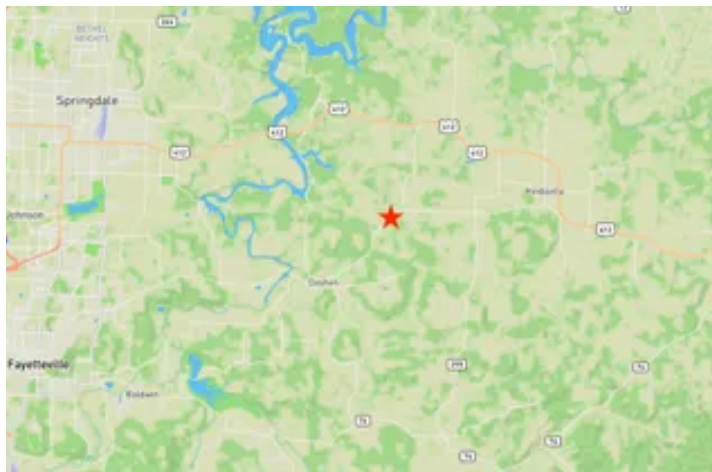


\$175,750
3.02± Acres
Washington County

Washington County



3.02 +/- Acres East of Goshen, AR
Fayetteville, AR / Washington County

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

35.872261 / -94.428332

Acreage

3.02

Price

\$175,750

Property Website

<https://www.mossyoakproperties.com/property/3-02-acres-east-of-goshen-ar-washington-arkansas/119400/>



3.02 +/- Acres East of Goshen, AR

Fayetteville, AR / Washington County

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.

