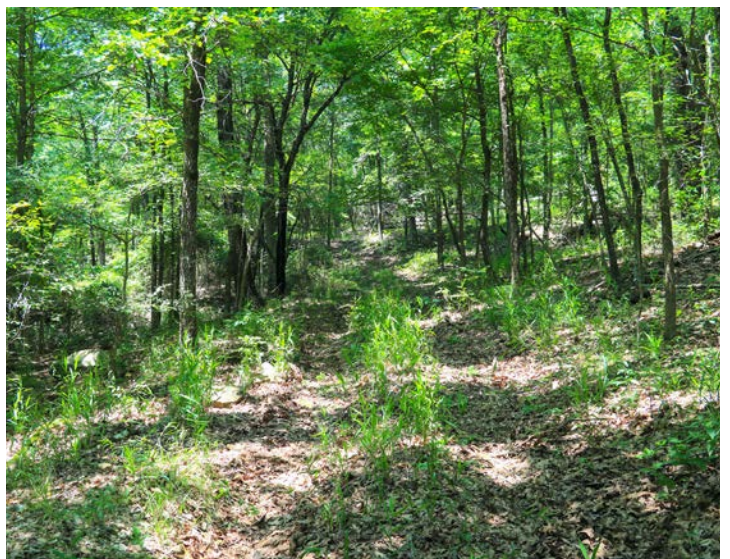
OPEN VISIBILITY



MIXED TERRAIN



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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

