

Amazing 3.47 +/- acres in Washington County,  
Greenland AR. Great location and potential view!  
000 West Circle Drive  
Greenland, AR 72701

**\$299,000**  
3.47± Acres  
Washington County





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**Greenland, AR / Washington County**

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**SUMMARY**

**Address**

000 West Circle Drive

**City, State Zip**

Greenland, AR 72701

**County**

Washington County

**Type**

Undeveloped Land

**Latitude / Longitude**

35.9904 / -94.17845

**Acreage**

3.47

**Price**

\$299,000

**Property Website**

<https://www.mossyoakproperties.com/property/amazing-3-47-acres-in-washington-county-greenland-ar-great-location-and-potential-view-/washington/arkansas/99055/>



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#### **PROPERTY DESCRIPTION**

Here's your opportunity to own 3.47 +/- amazing acres perfectly positioned within Washington County Arkansas in Greenland. With Coveted easy access to Interstate 49 or hwy 71 will make short work of any commute in NW Arkansas, this remarkable property delivers a setting that feels worlds away while remaining just minutes from modern conveniences, including nearby Fayetteville Airport (small regional airport with private plane access). This land is ready to be developed and features a beautiful mix of hardwoods, situated high on one side of a bowl of large hills making up the area with potential for amazing views. The property is less than 10 minutes from Fayetteville and only a short highway or interstate commute to Bentonville or any other NW Arkansas areas. Properties of this size, location and commute access are increasingly hard to find. If you've been searching for a one-of-a-kind property that combines convenience, natural beauty, abundant wildlife and scenic vistas, this is it. Come take a look today!



