

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

WASHINGTON COUNTY ARKANSAS



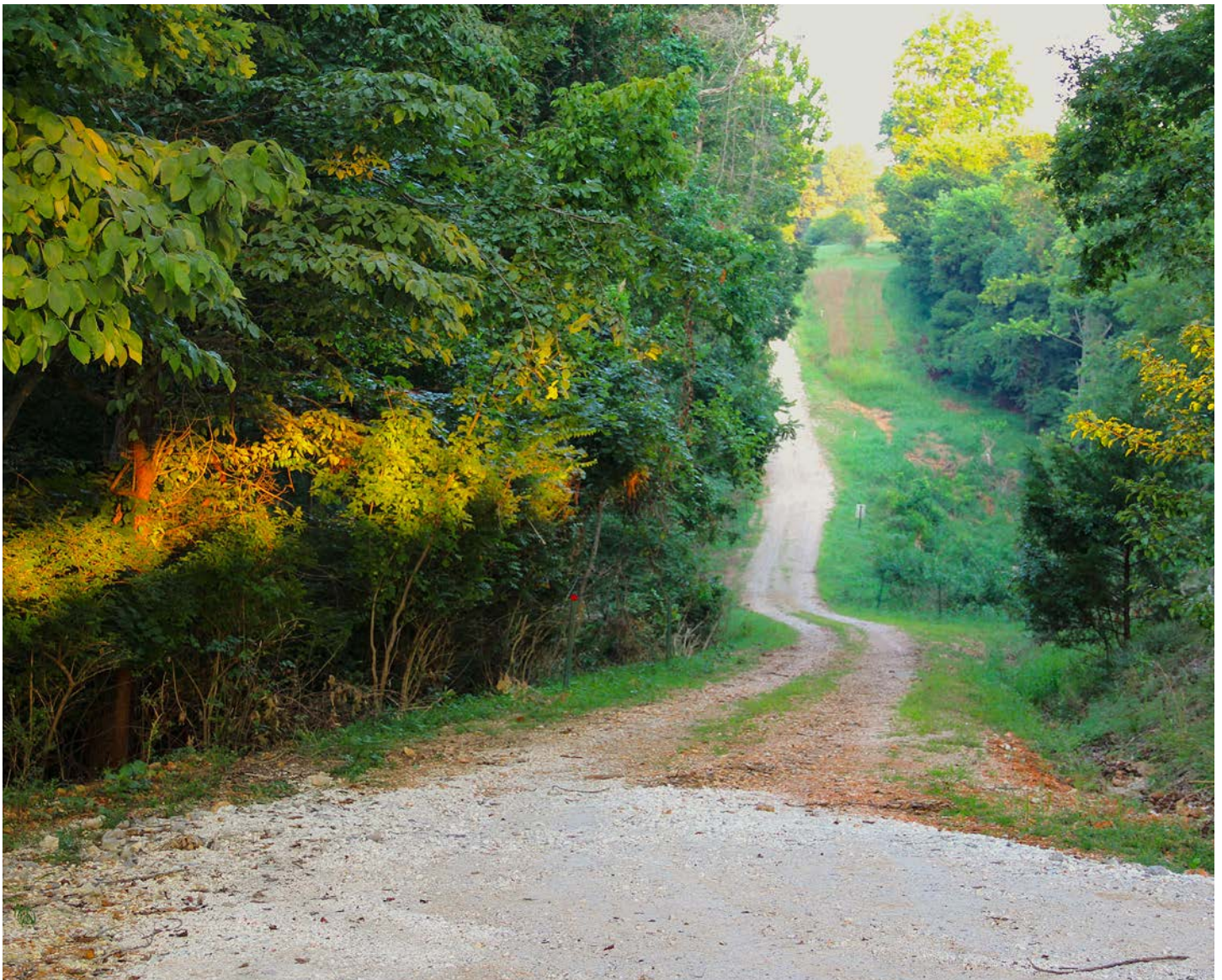
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TEN BUILDABLE ACRES ON THE EDGE OF FAYETTEVILLE CITY LIMITS

Just outside Fayetteville, Arkansas, this 10-acre property offers a rare mix of privacy, natural beauty, and unbeatable convenience—just ten minutes from the University of Arkansas campus. With utilities available and buildable terrain, it's ready for a custom homesite, family compound, or small-scale development. The land features a mix of open fields and mature woods, with

abundant wildlife and even a natural spring on-site. It's a peaceful, scenic setting that feels remote, yet is close to everything Fayetteville has to offer. A unique opportunity awaits the buyer with a feeling of seclusion and space in an outstanding location! Call today for your private tour and see for yourself everything that this property has to offer.



