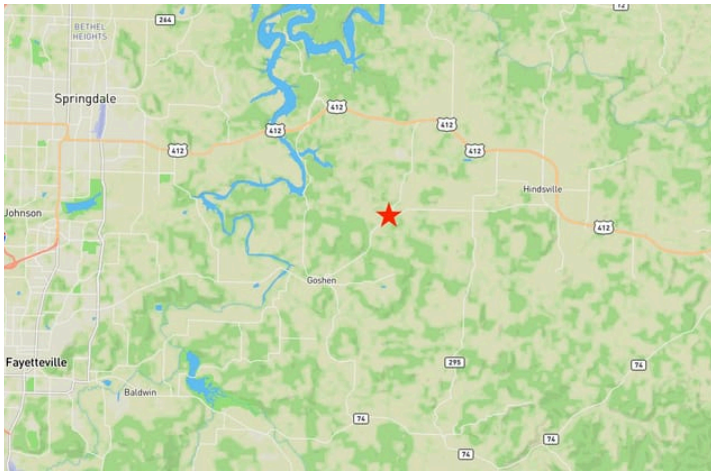
3.02 +/- Acres East of Goshen, AR
HWY 45 E Ar-45 Lot 2A, Fayetteville, AR 72703
Fayetteville, AR 72703

$175,750
3.02± Acres
Washington County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
HWY 45 E Ar-45 Lot 2A, Fayetteville, AR 72703

City, State Zip
Fayetteville, AR 72703

County
Washington County

Type
Undeveloped Land, Lot

Latitude / Longitude
36.129312 / -93.953141

Acreage
3.02

Price
$175,750

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

3.02 +/- Acres East of Goshen, AR

Set against the scenic beauty of the Ozarks, this 3.02-acre parcel offers a rare chance to claim your own piece of Northwest Arkansas. Balancing peaceful countryside charm with easy connectivity to vibrant urban centers, this property invites you to step away from the bustle of everyday life and imagine the possibilities of building from the ground up. Whether you envision a custom private residence surrounded by open space or a smart long-term land holding, this versatile acreage serves as an ideal canvas for your dreams.

Location

Positioned along Highway 45 East (Lot 2A) east of Goshen, the property enjoys an enviable setting within Washington County, carrying a coveted Fayetteville address. Residents benefit from the quiet, slower pace of rural living while remaining just a short drive from the premier dining, arts, shopping, and entertainment found throughout Fayetteville and the greater Northwest Arkansas metroplex. This prime location strikes the perfect balance between tranquil retreat and modern convenience.

Land and terrain

Encompassing approximately 3.02 acres, the tract features generous open ground that provides ample room for creative planning. The terrain offers flexibility for selecting an ideal homesite, situating outbuildings, or landscaping to maximize natural privacy and scenic outlooks. With generous dimensions and a manageable footprint, the acreage presents an appealing setting for tailoring the environment to your exact lifestyle preferences.

Improvements and infrastructure

Offered as undeveloped land, the property is a blank slate free from existing structures. This absence of prior builds provides an unencumbered foundation, giving you complete architectural freedom. You have the liberty to thoughtfully design your custom homestead, workshop, or barn from the ground up, perfectly aligning every detail with your personal vision and aesthetic.

Water and utilities

Future owners have the flexibility to investigate and establish the utility solutions that best fit their overall building strategy. The open nature of the property allows for modern planning, whether that means connecting into local service networks or exploring independent, sustainable options such as private well systems, solar solutions, and tailored septic designs suited to your planned build.

Wildlife and vegetation

The property is immersed in the natural beauty characteristic of Washington County, where native plants, grasses, and trees thrive in the temperate climate. The surrounding natural landscape welcomes local songbirds and native wildlife, offering peaceful sights and sounds right outside your future doorstep. Thoughtful stewardship can enhance the natural flora to create inviting garden spaces or shaded groves

Current and potential use

Presenting immense versatility, this parcel is primed for a variety of uses, from a primary estate with ample acreage for outdoor living to a private weekend retreat or strategic land investment. The generous 3.02 acres can accommodate expansive yards, small hobby agriculture, or auxiliary structures such as detached garages and hobby shops, giving you the freedom to build a life tailored around your passions.