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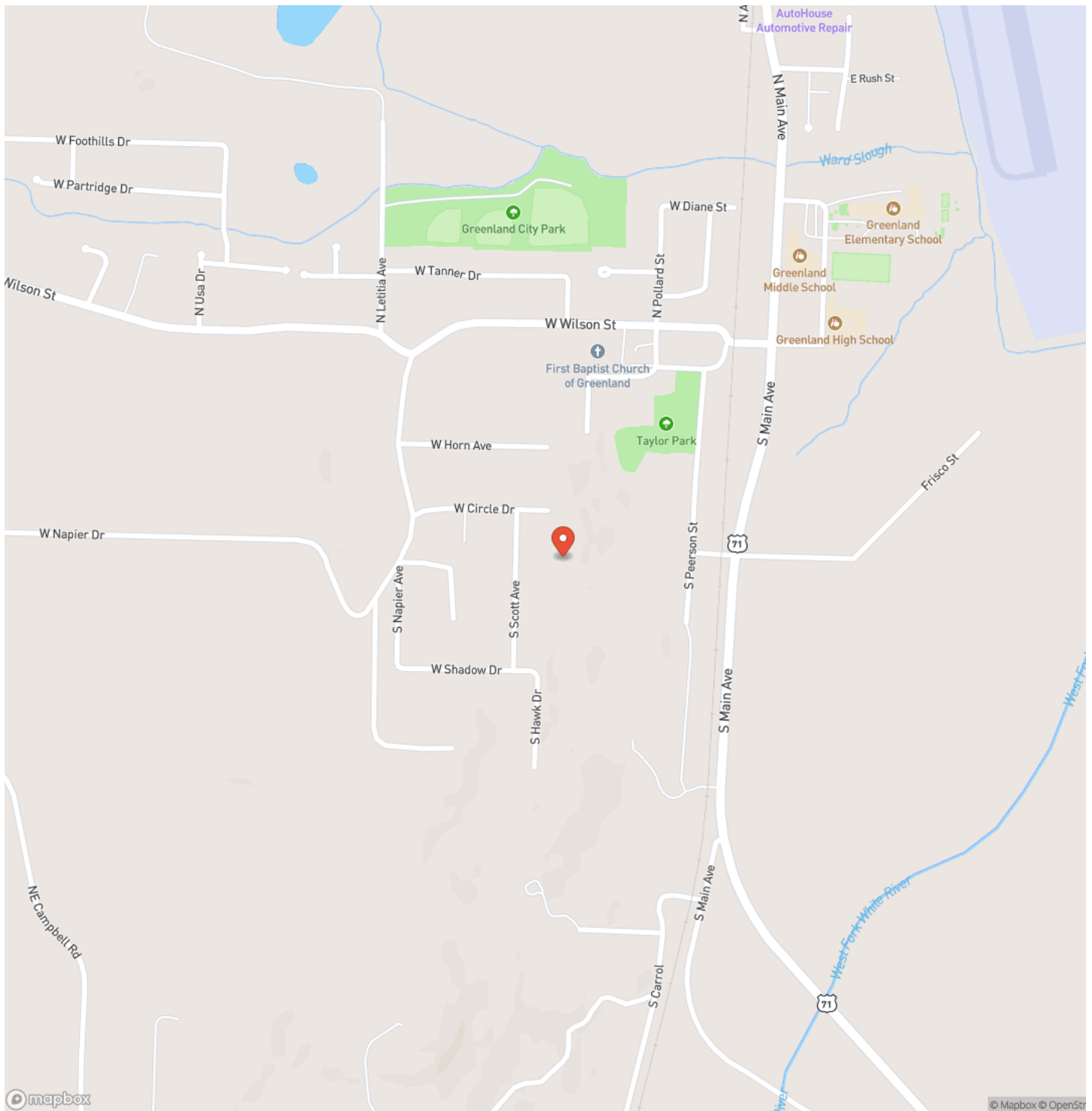
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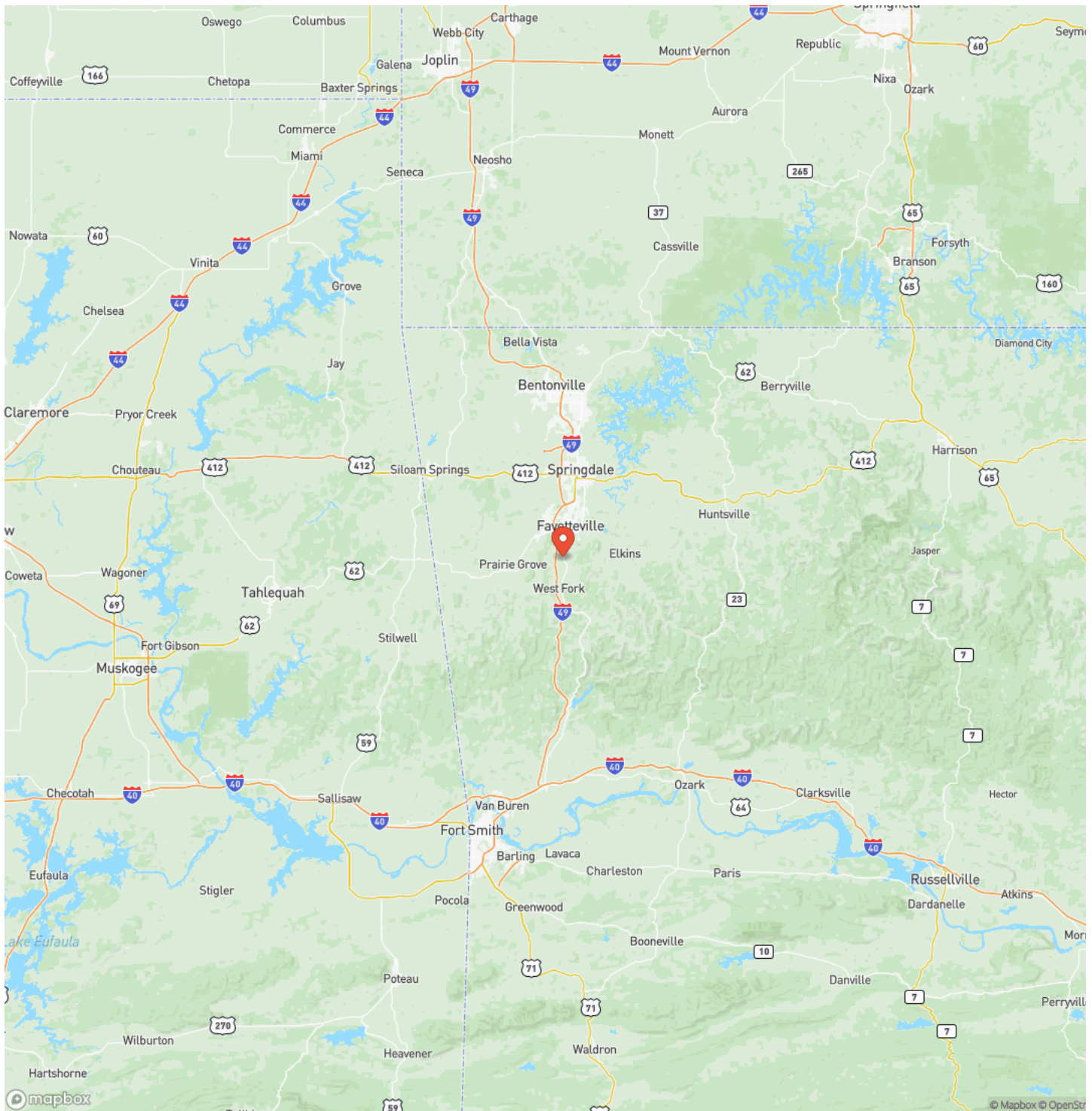
## Locator Map





