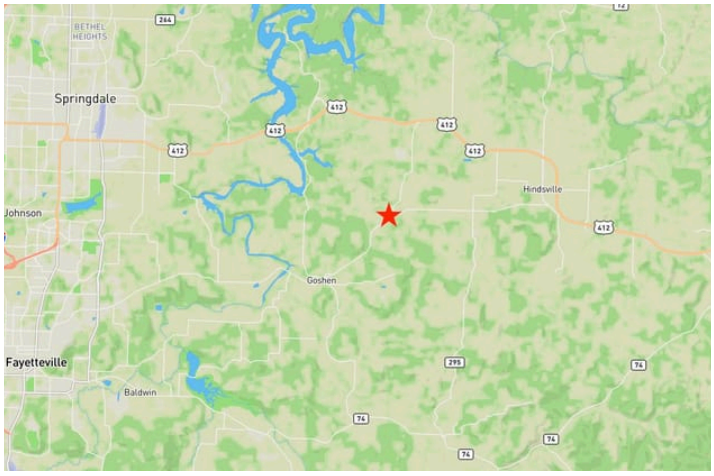
East Goshen 6.03 +/- Acres
TBD AR-45 HWY Fayetteville, AR 72703
Fayetteville, AR 72703

$285,000
6.03± Acres
Washington County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
TBD AR-45 HWY Fayetteville, AR 72703

City, State Zip
Fayetteville, AR 72703

County
Washington County

Type
Lot, Undeveloped Land

Latitude / Longitude
36.130179 / -93.953174

Acreage
6.03

Price
$285,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

East Goshen 6.03 +/- Acres

Embrace the freedom of open ground and boundless potential with this remarkable 6.03 +/- acre parcel positioned right on the edge of vibrant northwest Arkansas. Offering a balance of natural Ozark beauty and coveted convenience, this undeveloped tract invites you to bring your grandest visions to life. Whether you envision a private residential estate tucked among the trees or a forward-thinking investment in one of the region's most dynamic corridors, this property delivers a rare blank canvas tailored to your aspirations.

Spanning just over six acres, the acreage provides the ideal footprint for those who value privacy without sacrificing proximity to city life. The land captures the distinct charm of the area, offering ample elbow room and an inviting setting where future owners can design a customized sanctuary from the ground up.

Location

Situated along AR-45 Highway within the sought-after 72703 zip code, this address places you in the heart of Washington County just moments from the energy of downtown Fayetteville. Known for its rich cultural scene, premier dining, and the University of Arkansas, Fayetteville seamlessly combines small-town community warmth with cosmopolitan amenities.

Living in the East Goshen area grants peaceful, pastoral surroundings while keeping everyday essentials close at hand. Commuters and travelers will appreciate the straightforward drive to regional business hubs, healthcare centers, entertainment districts, and local schools, making this setting a prized blend of quiet country atmosphere and metropolitan accessibility.

Land and terrain

The property encompasses 6.03 +/- acres of versatile Arkansas terrain, characterized by the gentle topography and scenic contours native to the Ozarks. The layout offers an array of natural options for prospective homesites, outbuildings, or open yard space, allowing you to carefully select the perfect vantage point for sunrise or sunset views.

Because the land remains natural and undeveloped, buyers have the complete freedom to work with the native topography. Whether you wish to preserve the property's natural contours for complete seclusion or sculpt the terrain to accommodate expansive lawns, gardens, or pastures, the acreage accommodates varied architectural and landscape styles.

Improvements and infrastructure

Currently offered in an untouched, natural state, the property is free of pre-existing structures, providing an unencumbered foundation for your future plans. You will not have to navigate the constraints of legacy builds or outmoded designs; every square foot is ready to receive your chosen structural footprint.

This pristine setting creates an extraordinary opportunity to work alongside your preferred architects, designers, and builders. From a contemporary country residence and custom barn to workshops and detached studios, you hold the freedom to introduce high-grade infrastructure tailored precisely to your personal standards.

Water and utilities

The unimproved nature of the parcel allows prospective owners to design and implement utility systems that match modern efficiency standards. Whether connecting to nearby service corridors or incorporating independent, sustainable solutions, the property invites forward-looking planning.

Future owners can explore independent water systems, modern septic designs, and high-efficiency power connections to serve their planned improvements. Alternatively, the open footprint provides excellent exposure for those interested in integrating green energy options, such as solar arrays, into their residential master plan.

Wildlife and vegetation

Reflecting the natural heritage of the Ozark region, the grounds foster a tranquil environment filled with native trees, wild grasses, and local flora. The vegetation creates a natural sound buffer and provides picturesque screening, enhancing the feeling of a private retreat.

The undisturbed environment also attracts a variety of local wildlife, giving the property a peaceful, close-to-nature ambiance. Watching songbirds, whitetail deer, and other native species move quietly across the land becomes a daily pleasure, offering a peaceful backdrop to everyday life.

Current and potential use

Presenting a prime undeveloped status, the property is brimming with future possibilities ranging from a private family homestead to an exclusive hobby farm or long-term land holding. The generous 6.03 +/- acre size provides the scale required for a custom estate complete with gardens, outdoor entertainment areas, and space for recreational hobbies.

