

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

\$119,000
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

\$119,000

Property Website

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



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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. Mossy Oak Properties Field, Farm and Homes.

Ozark electric

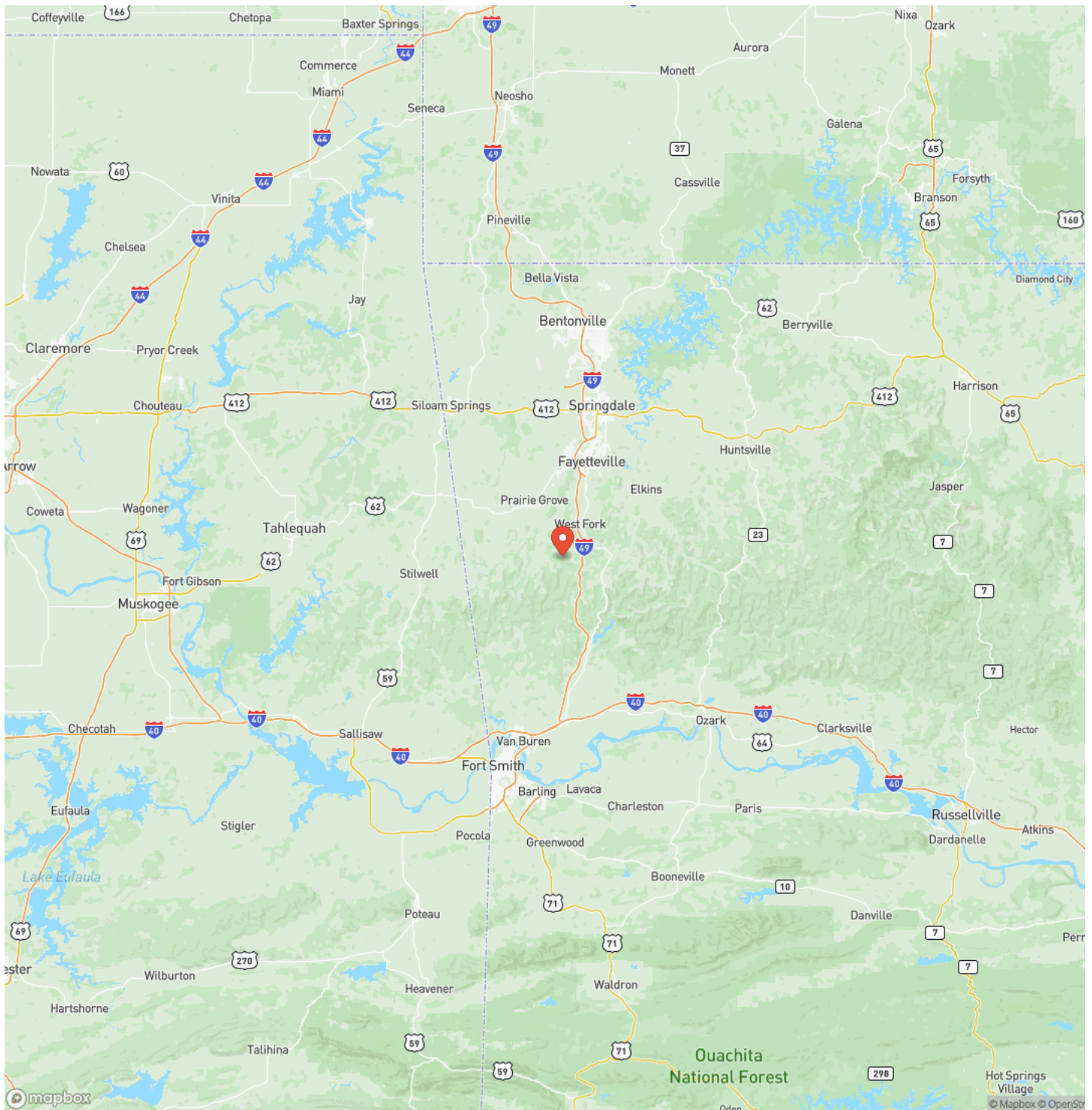
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Locator Map



Locator Map



Satellite Map



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