

+/- 106 ACRES OF LAND FOR SALE



11373 COLCLEASURE ROAD

Fayetteville, AR 72701



VIDEO

PROPERTY DESCRIPTION

Discover an exceptional opportunity to own approximately 106 acres of beautiful Northwest Arkansas countryside. The property offers a mix of mature woods, open pasture, abundant wildlife, and endless possibilities. Utilities include municipal water, electricity, natural gas, and two wells. The property also features a 50' x 80' barn with electricity, two spring-fed ponds, Kroger Branch Creek, fertile pasture, and a historic homestead site with the original hand-cut stone chimney still standing. Ideal for a private estate, family compound, farm, hunting retreat, or investment. According to Washington County, the property may be eligible for subdivision if applicable requirements are met. Enjoy the peace and privacy of country living while remaining just outside the city limits with convenient access to nearby amenities. This is a rare opportunity to own a truly remarkable piece of Northwest Arkansas.

PROPERTY HIGHLIGHTS

- +/- 106 acres of mature woods, open pasture, and abundant wildlife
- Municipal water, electricity, natural gas, and two wells
- 50' x 80' barn with electricity
- Historic homestead site with the original hand-cut stone chimney
- Ideal for a private estate, family compound, farm, hunting retreat, or investment

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	106 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	1,945	4,197	10,972
Total Population	5,618	11,633	28,824
Average HH Income	\$96,683	\$101,726	\$106,627

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated salmonsengroup.com

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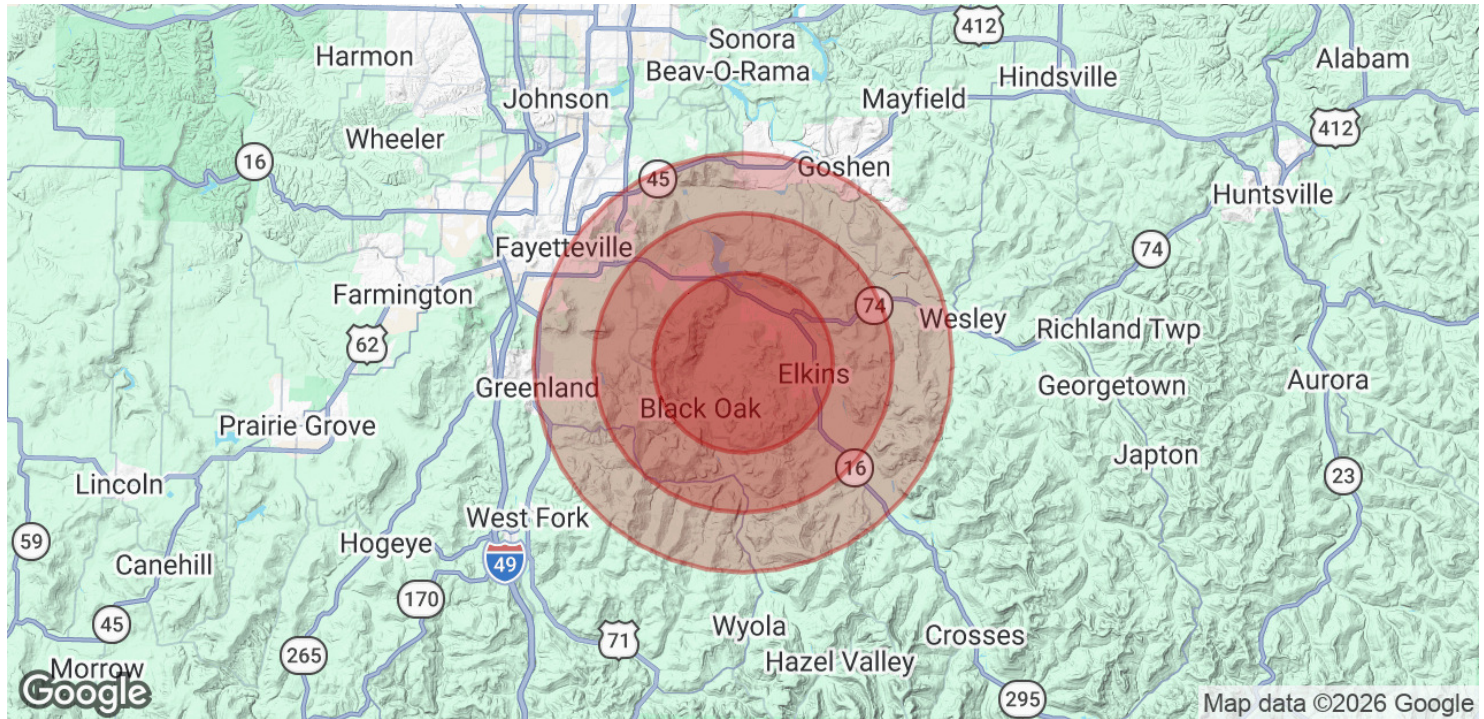
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	5,618	11,633	28,824
Average Age	36.8	38.4	38.0
Average Age (Male)	35.7	38.2	37.1
Average Age (Female)	37.9	38.8	39.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	1,945	4,197	10,972
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$96,683	\$101,726	\$106,627
Average House Value	\$245,979	\$293,635	\$340,617

2023 American Community Survey (ACS)

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