

+/- 80 ACRES OF LAND FOR SALE

DOWNING RD

Elkins, AR 72727



PROPERTY DESCRIPTION

Discover the perfect blend of nature and convenience with this stunning +/- 80-acre property just outside Elkins! This mostly wooded property features a large barn with electricity and a well next to it, Kroger Branch Creek flowing through the property, and a mix of open fields and dense wooded areas. This property could be used to build a dream estate or multiple. Per Washington county, the property could be split if the checklist items for the new subdivision are met. If you only do 4 lots, the requirements are not quite as stringent. The property has water near the edge of the site and has electricity on site. Black hills energy nearby. This property offers an ideal setting to build your dream home, start a farm, or simply enjoy peaceful, rural living - all just 7 minutes from Fayetteville. With all utilities (except sewer) available on site, this land is ready for your vision. Don't miss this opportunity to own a private retreat with endless possibilities. The property also has abundant wildlife. There are some lower valleys and some flatter open areas too, a great mix and not too far outside of town, but in the county area.

PROPERTY HIGHLIGHTS

- +/- 80 Acres of open fields and wooded areas
- Kroger Branch Creek flows through the property
- Great location to build your dream home or start a farm
- Just 7 minutes from Fayetteville, AR
- Electric, Water, and Gas available on site

OFFERING SUMMARY

Sale Price:	\$699,900
Lot Size:	80 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	50	1,906	4,375
Total Population	141	5,185	11,735
Average HH Income	\$114,430	\$92,471	\$106,789

