

True Love 30.4  
14240 True Love Rd  
West Fork, AR 72774

**\$425,000**  
30.4± Acres  
Washington County



**True Love 30.4**  
**West Fork, AR / Washington County**

---

**SUMMARY**

**Address**

14240 True Love Rd

**City, State Zip**

West Fork, AR 72774

**County**

Washington County

**Type**

Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

35.902937 / -94.098487

**Dwelling Square Feet**

1,470

**Bedrooms / Bathrooms**

2 / 1.5

**Acreage**

30.4

**Price**

\$425,000

**Property Website**

<https://www.mossoakproperties.com/property/true-love-30-4/washington/arkansas/103159/>



**True Love 30.4**  
**West Fork, AR / Washington County**

---

**PROPERTY DESCRIPTION**

Scenic 30.4 acres with barndominium, shop and trails - Minutes to University of Arkansas. This versatile property features a well designed 2011 barndominium - perfect as a full-time residence, weekend retreat or temporary home while you build your dream house. Main living area offers approximately 1,052 sq. ft. with 2 bedrooms, 1 bathroom, full kitchen, & laundry. Upstairs, a 418 sq. ft. loft studio includes half bathroom - ideal for guests, home office or flex space. Included is a spacious 959 sq. ft. attached shop - room for equipment, hobbies or storage. Numerous upgrades, including county water with culligan 3 filter system & reverse osmosis for kitchen sink & fridge , electrical improvements, ozarks go fiber optic & upgraded appliances. Outside experience breathtaking views, abundant wildlife & multiple trails. Recently surveyed, roughly 7 cleared acres with the rest wooded. If you enjoy hiking, exploring, hunting or simply soaking in nature, this land offers endless possibilities. Priced below appraised value due to relocation. Incredible opportunity to own acreage in one of Arkansas' most scenic regions, just 15 miles from the University of Arkansas.

Survey, legal description & list of upgrades attached.

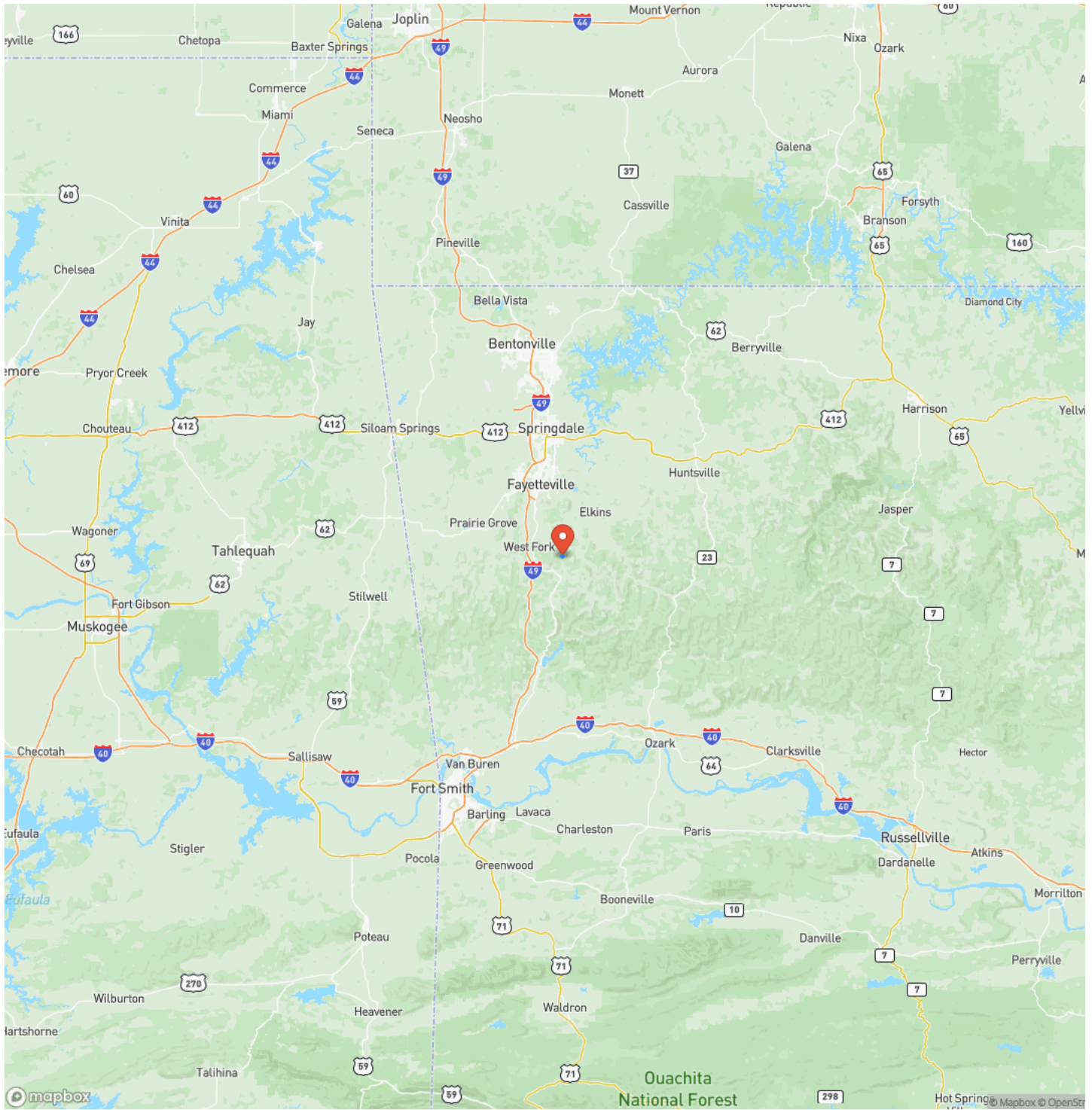
True Love 30.4  
West Fork, AR / Washington County