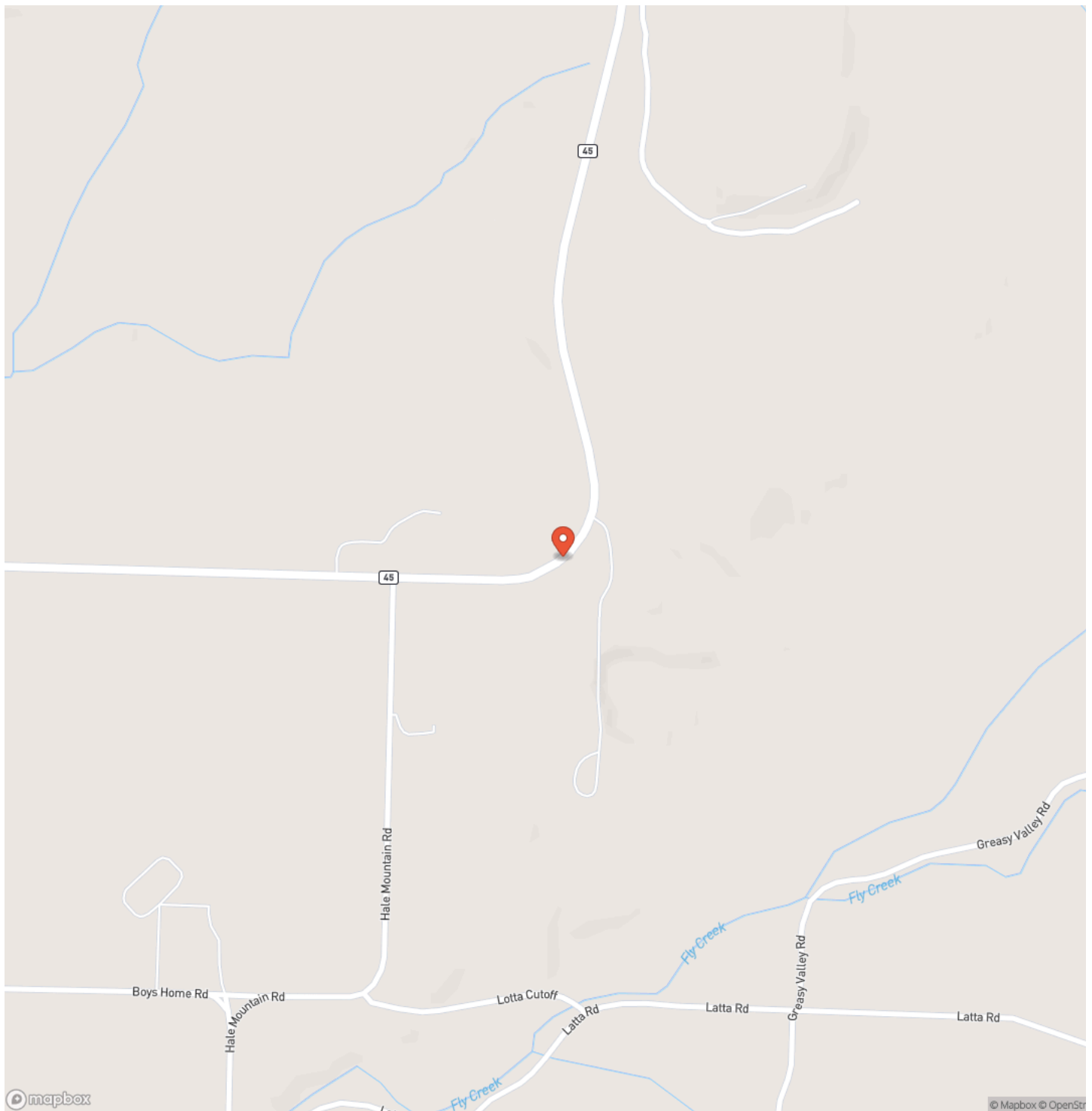
Showing instructions and contact

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

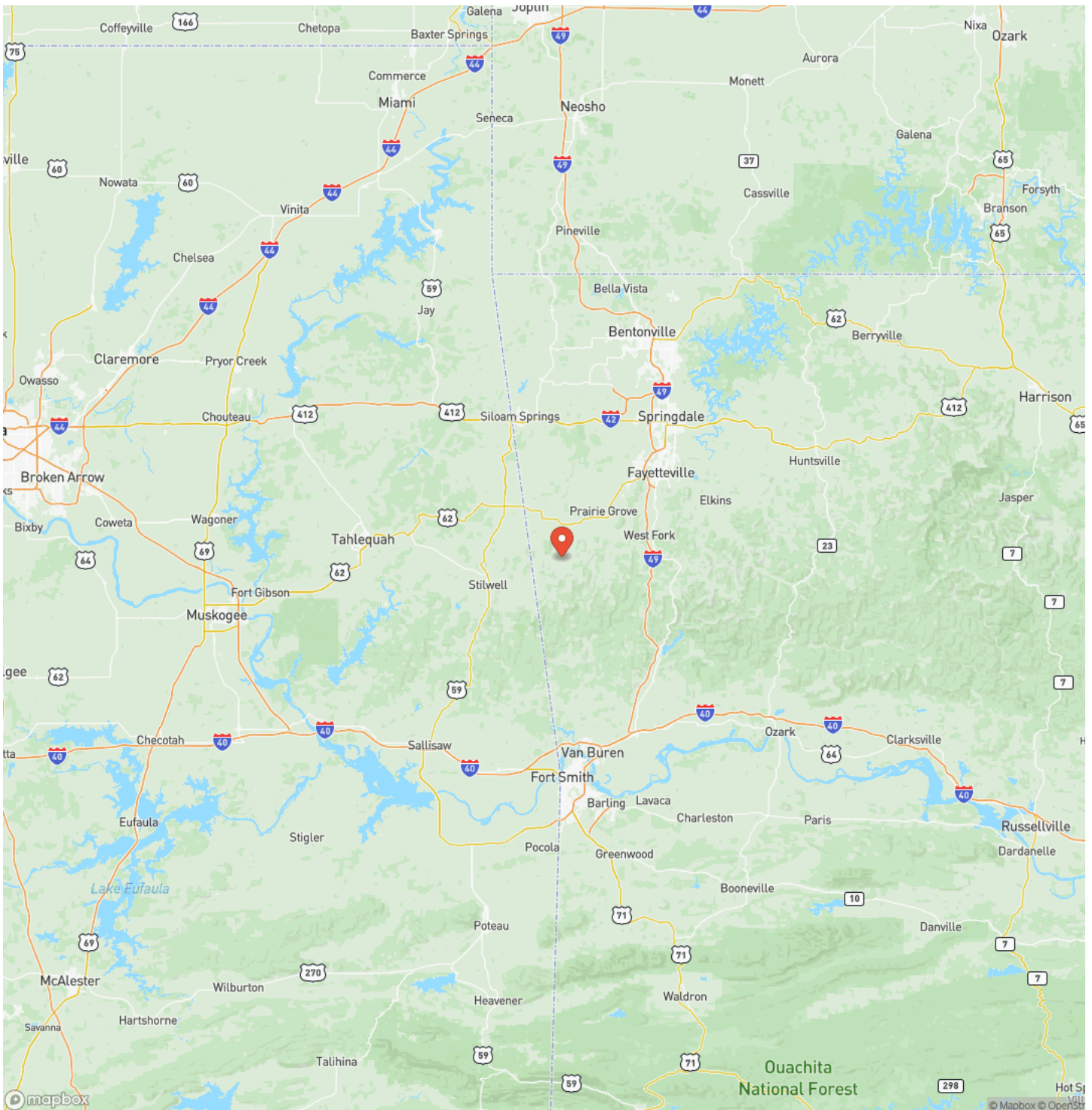
3.02 +/- Acres East of Goshen, AR
Fayetteville, AR / Washington County



Locator Map



Locator Map



3.02 +/- Acres East of Goshen, AR
Fayetteville, AR / Washington County

Satellite Map



**3.02 +/- Acres East of Goshen, AR
Fayetteville, AR / Washington County**

LISTING REPRESENTATIVE

For more information contact:



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Daniel Short

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(479) 480-6022

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dshort@mossyoakproperties.com

Address

4210 Frontage Side B Unit F

City / State / Zip

Fayetteville, AR 72703

NOTES

[illegible]

This image shows a blank 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.



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

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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