

Canehill 960
17920 Odell Rd
Canehill, AR 72717

\$3,950,000
960± Acres
Washington County



Canehill 960
Canehill, AR / Washington County

SUMMARY

Address

17920 Odell Rd

City, State Zip

Canehill, AR 72717

County

Washington County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Residential Property

Latitude / Longitude

35.766147 / -94.40005

Dwelling Square Feet

800

Bedrooms / Bathrooms

1 / 1

Acreage

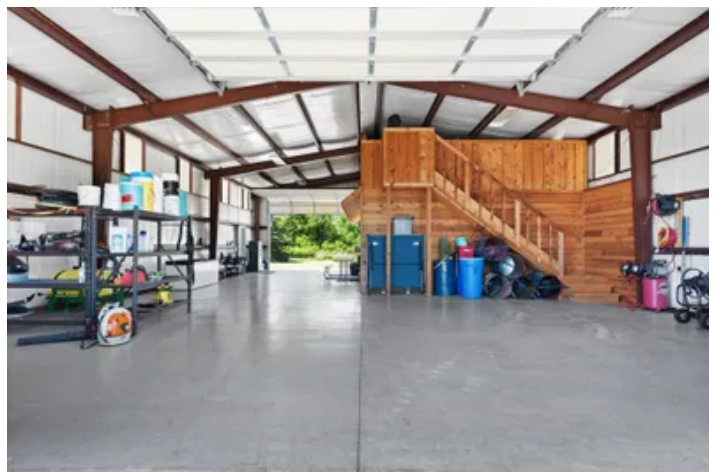
960

Price

\$3,950,000

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

This premier 960-acre Northwest Arkansas property features approximately 108 acres of pasture and food plots suitable for cattle, horses, or hay production, along with 852 acres of mature hardwood timber. Currently managed for recreation, the property offers exceptional deer, bear, turkey, and hog hunting and is enrolled in the Deer Management Assistance Program. Six ponds are scattered throughout the property, including a 3-acre stocked pond featuring fish habitat structures, a dock, and windmill aeration, creating an outstanding setting for family fishing and outdoor enjoyment. The 60x64 red-iron shop includes 12-foot overhangs, concrete floors, and finished living quarters complete with a full kitchen, granite countertops, four bunk sets, and a full bathroom. Miles of established trails provide access for ATV's, hiking, horseback riding, outstanding recreation, agricultural use, and privacy. For more information call James Pratt [870-404-4188](tel:870-404-4188).

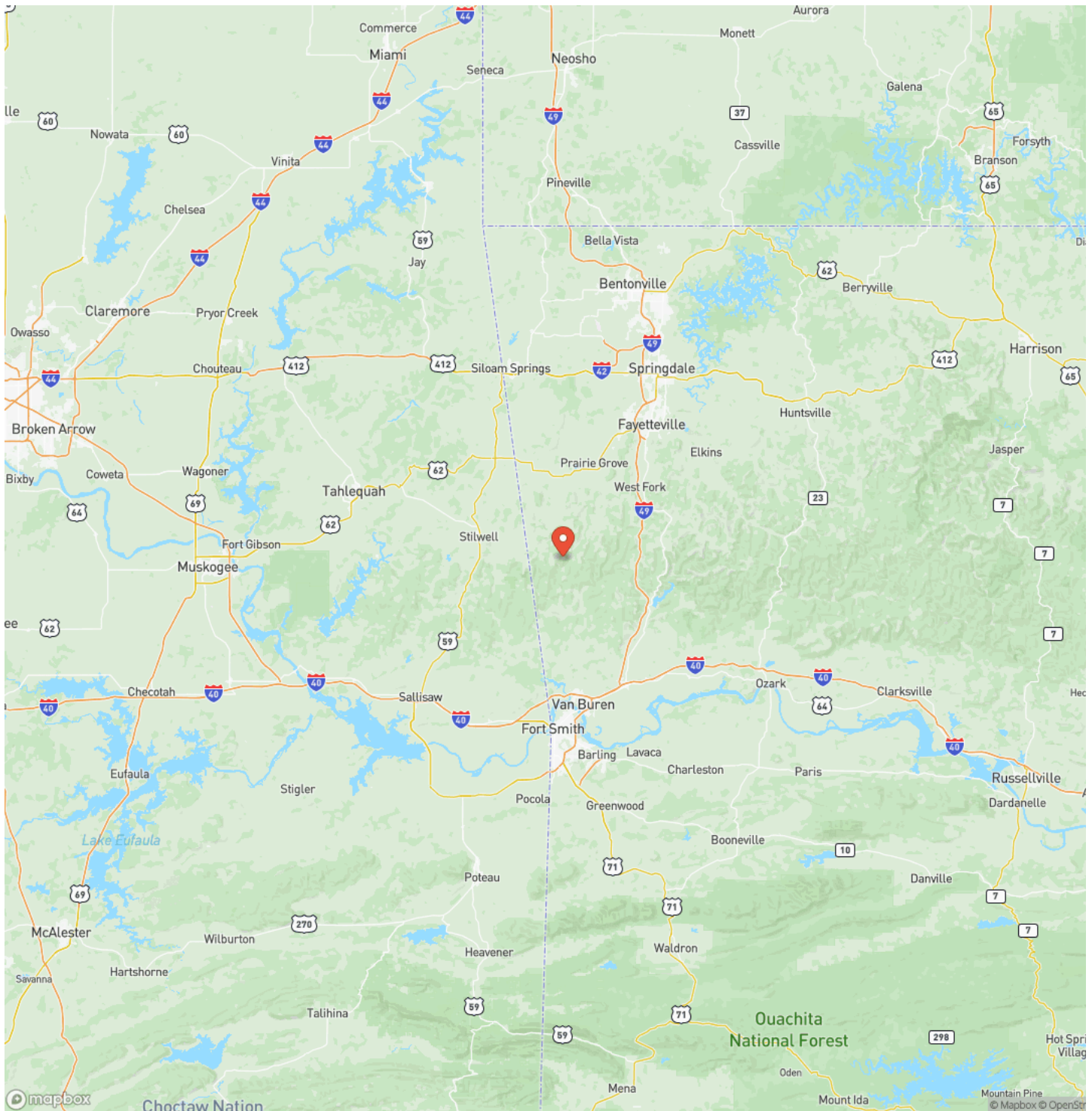
Canehill 960
Canehill, AR / Washington County



Locator Map



Locator Map



Satellite Map



For more information contact:



James Pratt

(870) 404-4188

(479) 480-6022

jpratt@mossyoakproperties.com

4210 Frontage Side B Unit F

Fayetteville, AR 72703

NOTES



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.

Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

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