Boundary Center: 35° 48' 39.6, -94° 26' 48.1

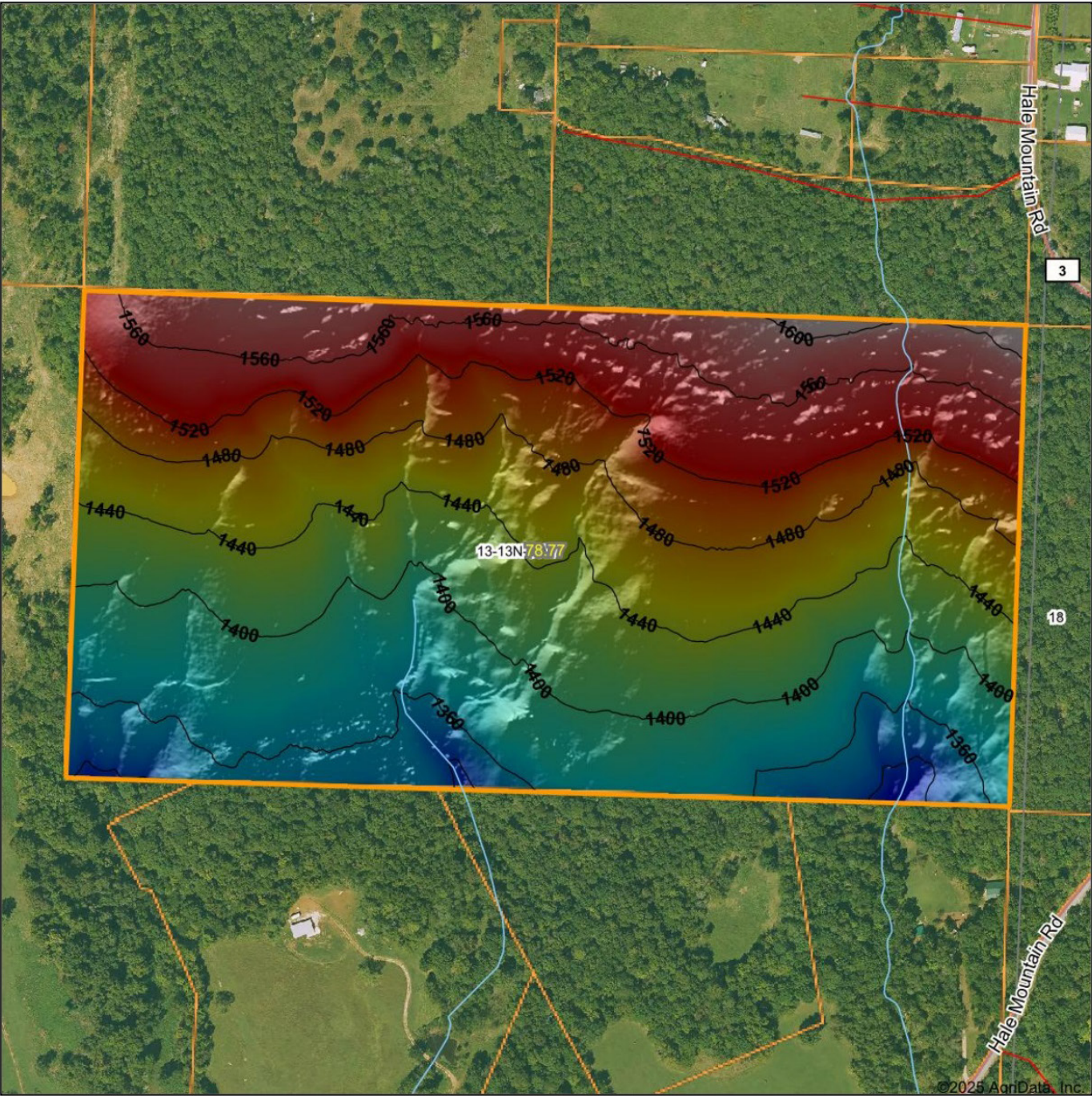
13-13N-33W
Washington County
Arkansas

0ft 567ft 1133ft



6/11/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 40

Min: 1,294.3

Max: 1,612.1

Range: 317.8

Average: 1,452.3

Standard Deviation: 72.64 ft

0ft 427ft 854ft

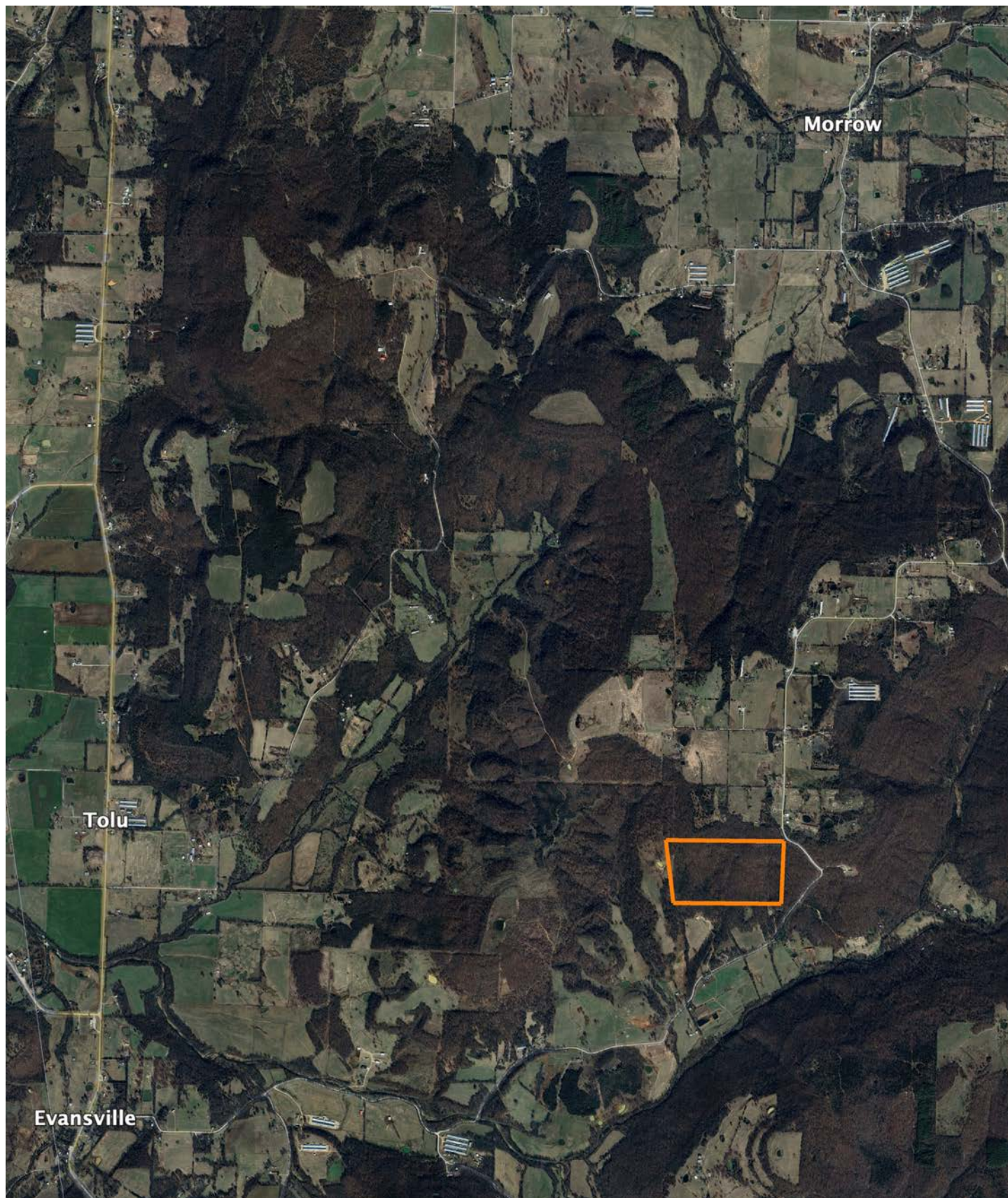


6/11/2025

13-13N-33W
Washington County
Arkansas

Boundary Center: 35° 48' 39.6, -94° 26' 48.1

OVERVIEW MAP



AGENT CONTACT

Ben Williams is passionate about working with land and living life in the great outdoors. A native of Topeka, Kansas, Ben graduated from Kansas State University with dual Bachelor's Degrees in park management and conservation, as well as natural resource management.

During his college years, Ben conducted research on invasive plant and wildlife species to assess their impact on native species. His studies also covered wildlife habitat preservation, conservation, flooding and erosion control, and public hunting land management. Before joining Midwest Land Group, Ben worked as an arborist in Benton County, Arkansas, caring for trees and maintaining their health.

In his free time, Ben enjoys hunting waterfowl, golfing, and hiking. Now residing in Bentonville, Arkansas, with his wife Kaitlynn and son Bodie, Ben is a devoted family man whose care and understanding of people extends to his work as a land agent. His enthusiasm for helping clients achieve their goals is evident in his commitment to exceptional service. If you're looking to buy or sell land in Northwest Arkansas, don't hesitate to give Ben a call. He'll go above and beyond to ensure you find exactly what you're searching for.



BEN WILLIAMS,
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