

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

\$1,276,000
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

\$1,276,000

Property Website

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



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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.

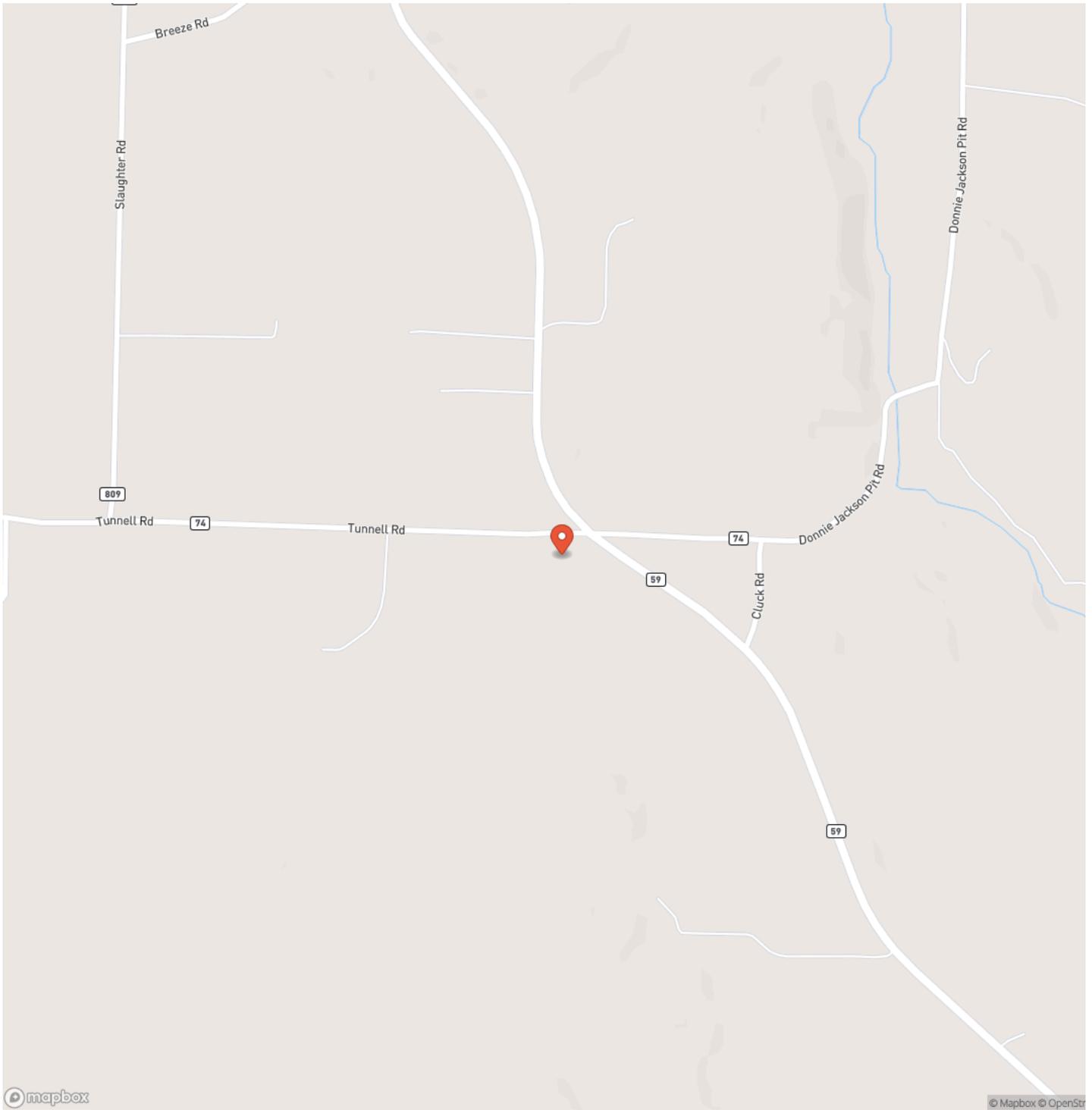
cmalinowski@mossyoakproperties.com



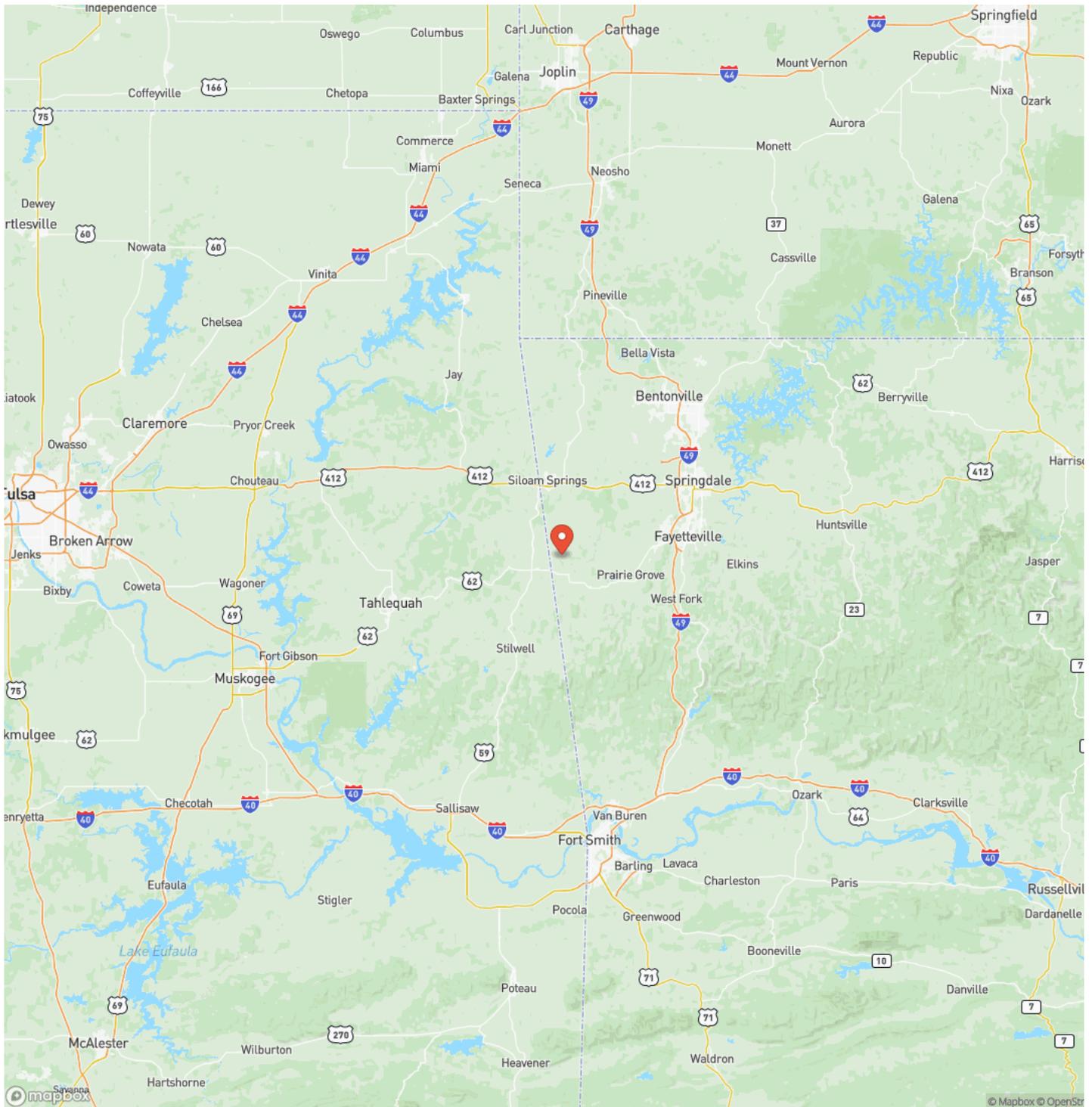
