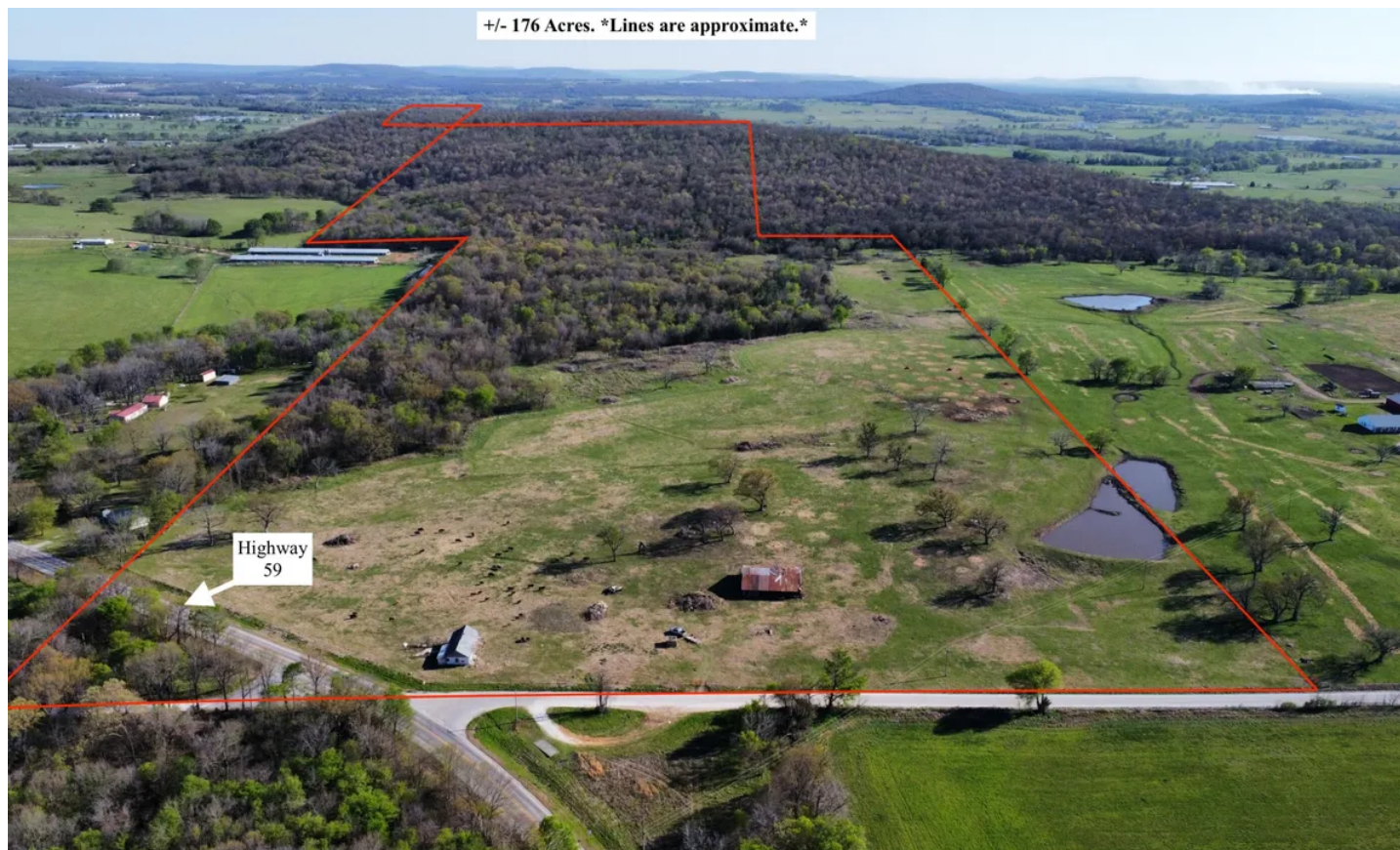


Summers, AR 176 acres
23117 Tunnel road
Summers, AR 72769

\$1,760,000
176± Acres
Washington County



Summers, AR 176 acres
Summers, AR / Washington County

SUMMARY

Address

23117 Tunnel road

City, State Zip

Summers, AR 72769

County

Washington County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

36.018026 / -94.503134

Taxes (Annually)

434

Acreage

176

Price

\$1,760,000

Property Website

<https://www.mossyoakproperties.com/property/summers-ar-176-acres-washington-arkansas/54358/>



Summers, AR 176 acres
Summers, AR / Washington County

PROPERTY DESCRIPTION

Summary:

+/- 176 acres of timber/pasture land for sale on Highway 59 between Summers, AR and Cincinnati, AR. +/- 30 acres of improved pasture with hot wire fencing, 4 ponds, pole shed, and mature post oak timber.