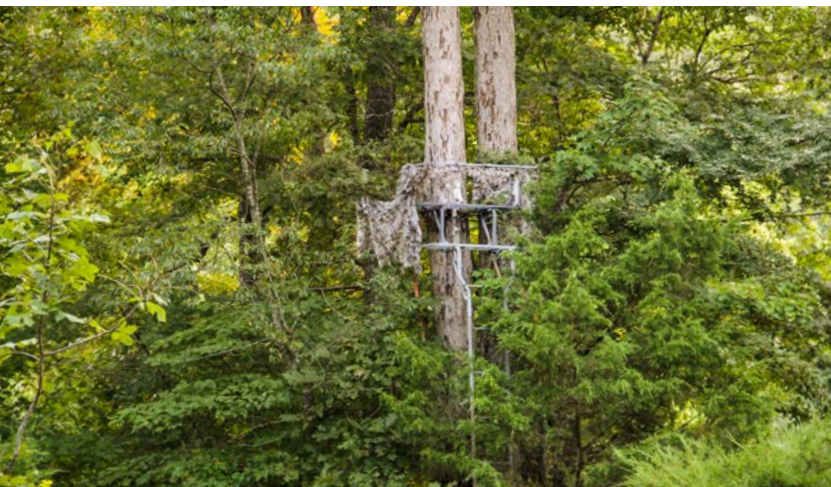
PROPERTY FEATURES

PRICE: **\$599,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **10**

- Electricity
- City water
- Development potential
- Year-round spring
- Abundant wildlife
- Mix of open and wooded ground
- Paved, permit-able access from Dawes Road
- 10 minutes to University of Arkansas Campus
- One minute off Wedington Drive
- 5 minutes from I-49



