

**Greenwood Land 30**  
2000 1/2 Main St. (TBD)  
Greenwood, AR 72936

**\$310,000**  
30± Acres  
Sebastian County



**Greenwood Land 30**  
**Greenwood, AR / Sebastian County**

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**SUMMARY**

**Address**

2000 1/2 Main St. (TBD)

**City, State Zip**

Greenwood, AR 72936

**County**

Sebastian County

**Type**

Hunting Land, Lot, Undeveloped Land, Recreational Land

**Latitude / Longitude**

35.241849 / -94.269563

**Acreage**

30

**Price**

\$310,000

**Property Website**

<https://www.mossyoakproperties.com/property/greenwood-land-30-sebastian-arkansas/110273/>



## Greenwood Land 30 Greenwood, AR / Sebastian County

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### PROPERTY DESCRIPTION

#### **Prime 30 +/- Acre Private Sanctuary on Main Street - Greenwood, AR**

**Location:** Main Street (Just Outside City Limits), Greenwood, AR 72936

**Acreage:** 30± Acres

**School District:** Greenwood School District (A+ Rated)

**Property Type:** Vacant Land / Acreage / Luxury Homesite / Hobby Farm

#### **Executive Summary**

Discover the ultimate canvas for your dreams in the heart of Sebastian County. This exceptional 30± acre tract is nestled right on Main Street in the charming, highly desirable town of Greenwood. Positioned just outside the official city limits, this prime real estate offers an incredibly rare combination: the total peace and privacy of rural acreage, perfectly balanced with immediate, seamless access to urban conveniences.

Whether you envision designing an architectural masterpiece for a luxury family estate, establishing a thriving hobby farm, or securing a private country retreat to escape the daily grind, this property delivers endless potential in an unbeatable location.

#### **The Property Highlights**

- **Breathtaking Topography:** Backing up to the expansive, scenic landscapes of Fort Chaffee, the property boasts stunning rolling terrain and panoramic, long-range views that will captivate any nature lover.
- **Ultimate Versatility:** With 30± acres at your disposal, you have the space and freedom to build, clear, or preserve the land exactly as you see fit-no restrictive city zoning limitations to hold your vision back.
- **The Perfect Blend:** Enjoy a quiet, natural sanctuary while remaining just minutes away from Greenwood's bustling town center, local dining, boutique shopping, and vibrant community events.

#### **Why Greenwood? A Masterclass in Community & Quality of Life**

When you purchase this land, you aren't just investing in acres-you are investing in one of the most prestigious, family-first communities in the Natural State.

#### **An Elite, Award-Winning School District**

For families, this property offers the crown jewel of Arkansas education. The property sits squarely within the **Greenwood School District**, which consistently ranks among the absolute best in the state:

- **Statewide Excellence:** Earned a prestigious "**A**" **Letter Grade** from the State of Arkansas, ranking **4th overall in the entire state** based on total scale scores.
- **Top 5% Performance:** Public test data places the district in the **top 5% statewide** for Math, Reading, and Science proficiency, boasting an incredible **98% graduation rate**.
- **The River Valley Leader:** Greenwood is proudly the *only* school district in the entire River Valley region to achieve a clean "A" distinction.

#### **One of Arkansas's Safest Towns**



Peace of mind comes standard here. Greenwood is routinely recognized as a "safe harbor" and family haven, consistently ranking among the **Top Safest Cities in Arkansas**.

- With a violent crime rate of just 1.3 per 1,000 residents, Greenwood sits safely and drastically below both state and national averages.
- A highly visible, community-oriented local law enforcement presence ensures that the neighborhoods remain quiet, secure, and tight-knit.