Outbuildings/ Improvements:

- 60 x 63 Pole shed
- Perimeter fencing in pasture, along with hot wire fence
- 4 ponds
- Wet weather creek
- 2 deer feeders
- 3 deer stands
- 2 cleared kill plots in the big timber

The Land:

Located 40 minutes west of Fayetteville, AR, this tract would be perfect for a group of people looking to run cattle in the pasture and utilize the timber for deer hunting. Located 6 miles southwest of Wedington WMA, and only 2 miles to the Oklahoma border, this area is known for the high scoring whitetails. The property encompasses the northeast facing slope of Bell Mountain, and extends over 1.25 miles from the north to south line. The property has over a mile of established trails throughout the land with multiple deer stands, 2 feeders, and 2 food plots ready for a disc and seed. The opportunities are abundant on this Washington County tract.

Distances:

Fayetteville, AR - 42 minutes (27.6 miles)

Bentonville, AR - 1 hour 2 minutes (42.5 miles)

Fort Smith, AR - 1 hour 7 minutes (56.8 miles)

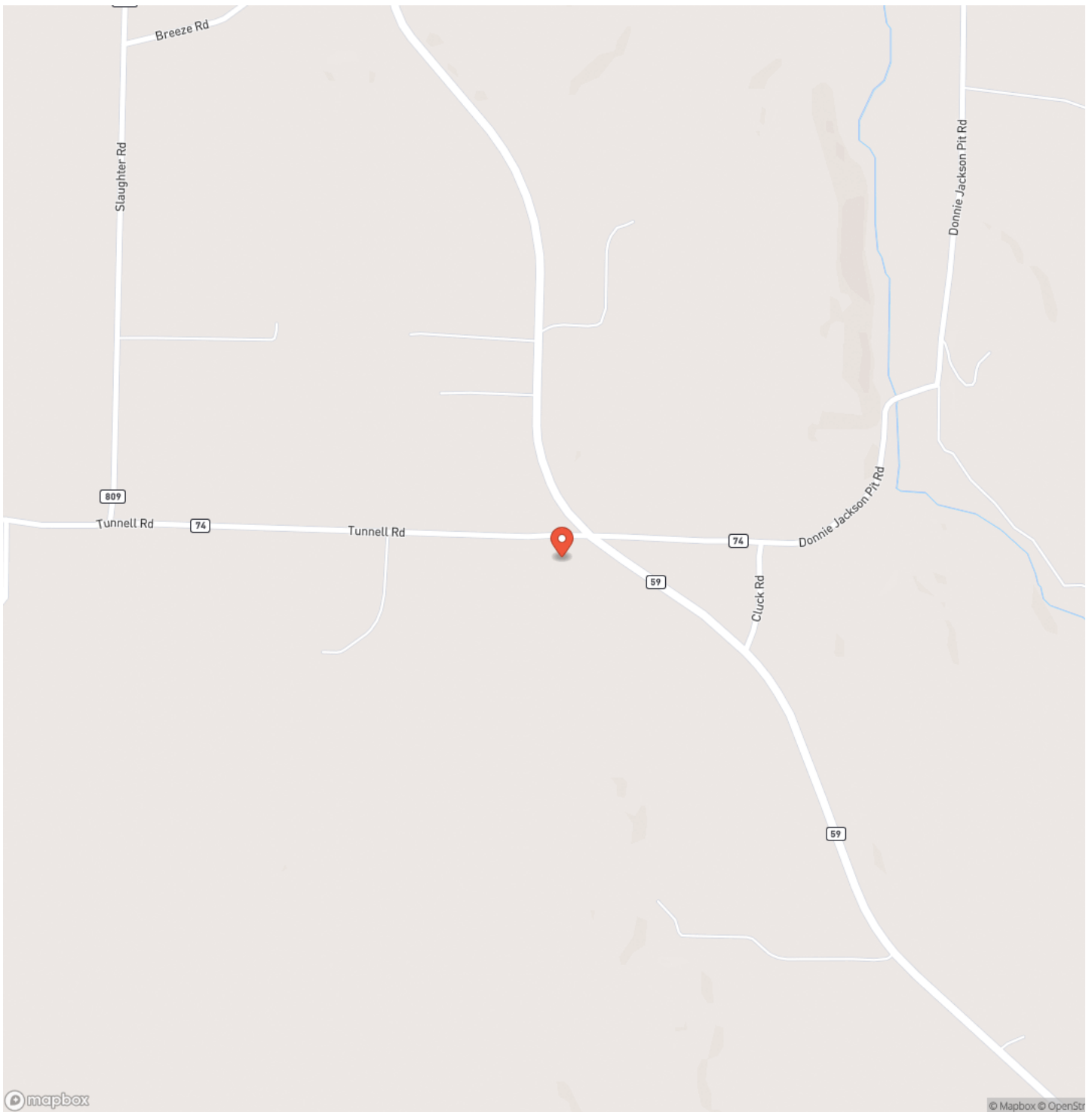
Contact **Chris Malinowski** @ 214-738-7320 or **Michael Gray** @ [479-597-9279](tel:479-597-9279) for more information, or to schedule a private showing.

