

**315+/- Acre Turnkey Hunting Club in Northwest AR**  
14135 S. Whitehouse Rd.  
Fayetteville, AR 72701

**\$2,300,000**  
315± Acres  
Washington County



## 315+/- Acre Turnkey Hunting Club in Northwest AR Fayetteville, AR / Washington County

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### **SUMMARY**

#### **Address**

14135 S. Whitehouse Rd.

#### **City, State Zip**

Fayetteville, AR 72701

#### **County**

Washington County

#### **Type**

Farms, Hunting Land, Residential Property, Recreational Land, Timberland

#### **Latitude / Longitude**

35.904348 / -94.048289

#### **Dwelling Square Feet**

1900

#### **Bedrooms / Bathrooms**

4 / 3

#### **Acreage**

315

#### **Price**

\$2,300,000

#### **Property Website**

<https://arkansaslandforsale.com/property/315-acre-turnkey-hunting-club-in-northwest-ar-washington-arkansas/53825/>



**MORE INFO ONLINE:**

**ArkansasLandForSale.com**



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### **Fayetteville, AR / Washington County**

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#### **PROPERTY DESCRIPTION**

Found in the heart of rapidly growing Northwest Arkansas, this single-family-owned turnkey hunting club and ranch/farm offers a once-in-a-lifetime opportunity. Spanning 315 acres, this property boasts a unique blend of mature trees, open pasture, and hardwoods, making it a haven for outdoor enthusiasts and wildlife alike.

With its proximity to the University of Arkansas, just 17 miles away, and the Walmart home offices and Beaver Lake within 45 miles, this location offers both seclusion and convenience. The property features blacktop/highway frontage, with two access points from Whitehouse Road and Mushroom Road, ensuring easy accessibility.

The land's rich, fertile soil, naturally abundant with clover, supports a high-yielding hay operation, providing significant income potential with 3-4 cuts per year. Additionally, there's an opportunity to run cattle, with most parcels already equipped with perimeter fencing.

Nature lovers will delight in the trophy whitetail deer, turkey, bear, dove, and other small game that roam the property. Multiple deer stands and food plots are strategically placed throughout, offering prime hunting opportunities. For fishing enthusiasts, there are two stocked fishing ponds and the tranquil Trace Branch Creek meandering through the land.

The property features a main house with city water and a recently renovated cabin, perfect for a VRBO or leasing out for hunting and ATV riding adventures. All easements are recorded and conveyed with the property, providing peace of mind for future development possibilities.

For those interested in farm equipment and implements, these can be negotiated separately. Detailed trophy wildlife harvest photos are available upon request.

Don't miss this chance to own a piece of paradise in the breathtaking landscape of Northwest Arkansas. Contact listing agent Jay Johnson today to schedule a viewing and explore the endless possibilities this property has to offer.

**MORE INFO ONLINE:**

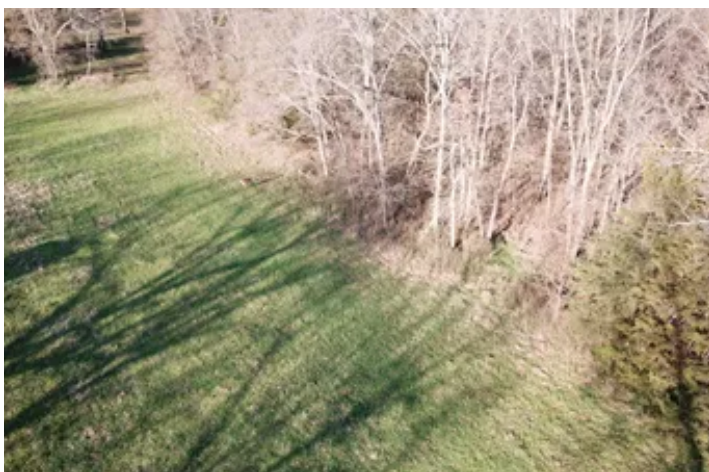
**[ArkansasLandForSale.com](http://ArkansasLandForSale.com)**