### Property Overview Table

| Feature          | Details  |
|------------------|--|
| Parcel Size      | 30± Acres  |
| Location         | Main Street, Greenwood, AR (Outside City Limits)       |
| School Boundary  | Greenwood School District (Ranked #3 in AR via Niche)  |
| Boundary Feature | Backs up to scenic Fort Chaffee                        |
| Best Uses        | Luxury Estate, Hobby Farm, Private Retreat, Investment |

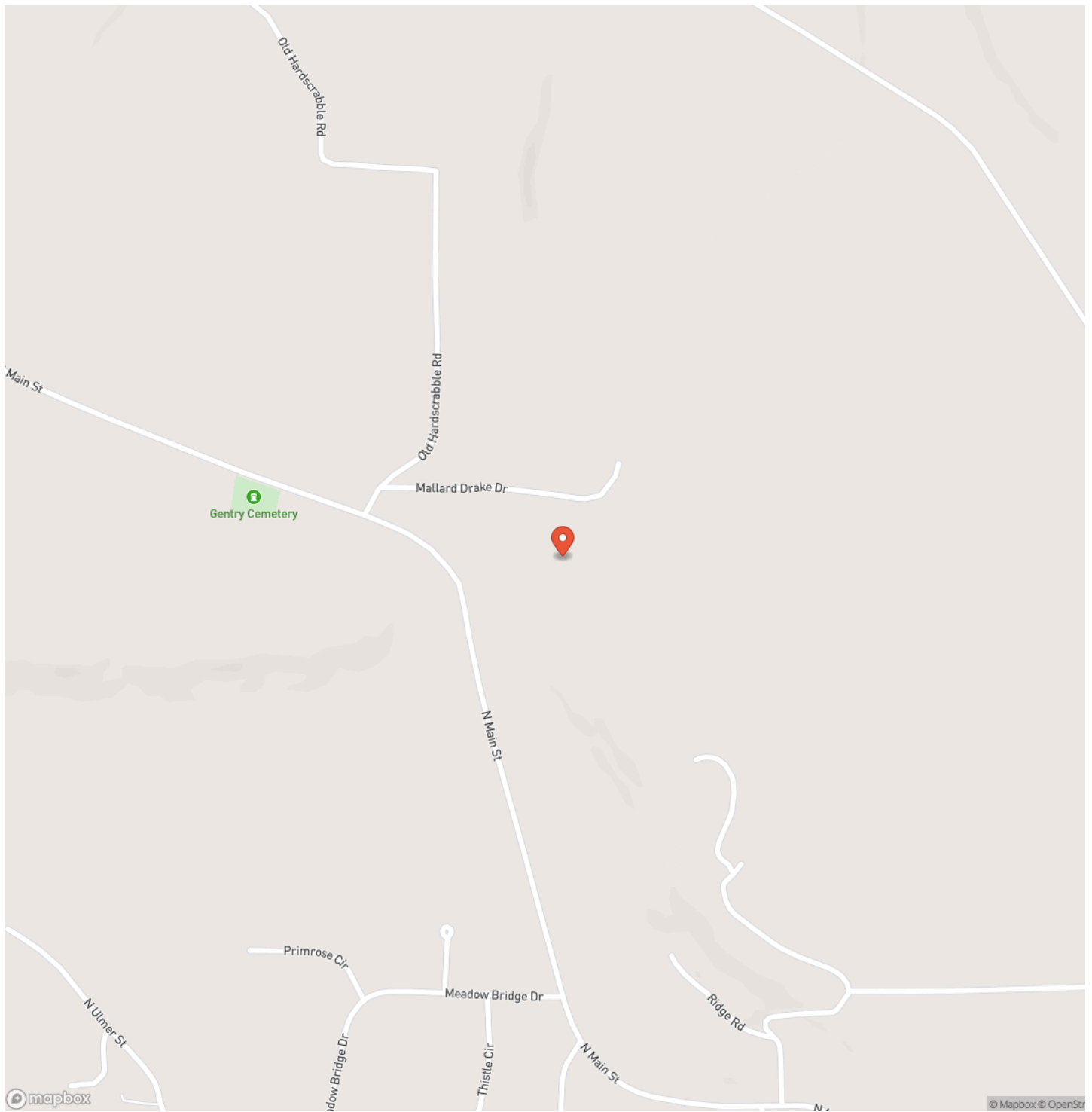
### Your Personal Sanctuary Awaits

Opportunities to own a contiguous 30± acre tract directly on Main Street-let alone one that backs up to protected scenic acreage in an elite school district-are exceptionally rare. Don't miss your chance to build a legacy in one of Western Arkansas's most sought-after, secure, and prosperous communities.

