

**Low Gap 163**  
**Low Gap Rd and Carter Powell Rd**  
**West Fork, AR 72774**

**\$849,000**  
**163.8± Acres**  
**Washington County**



**Low Gap 163**  
**West Fork, AR / Washington County**

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**SUMMARY**

**Address**

Low Gap Rd and Carter Powell Rd

**City, State Zip**

West Fork, AR 72774

**County**

Washington County

**Type**

Recreational Land, Timberland, Hunting Land, Undeveloped Land, Farms

**Latitude / Longitude**

35.913763 / -94.105572

**Acreage**

163.8

**Price**

\$849,000

**Property Website**

<https://www.mossoakproperties.com/property/low-gap-163/washington/arkansas/81595/>



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**PROPERTY DESCRIPTION**

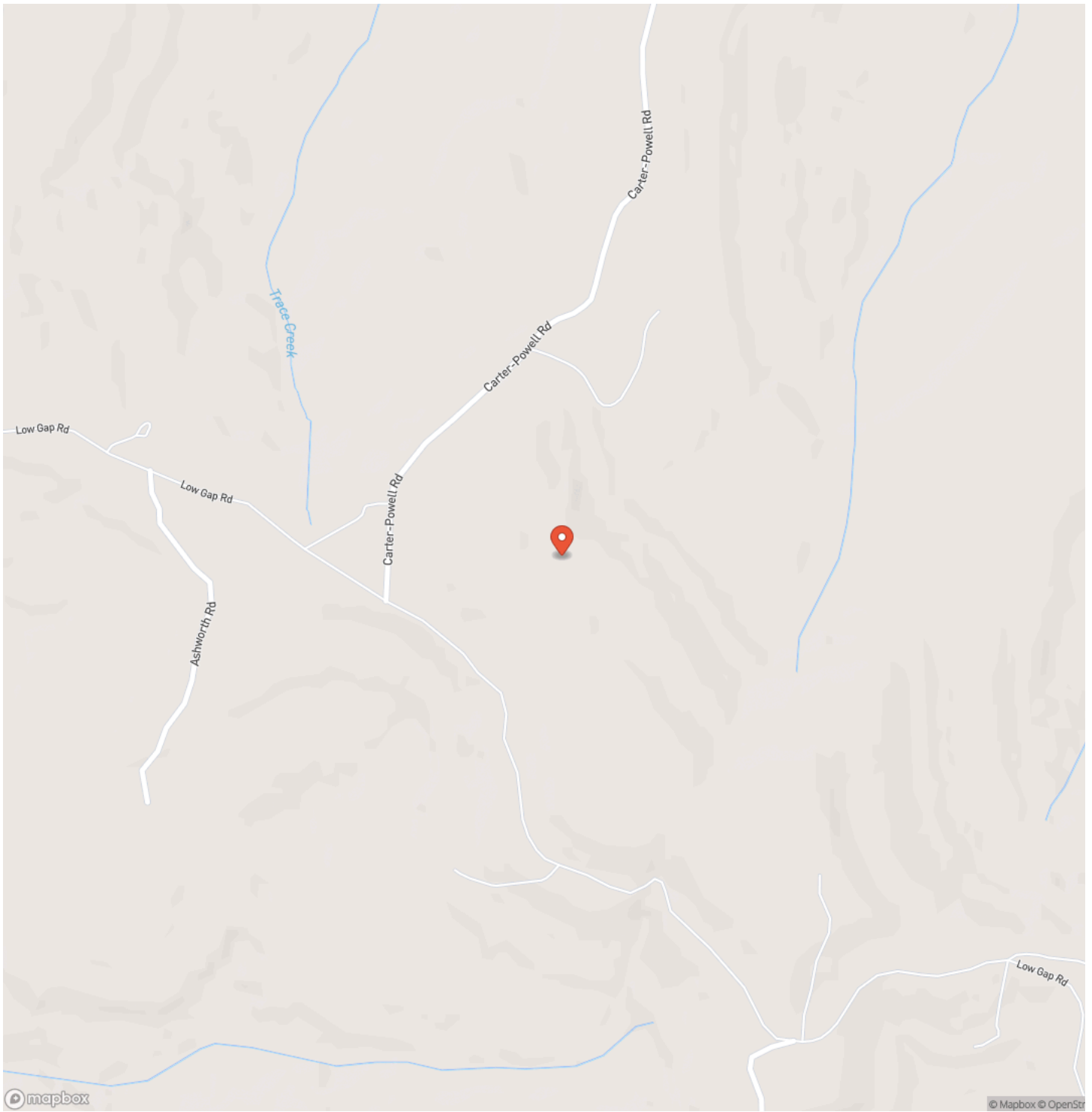
Great opportunity for those looking to build, hunt or invest within 20 min of Fayetteville! Endless options on this beautiful mix of rolling mature timber & flat pasture (+/- 6 acres). Home to the 6th highest point in Washington Co. (2230 ft), this 163 acres has been in the same family for over 50 yrs and sits just 10 min from HWY 71. Paved roads until the last quarter mile make for quick & easy access. With electric & fiber on site & public water on the private rd leading to the property, utilities are covered. Gated access from the private road is an additional bonus. Whether hunting, hiking or ATV riding, a great trail system offers the ability to reach most of the property with ease & the two small ponds could be made into fun fishing spots. Numerous building sites both cleared and wooded, with potential for some AMAZING views up top. Loaded with mature timber. Tracts of this size this close to Fayetteville are tough to come by. The deer, turkey & bear will keep you company, come explore this awesome property!