cmalinowski@mossyoakproperties.com

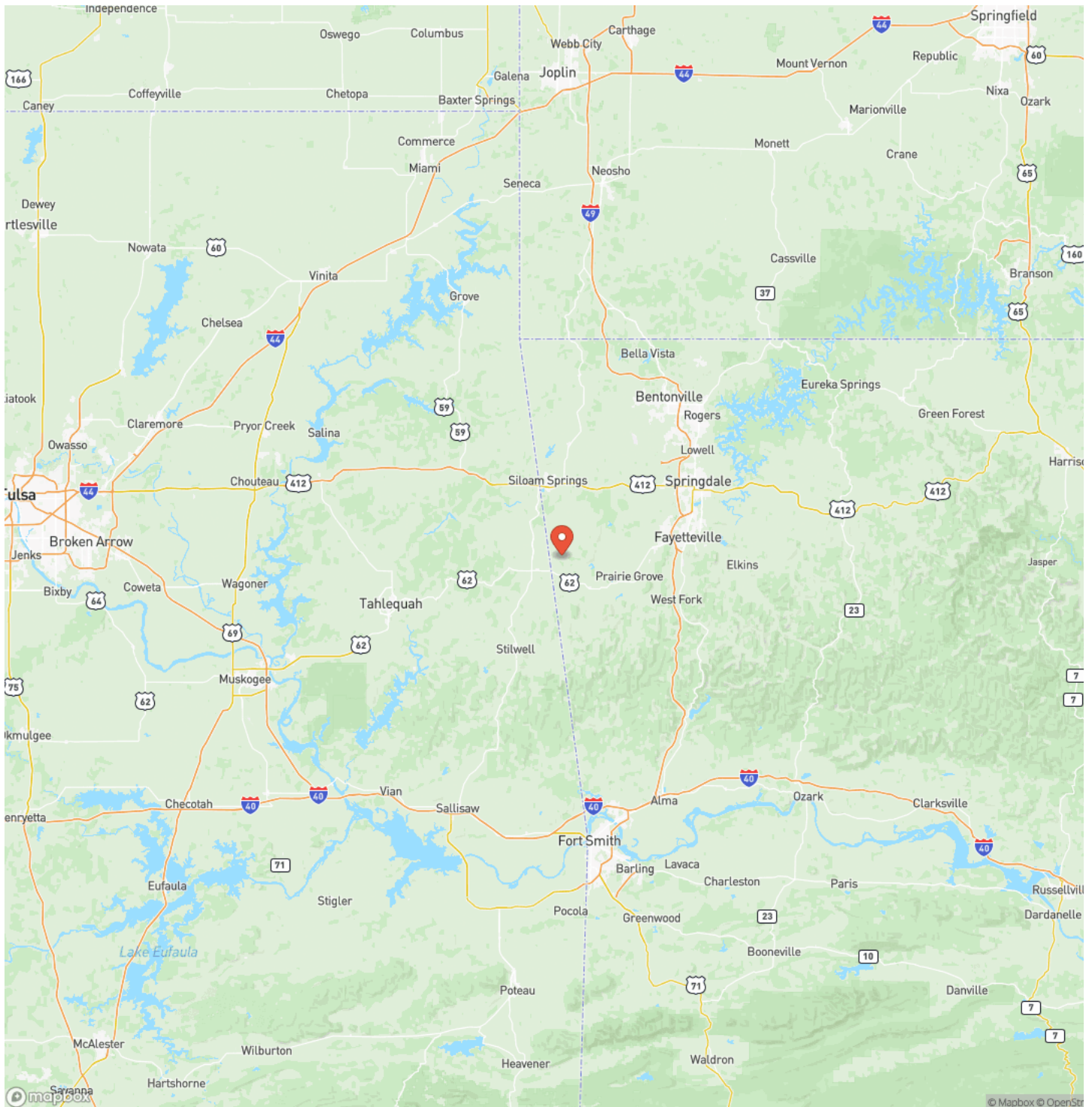
Summers, AR 176 acres
Summers, AR / Washington County



