

The Golden 42
TBD Hwy 45
Hackett, AR 72937

\$352,800
42± Acres
Sebastian County



The Golden 42
Hackett, AR / Sebastian County

SUMMARY

Address

TBD Hwy 45

City, State Zip

Hackett, AR 72937

County

Sebastian County

Type

Undeveloped Land

Latitude / Longitude

35.130463 / -94.371559

Acreage

42

Price

\$352,800

Property Website

<https://www.mossoakproperties.com/property/the-golden-42/sebastian/arkansas/101515/>



PROPERTY DESCRIPTION

Land For Sale near Fort Smith Arkansas

The Ultimate Sugarloaf View Estate | 43+/- Acres of Refined Wilderness

Sebastian County, Arkansas | Near Hackett, Greenwood & Fort Smith

This is a rare opportunity to own a legacy-grade property that perfectly balances rugged natural beauty with sophisticated infrastructure. Nestled in the foothills of western Arkansas, this 43 +/- acre estate offers the ultimate canvas for a majestic custom home a sustainable hobby farm, or a premier recreational retreat.

Iconic Views & Unbeatable Location

Wake up to a breathtaking daily backdrop of Sugarloaf Mountain, located just two miles from your property line. While you'll enjoy the absolute privacy of the timbered hills, you remain perfectly connected:

Convenient Access:

Direct entry off Arkansas Hwy 45 at Hill Top Heights.

Urban Proximity:

Just 20 minutes from Fort Smith, providing quick access to regional hospitals, shopping, and fine dining.

Small-Town Charm:

Surrounded by the tight-knit communities of Midland, Hackett, and Greenwood.

Turn-Key Infrastructure & Utilities

Unlike most raw land, this parcel is "builder-ready" with high-end agricultural improvements already in place:

Utility Ready:

Easy access to all modern utilities, including natural gas at the road. The property will require a septic system as sewer is not available.

Superior Fencing:

The entire perimeter and cross-fencing consist of USDA goat-tight tee-post fencing (built 8 years ago), expertly maintained for livestock security.

Agricultural Assets:

Includes two 25x50 ft sheds (ready for re-sheeting) and 8 acres converted to silvopasture, creating a park-like aesthetic perfect for grazing.

- Safety First: A dedicated firebreak runs the entire circumference of the property for peace of mind and easy boundary access.

A Nature Lover's Sanctuary

Whether you are an avid hunter or a quiet observer, the land is a thriving ecosystem:

Abundant Water:

Two USDA-certified ponds (5 and 8 years old) provide reliable water for livestock and attract local wildlife.

The "Goat-Cleared" Advantage:

Years of managed grazing have cleared the underbrush, leaving a clean forest floor beneath a canopy of mature mast-producing oaks.

Wildlife Paradise:

A true hunter's retreat featuring a massive whitetail population, squirrels, raccoons, bobcats, and a diverse assortment of birds.

Endless Possibilities

With diverse terrain ranging from timbered draws to open "edge" habitats, the property offers numerous build-sites for a primary manor, guest barns, or private courts. This is more than just land; it is a meticulously managed piece of the Arkansas River Valley corridor, ready for your vision.

"Far enough 'off the pavement' to see every star, yet close enough to the city for every convenience."



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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Pictures may contain areas outside of the listed property. Use for reference only. Verify the school district.



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