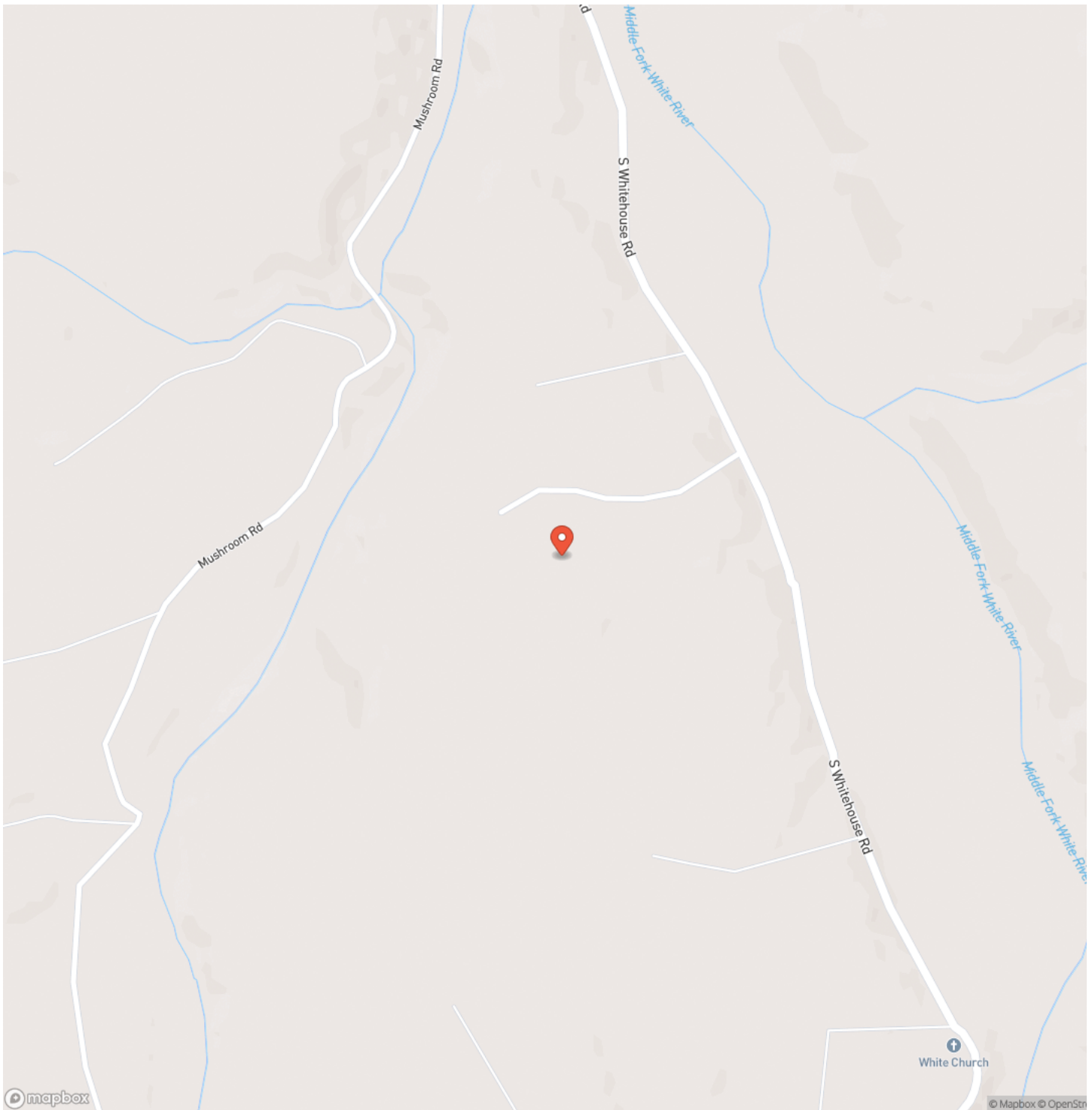


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