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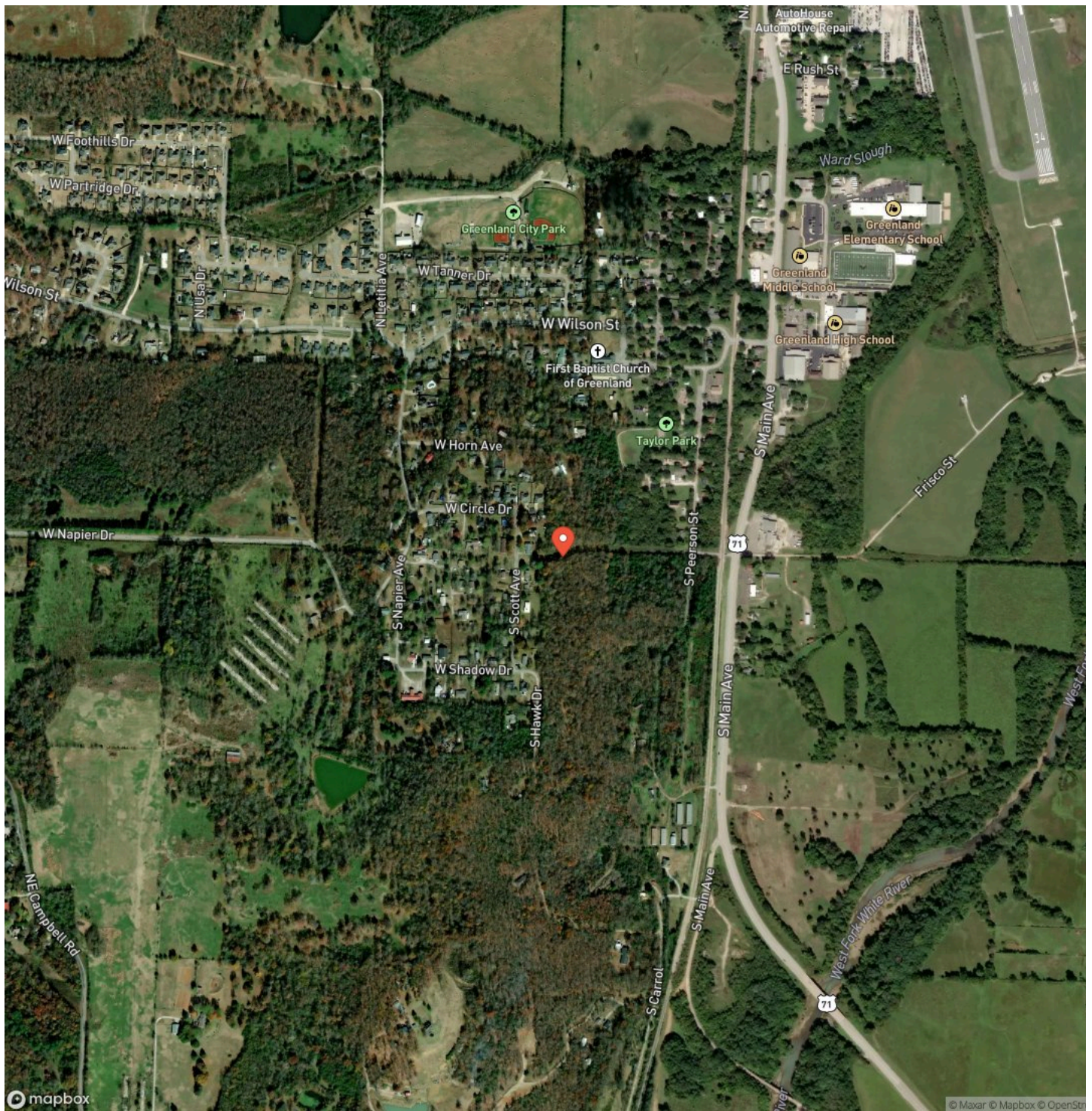
## Locator Map





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## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Thomas "Tom" Johnson - AR office

## Mobile

(816) 215-7869

## Office

(479) 480-7000

## Email

tjohnson2@mossyoakproperties.com

**Address**

1200 Fort Street

## City / State / Zip

Barling, AR 72926

## NOTES





## 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.





## **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.

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

1200 Fort Street  
null, AZ 72923  
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