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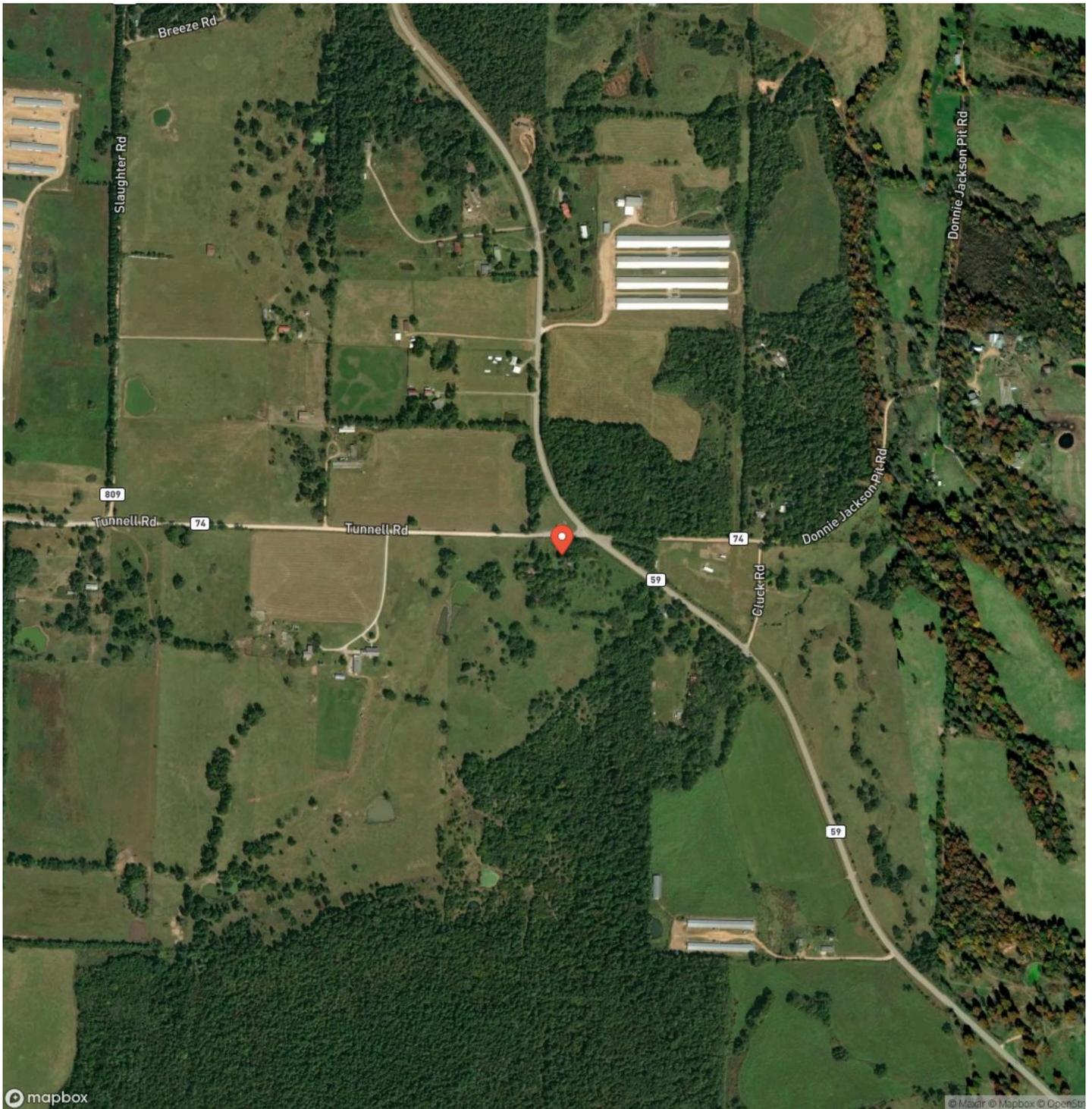
Locator Map



Locator Map



Satellite Map



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