Access and easements

Situated along Highway 45 East, the property provides straightforward, dependable travel routes back into Goshen, Fayetteville, and surrounding regional hubs. This direct road connectivity ensures seamless access for daily commuting, construction vehicles during the building phase, and welcoming friends and family to your future Ozarks homestead.

Showing instructions and contact

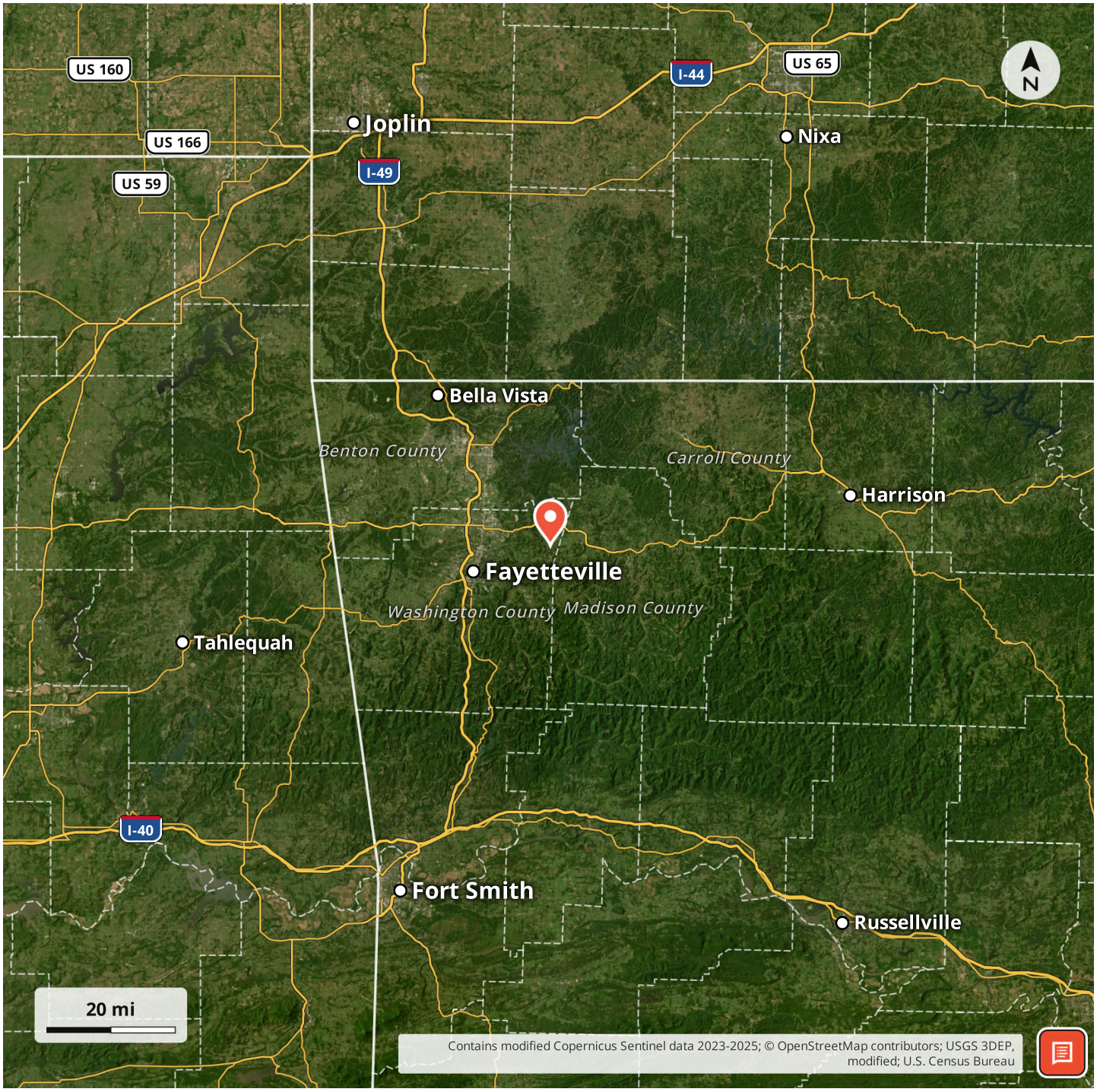
Contact us today to learn more about this prime Northwest Arkansas acreage or to schedule a visit to walk the land yourself.








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

For more information contact:



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Daniel Short

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City / State / Zip
Fayetteville, AR 72703

NOTES

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