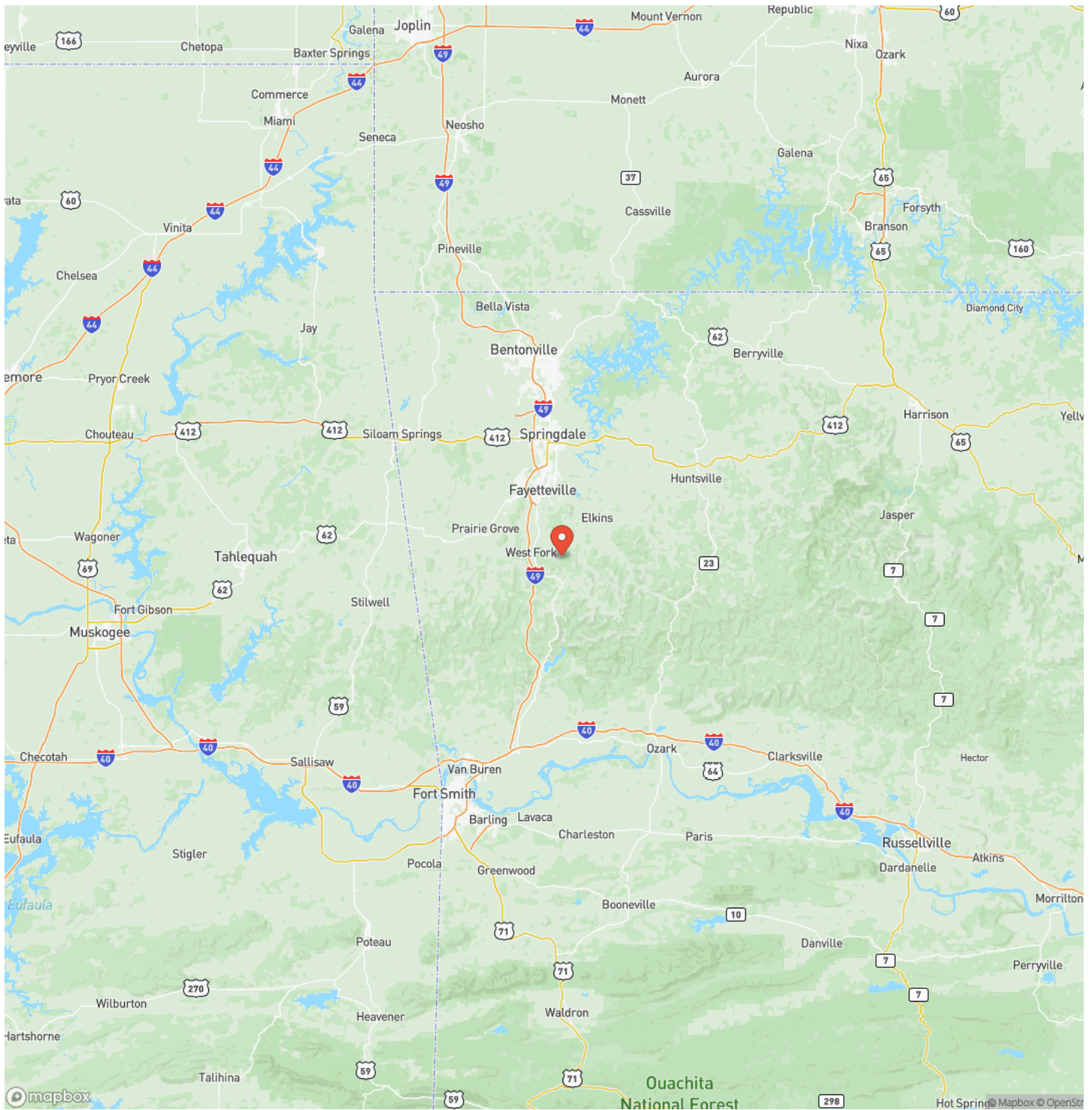
Low Gap 163  
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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.

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**Mossy Oak Properties Field, Farm, and Homes**

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