DEVELOPMENT POTENTIAL



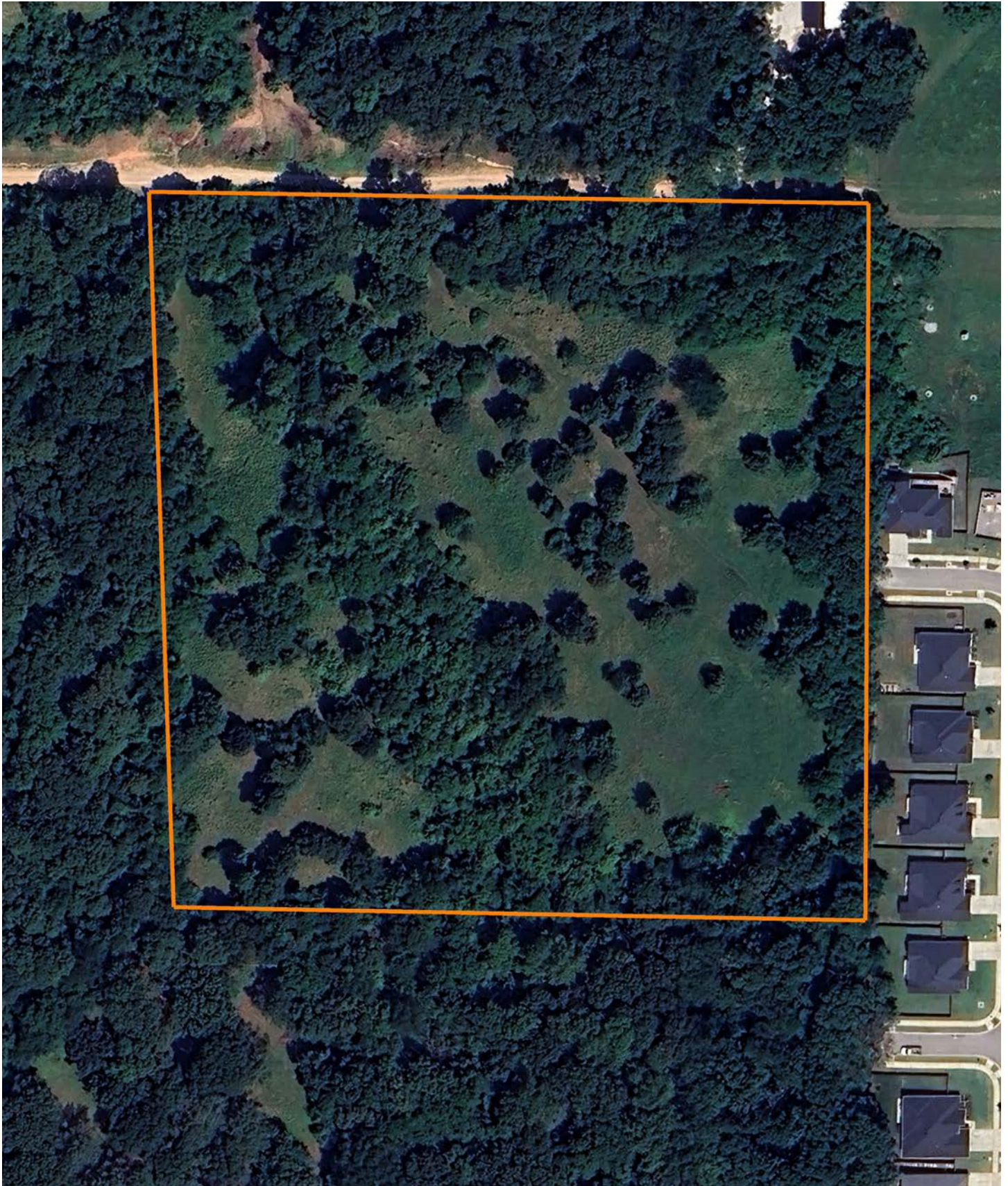
YEAR-ROUND SPRING



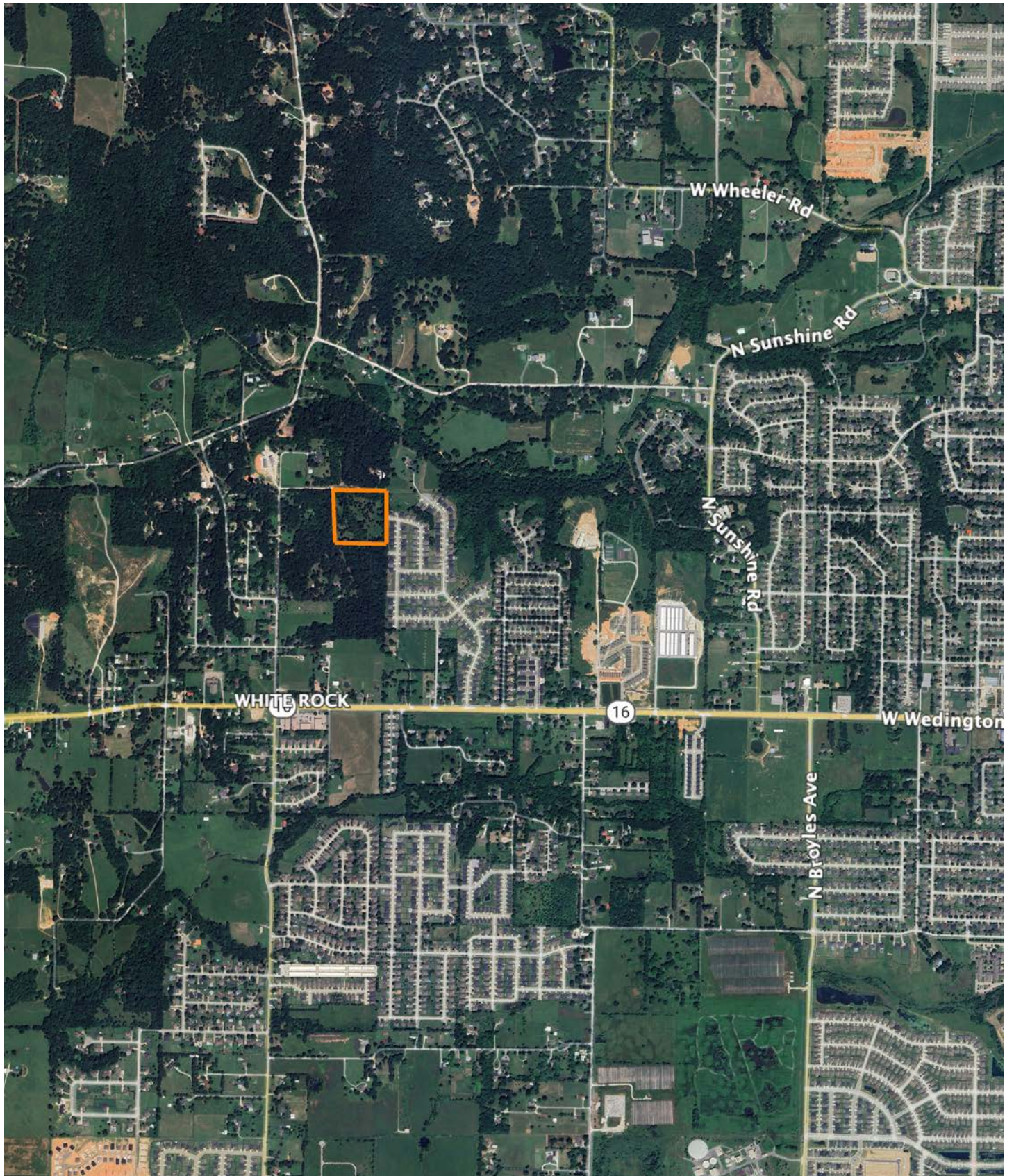
ELECTRICITY AND CITY WATER



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



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