Investors and visionaries will also recognize the ongoing demand throughout Washington County, making this an appealing asset to hold or thoughtfully develop over time. The property stands ready to adapt to your changing lifestyle requirements, whether you seek immediate construction or an enduring land investment.

Access and easements

Conveniently positioned along AR-45 Highway, the property benefits from direct regional connectivity, ensuring effortless transit to and from Fayetteville and surrounding communities. The highway frontage provides straightforward navigation for personal vehicles, service personnel, and future construction crews.

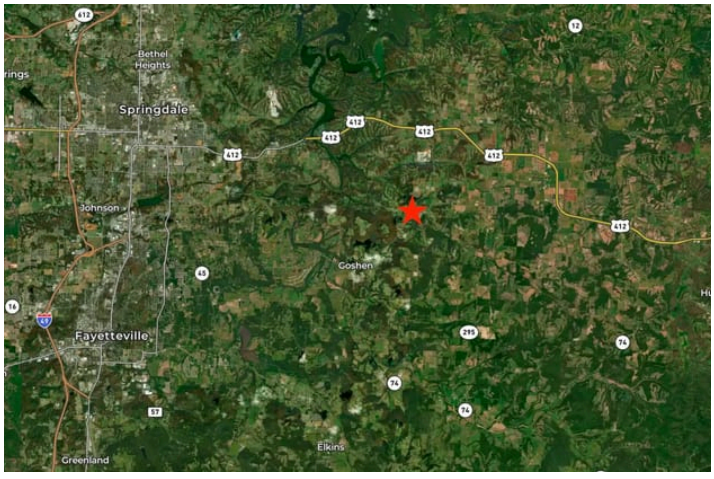
This direct highway access simplifies site development, enabling smooth ingress and egress as you begin grading, planning driveway layouts, and positioning structural improvements across the acreage. Contact us today to learn more or to schedule a visit.





