

Northwest Arkansas 10-acre escape
17256 MISTY WOOD (WC 3220)
West Fork, AR 72774

\$130,000
10± Acres
Washington County



Northwest Arkansas 10-acre escape
West Fork, AR / Washington County

SUMMARY

Address

17256 MISTY WOOD (WC 3220)

City, State Zip

West Fork, AR 72774

County

Washington County

Type

Hunting Land, Undeveloped Land, Timberland, Recreational Land

Latitude / Longitude

35.849158 / -94.237518

Dwelling Square Feet

390

Acreage

10

Price

\$130,000

Property Website

<https://www.mossoakproperties.com/property/northwest-arkansas-10-acre-escape/washington/arkansas/76018/>



Northwest Arkansas 10-acre escape West Fork, AR / Washington County

PROPERTY DESCRIPTION

Escape to the Northwest Arkansas Get-A-Way. No current neighbors in sight!! This 10+/- acres is connected to large continuous forest on all sides and the very first thing you will notice is the sounds of nature. You will not hear any highway noise or vehicles, horns, sirens, or all those other sounds that are commonly found in highly populated areas. This property gives you the feeling of being in the middle of nowhere but it's only about 9 miles from interstate 540. A large land-owner borders the back property line and down to Lee Creek and topography challenges in that area should keep you free from development. The property itself has several big benches and is relatively flat for this area. The forest is very diverse and has a dominant array of mature hardwood trees. Signs of wild turkeys and whitetail deer were seen in nearly every direction. A brand new built on location cabin will convey. The cabin is 16x26 and has a new heating stove installed along with prodeX flooring. This cabin was built right with 12" floor joist centers, double pane windows and the start of the insulation process. The cabin would be a candidate for extensions or live in while you build your dream cabin. There is no septic present, but the owners do have a current successful perk test completed. Electricity is on the property in front of the cabin on the road. Cellular service was great on my AT&T service. There also appears to be internet access available on the power line pole at the road in front of the property. The larger homes in the area appear to all be on water catching systems with holding tanks. There is currently no water on the property. A well or water catch will be needed. Call Michael Gray at Mossy Oak Properties for a private tour today. [479-597-9279](tel:479-597-9279)

Ozark electric

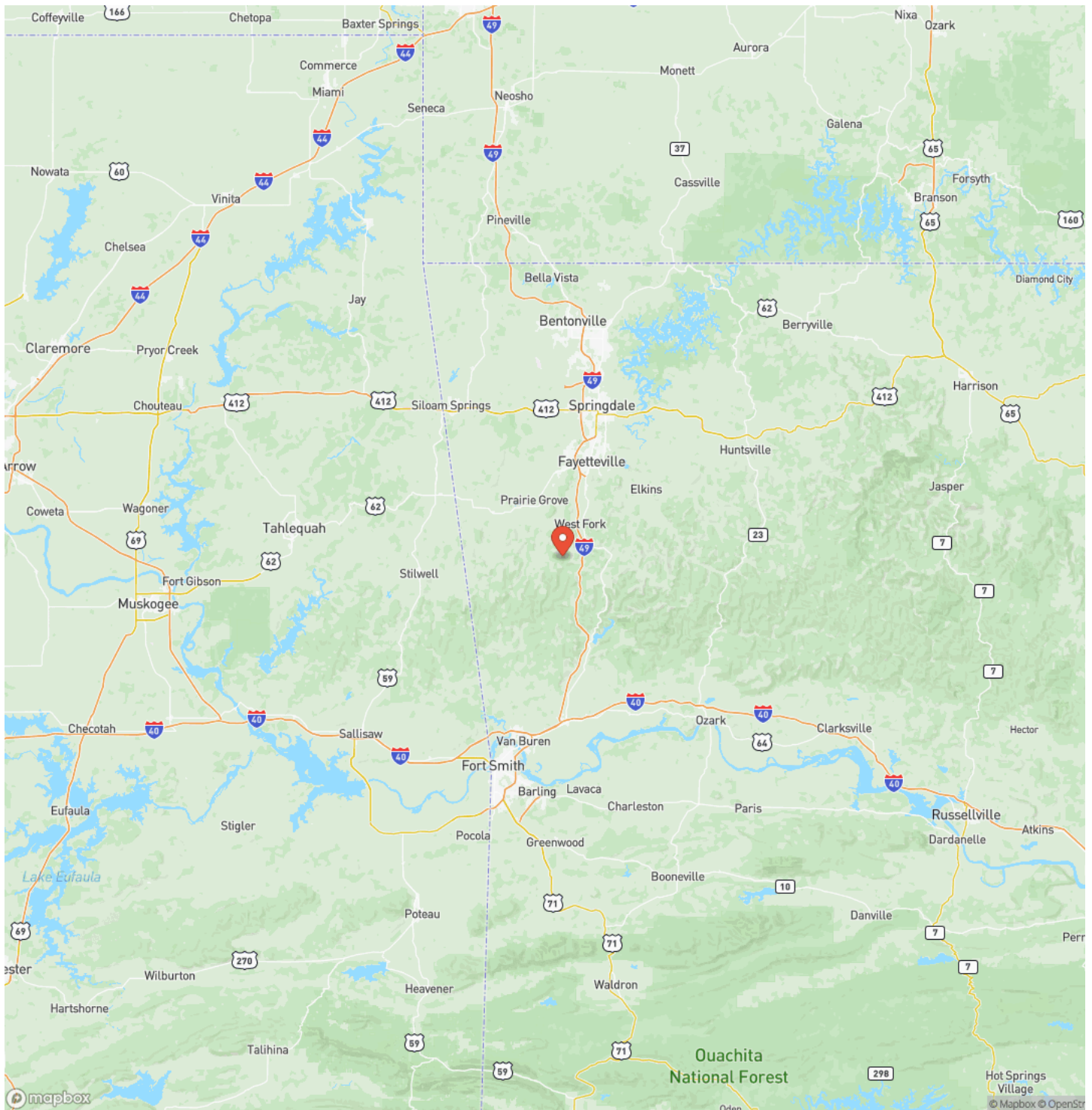
Northwest Arkansas 10-acre escape
West Fork, AR / Washington County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Field, Farm, and Homes
1200 Fort Street
, AZ 72923
(479) 480-7000
<https://www.mossoakproperties.com/>