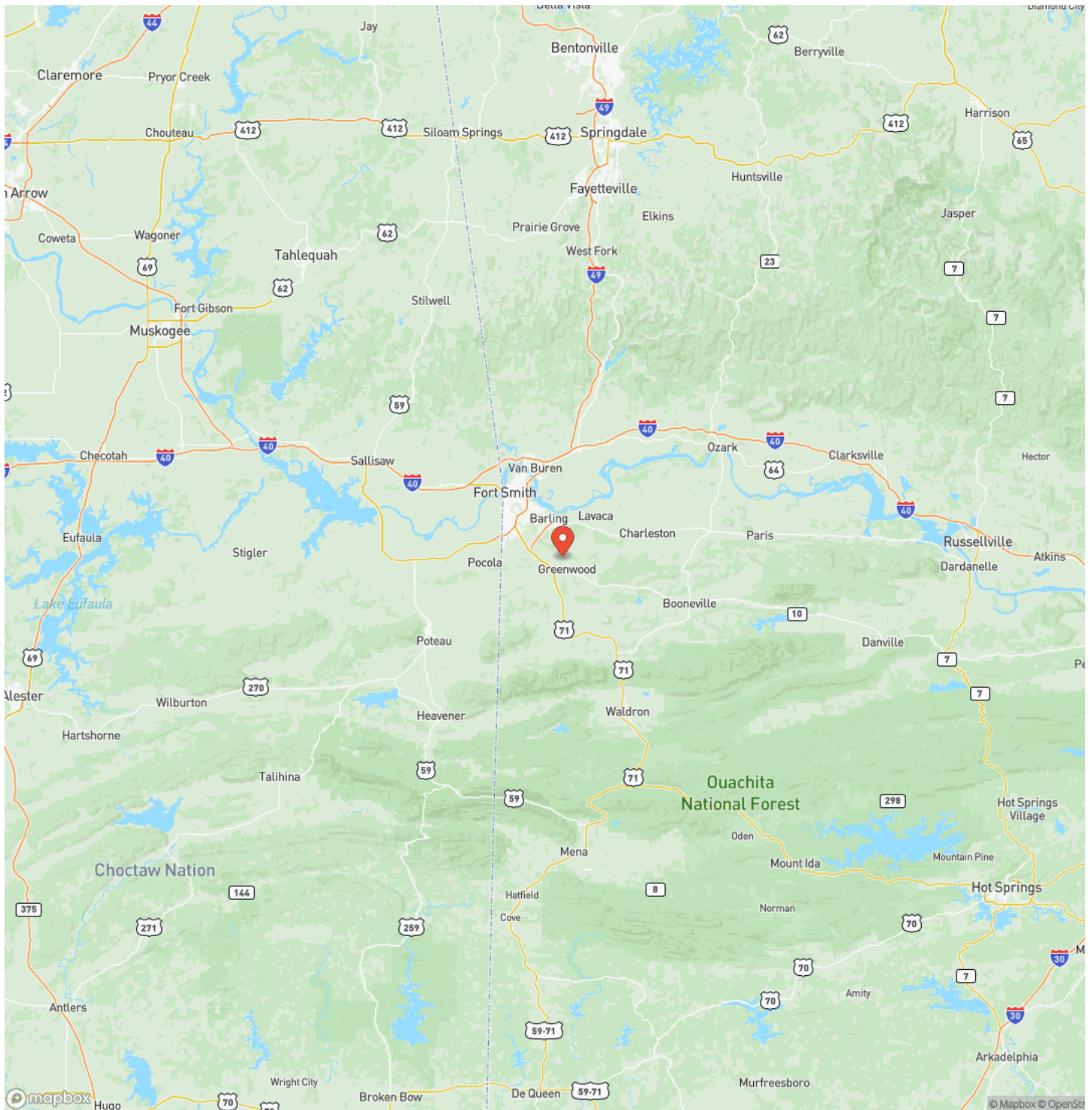
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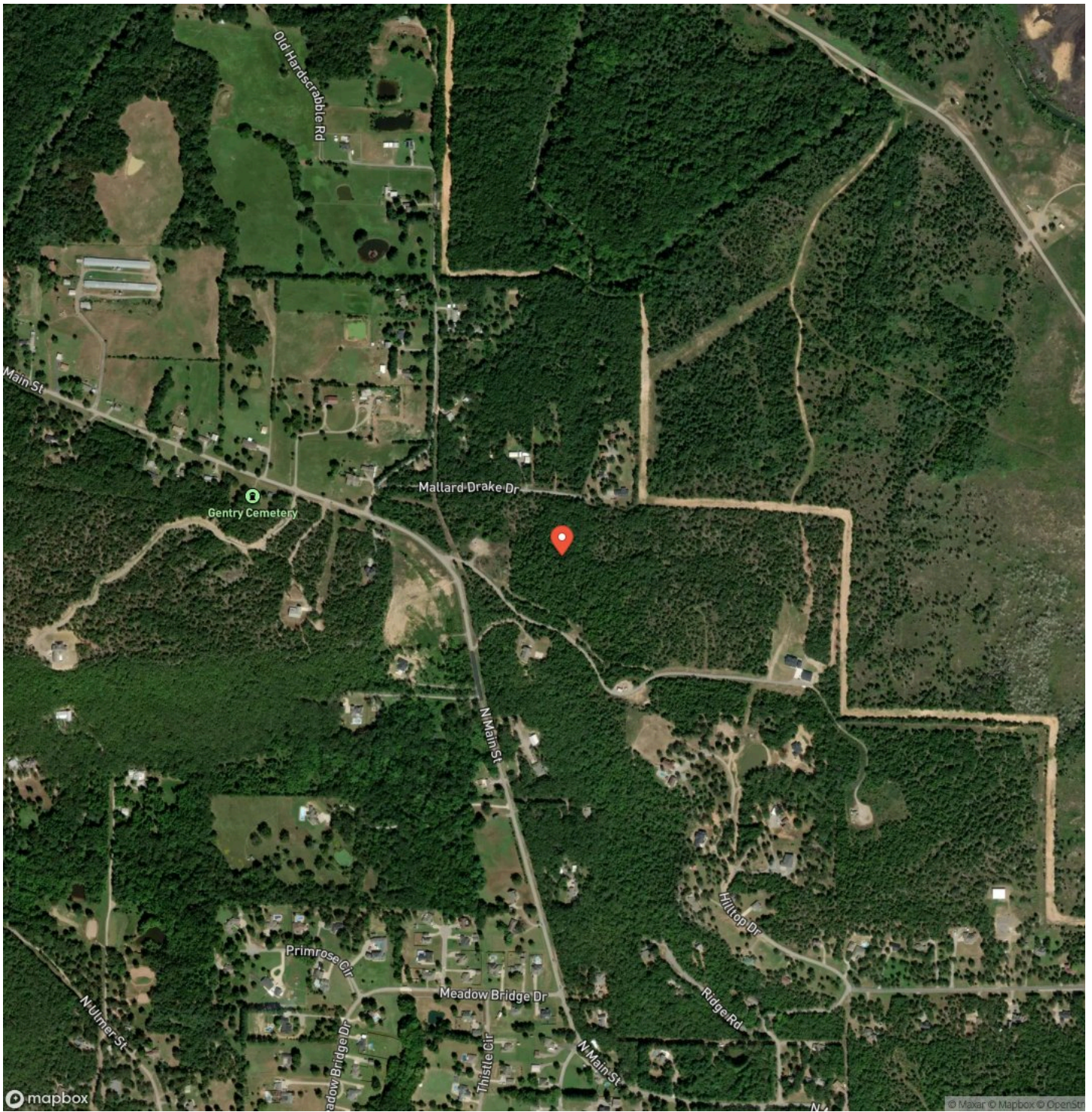
# Locator Map



# Locator Map



## Satellite Map







**DISCLAIMERS**

Photos and videos contained within the listing may contain areas outside of the listed property. For reference only.



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

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

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