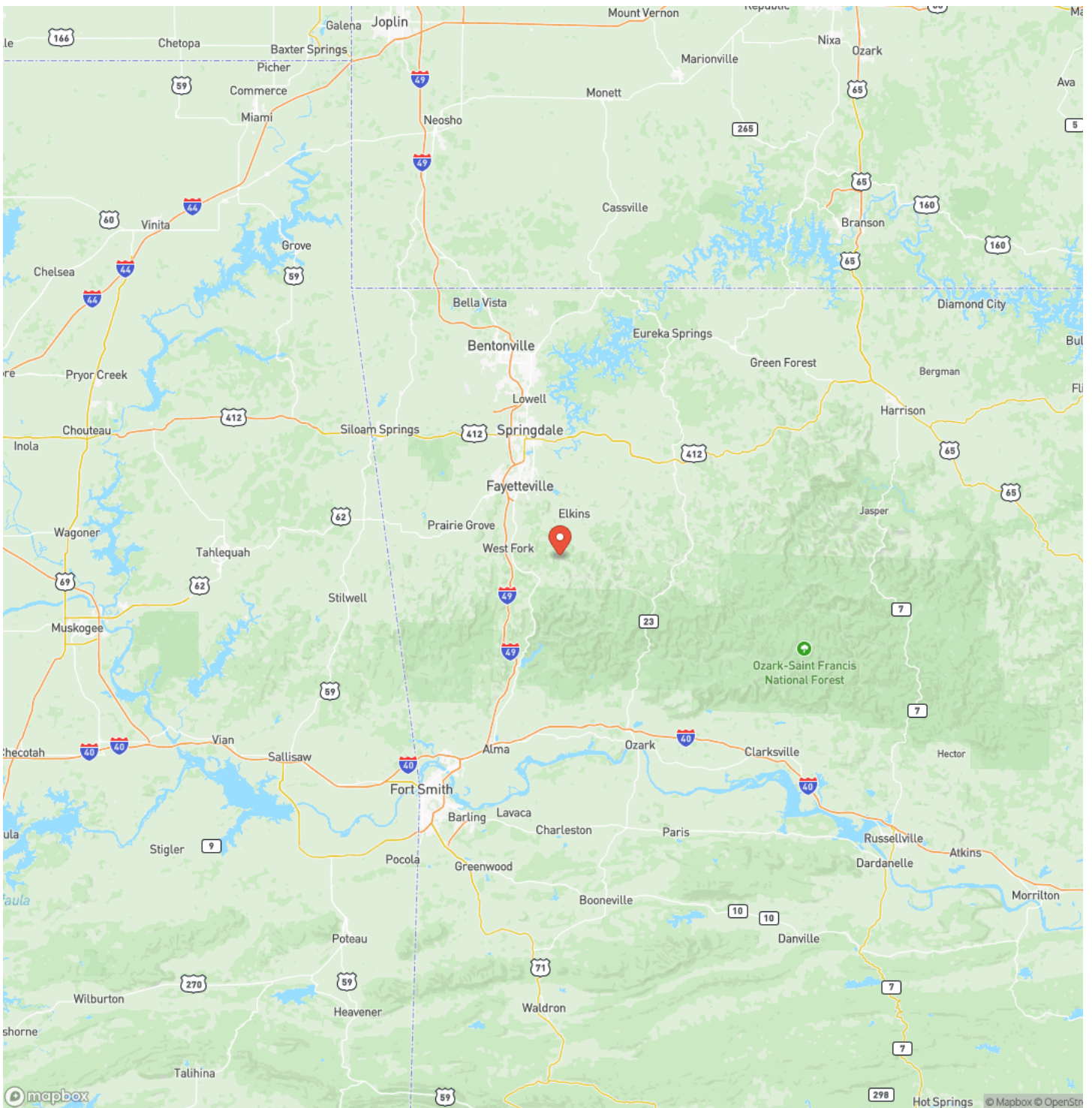