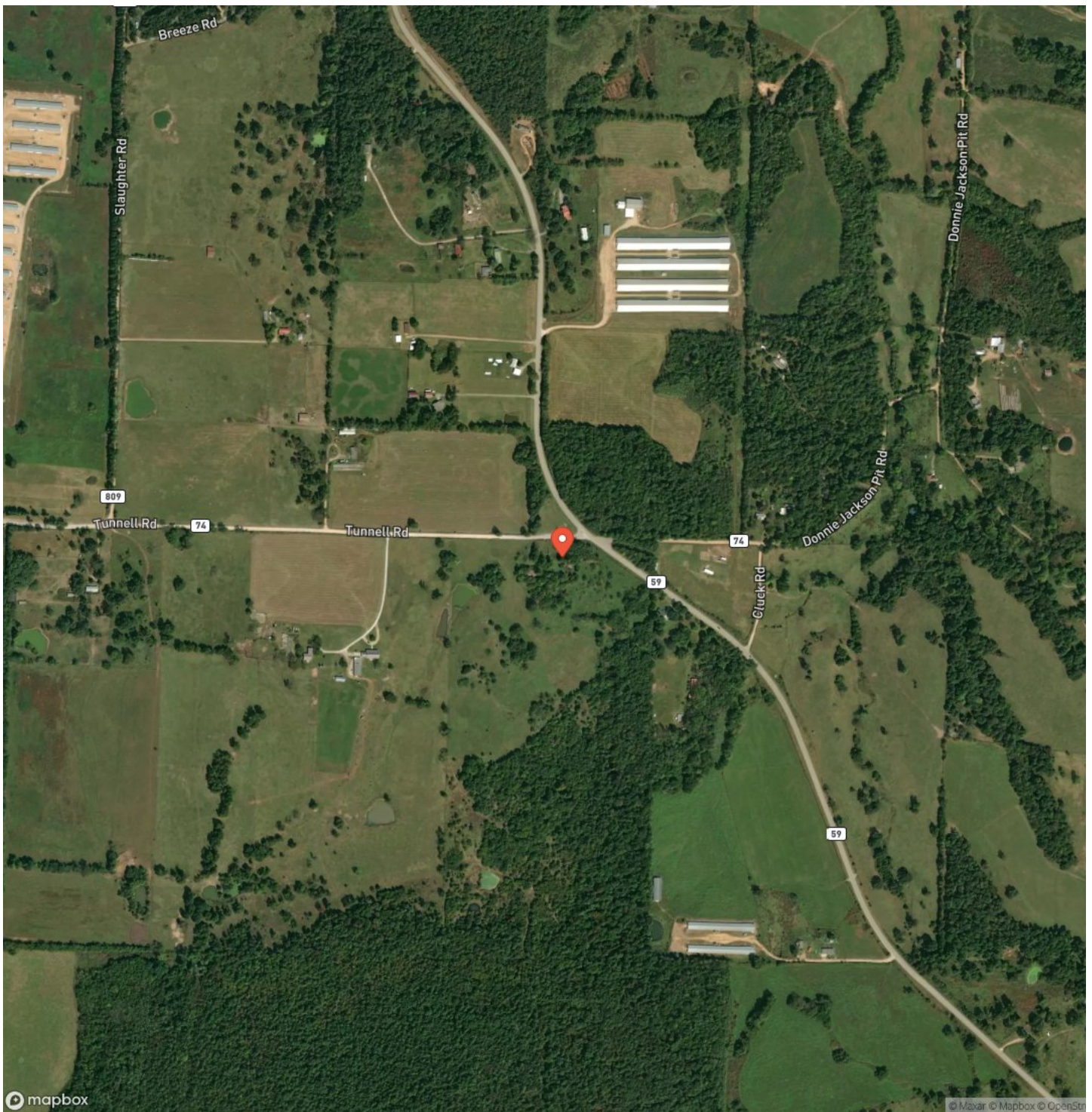
Locator Map



Locator Map



Satellite Map



Summers, AR 176 acres
Summers, AR / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Malinowski

Mobile

(214) 738-7320

Office

(479) 480-7000

Email

cmalinowski@mossyoakproperties.com

Address

1200 Fort Street

City / State / Zip

NOTES

[illegible]

[illegible]

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
moparkansasland.com
