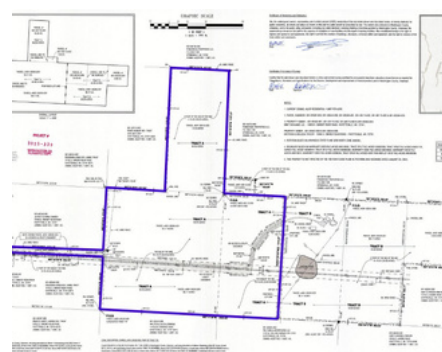
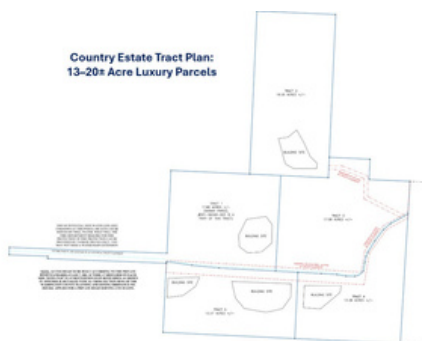
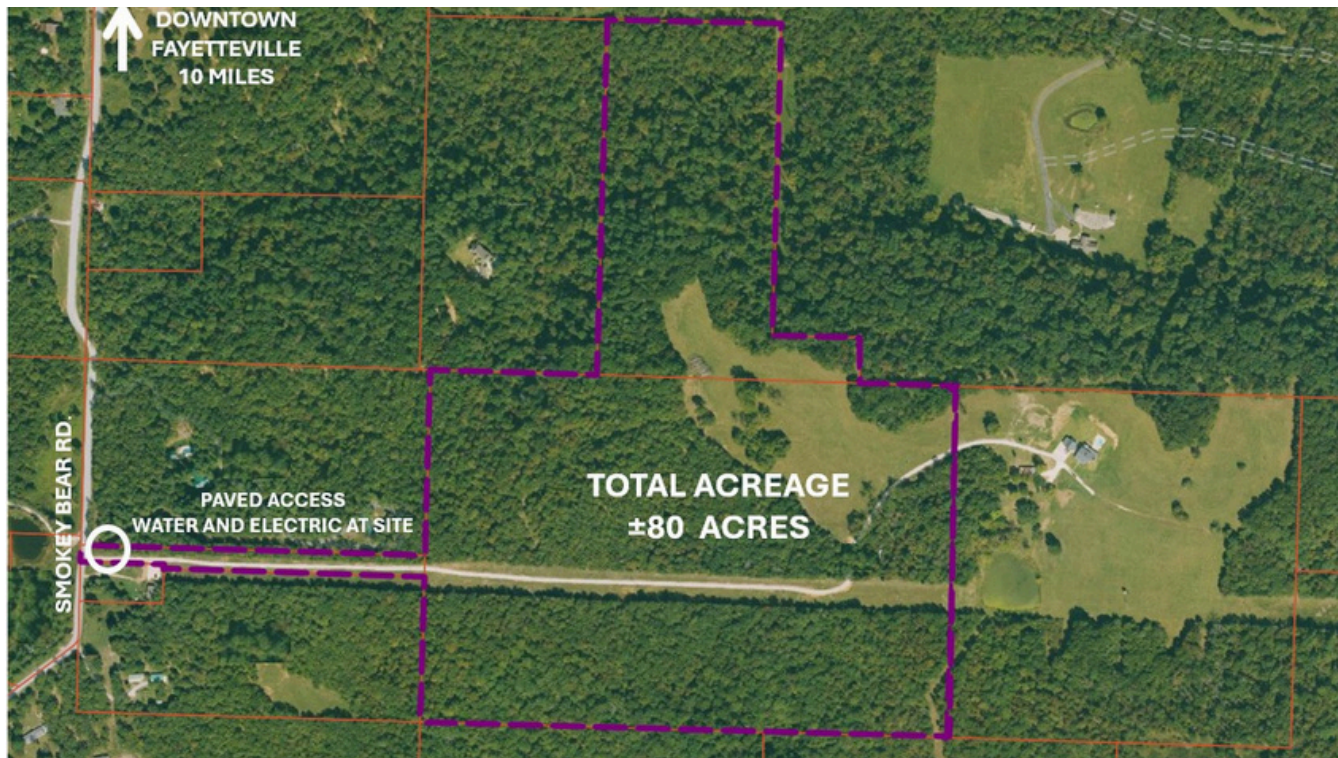


80± Acres Estate/ Recreational/ Investment Tract – Fayetteville, Arkansas

Paved access • 10 miles to Downtown Fayetteville • Outside city limits



S. Smokey Bear Rd., Fayetteville, AR 72701

Property Snapshot

- **Acreage:** 80± acres
- **Price:** \$1,300,000
- **Access:** Paved county road frontage
- **Topography:** Gently rolling, mostly wooded with open pasture
- **Utilities:** Water meter at road, Electric on site
- **Wastewater:** Septic test completed and filed with county

Investment Highlights

- **High-growth market:** Located in the Fayetteville–Springdale–Rogers metro, one of the fastest-growing regions in the U.S., with Northwest Arkansas ranked among the top 10 fastest-growing metros.
- **Development Potential:** Subdivision potential, conceptual plan available of 13–20± acre “country estate” tracts, subject to county approval.
- **Recreational upside:** Mix of woods and open areas, wildlife presence, and privacy for hunting/recreation.
- **Potential uses:** Investment, hunting/recreation, future estate subdivision, or custom home site on large tract.



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