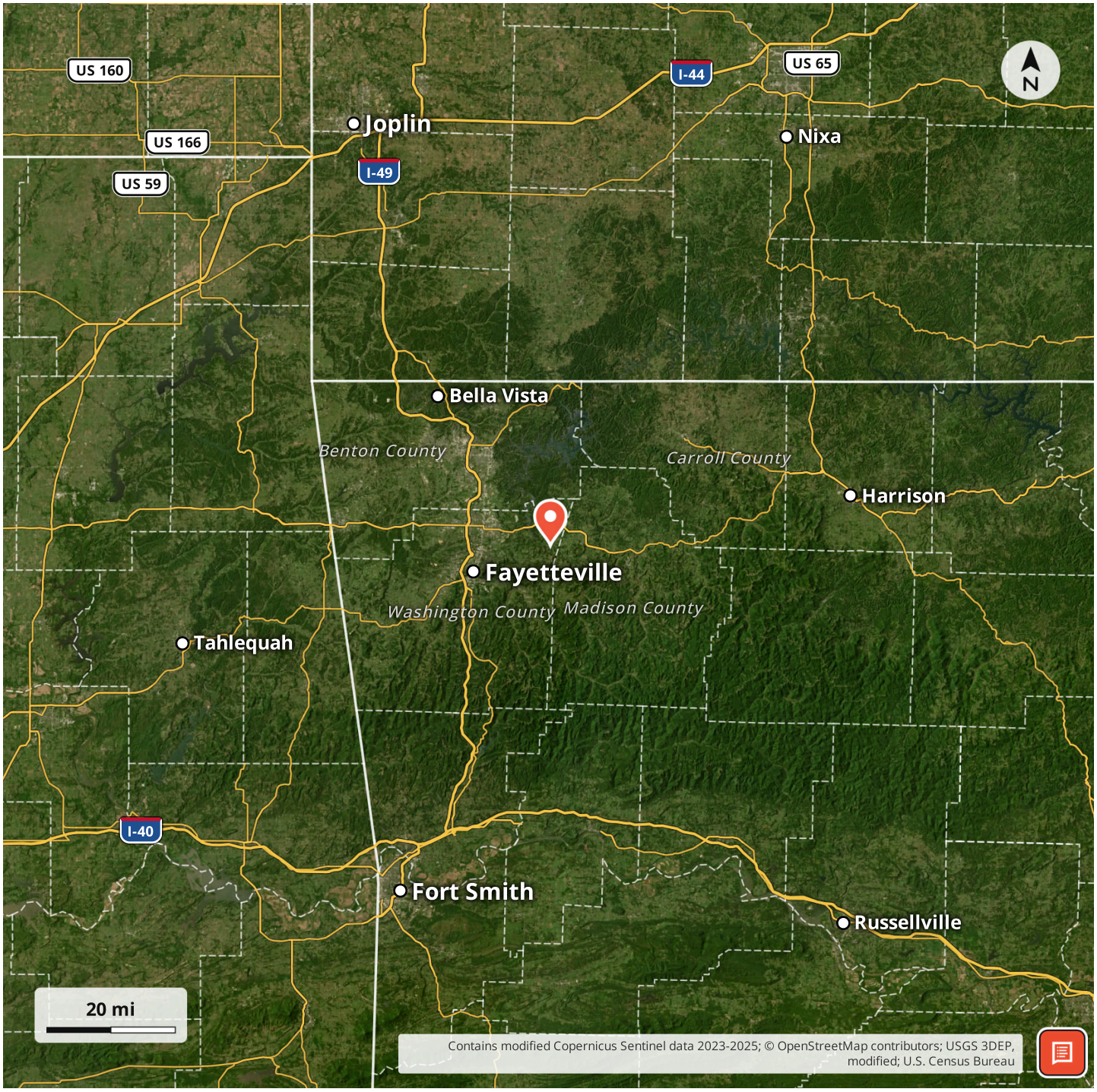





Bethel Heights
Springdale
Johnson
Goshen
Fayetteville
Elkins
Greenland



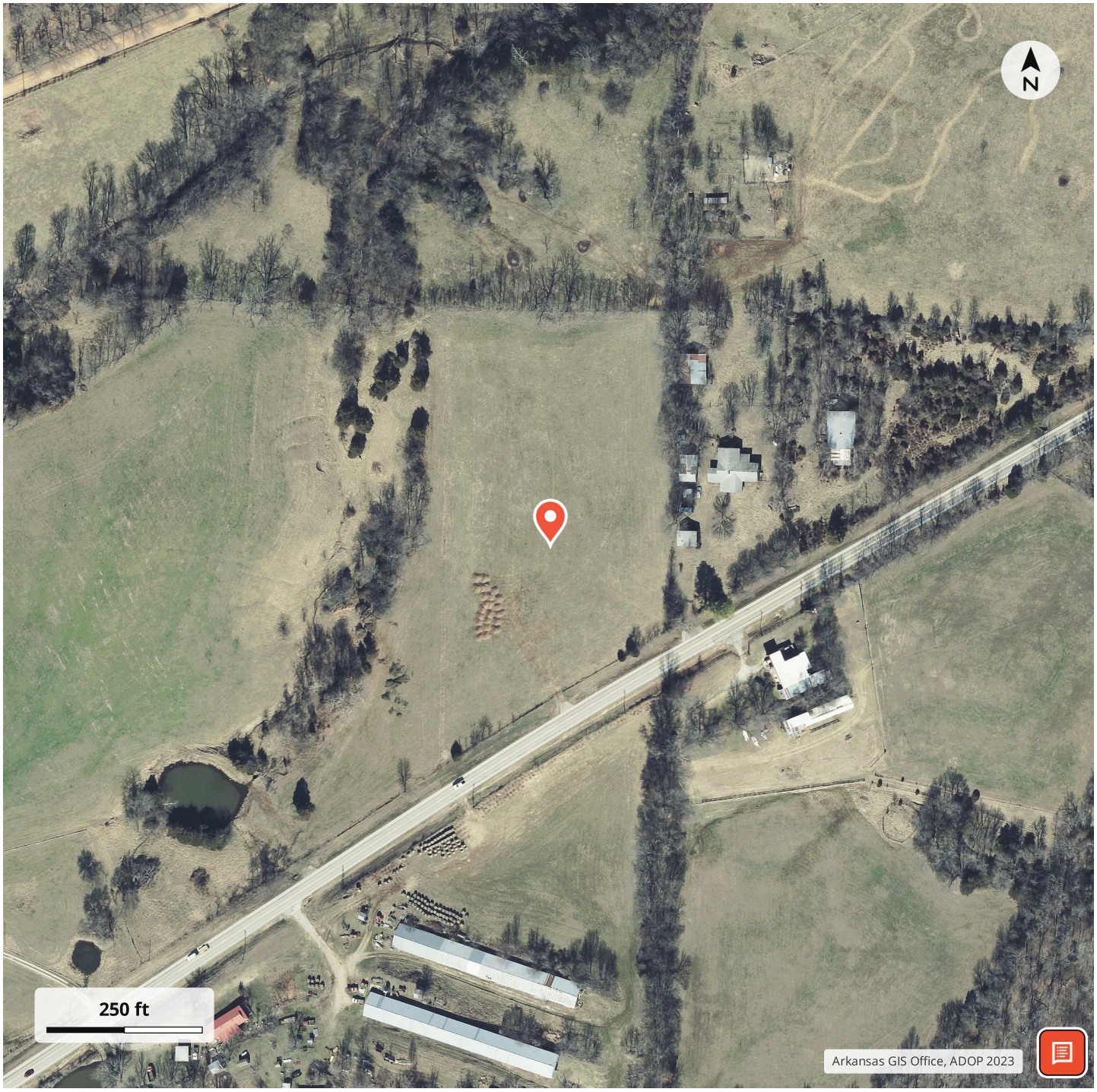
Regional Map



Locator Map


N
Hwy 303
Co Rd 368
Spring Valley Rd
Co Rd 372
State Hwy 45
E Bowen Blvd
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
Fayetteville, AR 72703

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