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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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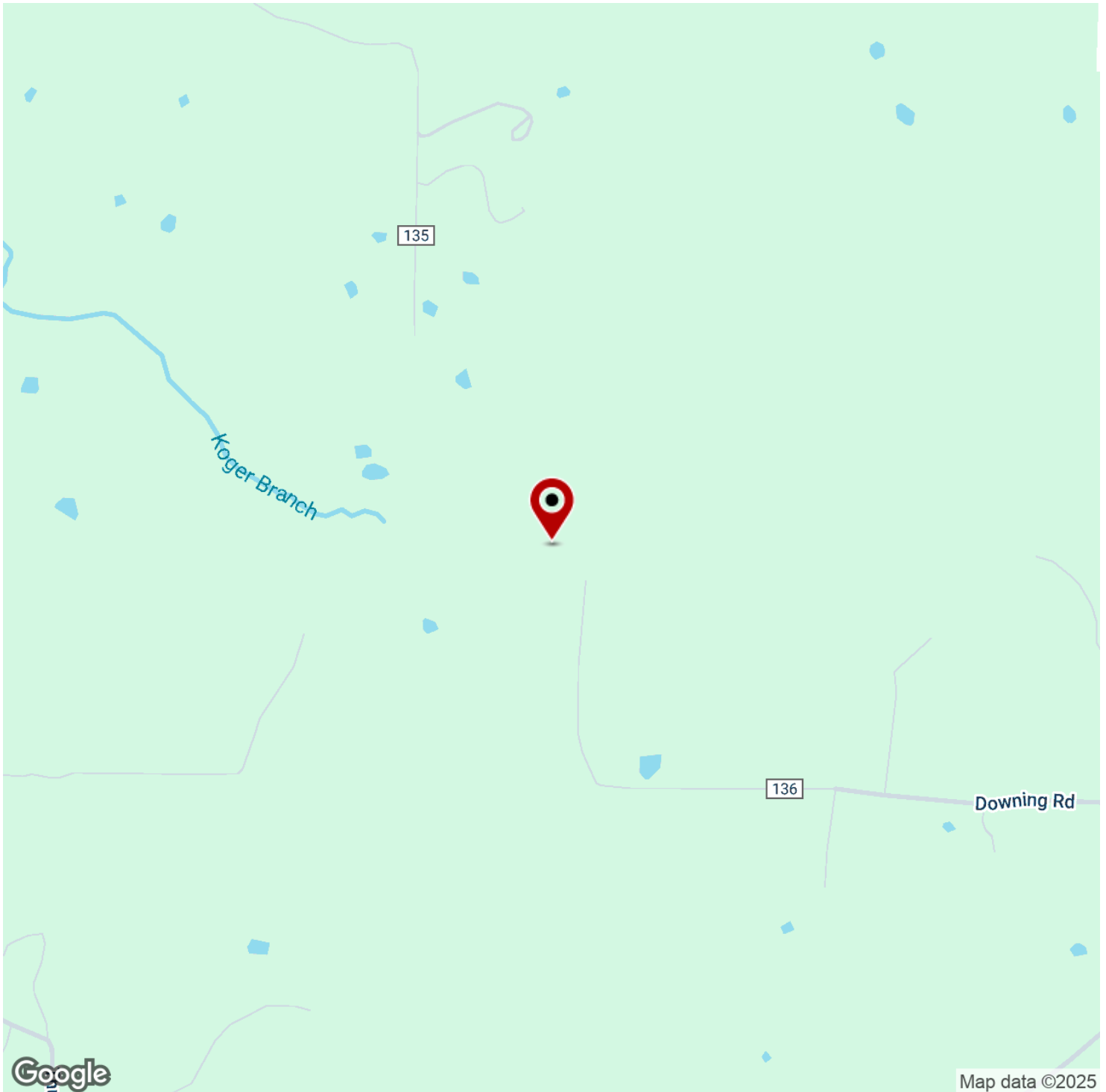
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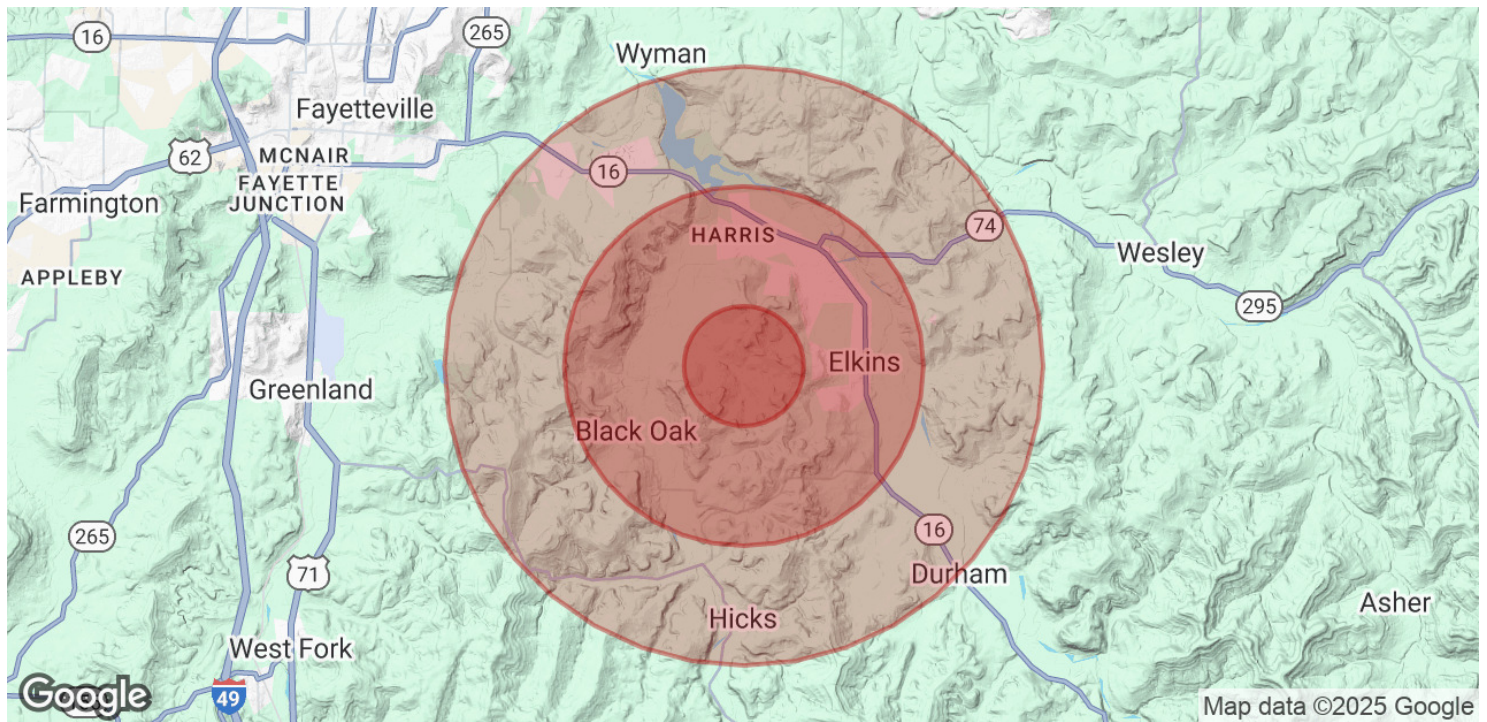
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	141	5,185	11,735
Average Age	39	37	39
Average Age (Male)	41	37	38
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	50	1,906	4,375
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$114,430	\$92,471	\$106,789
Average House Value	\$355,311	\$278,590	\$348,184

Demographics data derived from AlphaMap

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