## Locator Map



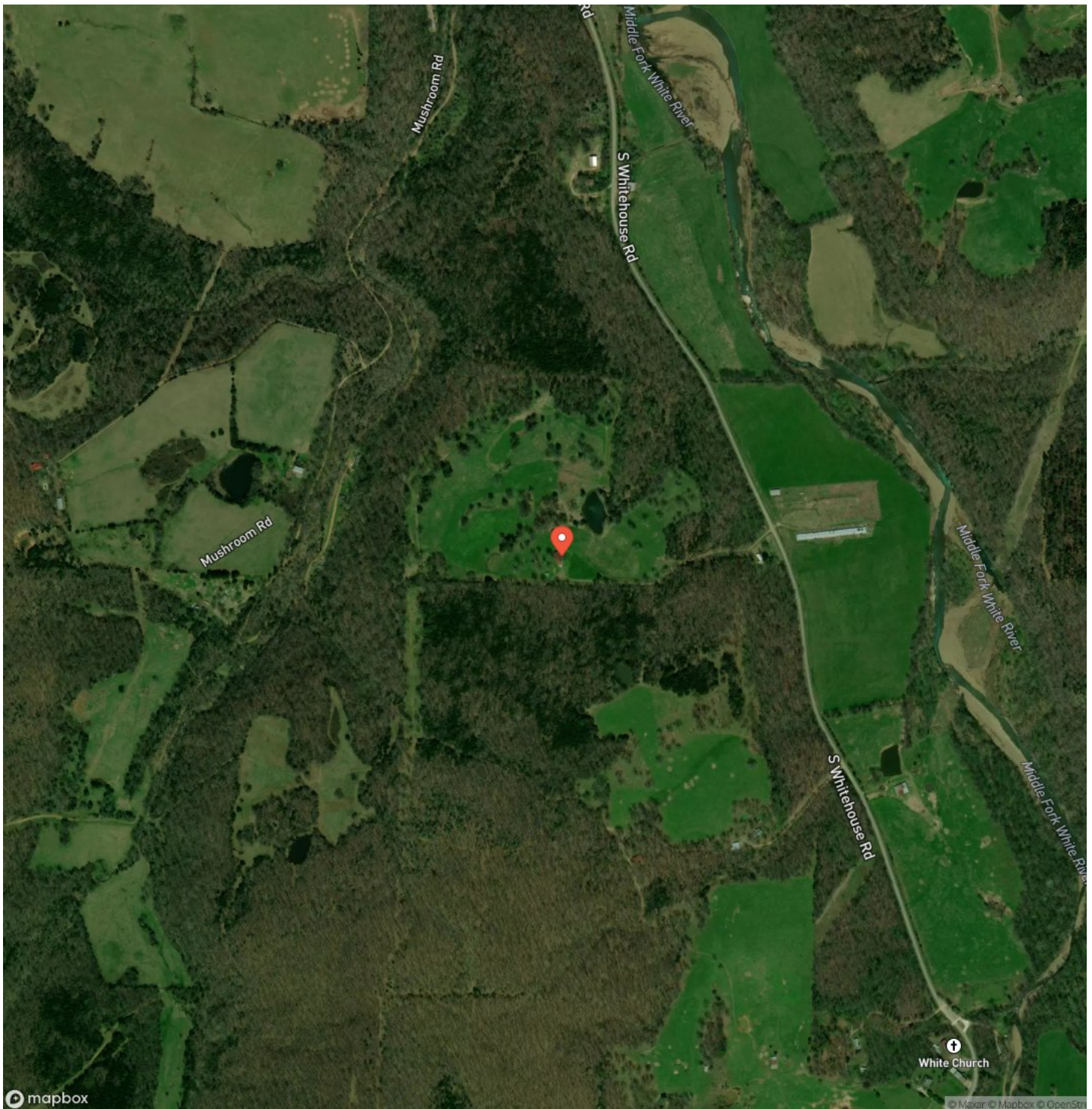


## Locator Map





## Satellite Map



## 315+/- Acre Turnkey Hunting Club in Northwest AR Fayetteville, AR / Washington County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Jay Johnson

## Mobile

(501) 626-3641

## Email

jay@arkansas.land

**Address**

2024 North Main Street

## City / State / Zip

North Little Rock, AR 72114

## NOTES



**MORE INFO ONLINE:**

**ArkansasLandForSale.com**



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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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**Arkansas Land Company**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 604-4565  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

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