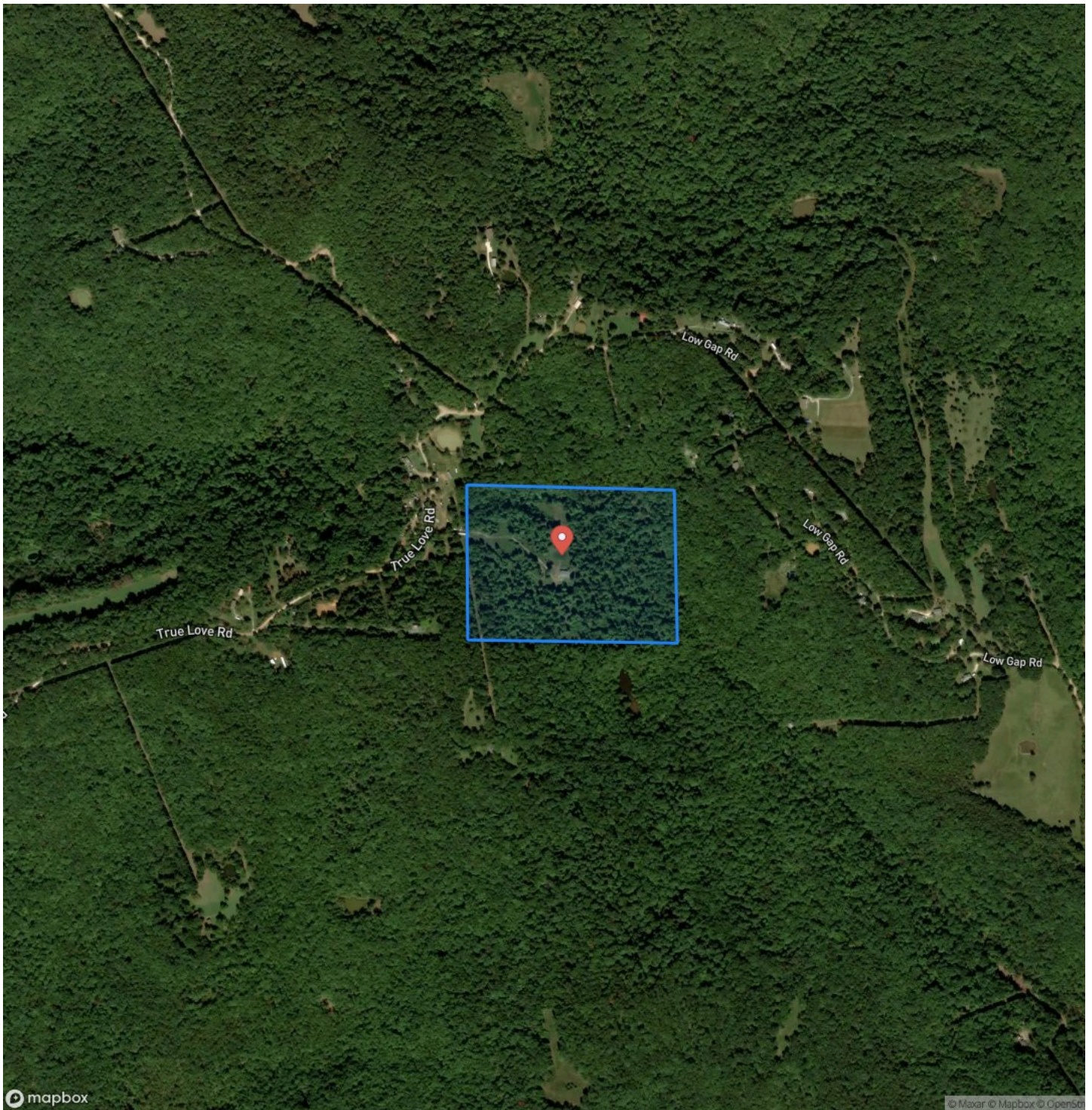
## Locator Map



# 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

Barling, AR 72923

(479) 480-7000

<https://www.mossoakproperties.com/>

---

