

# DOWNING RD

Elkins, AR 72727



## PROPERTY DESCRIPTION

Discover the perfect blend of nature and convenience with this stunning +/- 80-acre property with a mix of mostly wooded and partial open fields. This property features a barn (approx. 50'x80') with electricity, two spring fed ponds and two wells. Kroger Branch Creek flows through the property. Electricity and municipal water is on site, natural gas is adjacent to the road. The pastures have been fertile and supported row cropping and later cattle at 1.5 u/acre in the past. There is remnants of a 200 year old homesite on the property with an impressive hand-cut stone fireplace that still remains. Build a dream estate or multiple. Per Washington county, the land could be split if the checklist items for the new subdivision are met. An ideal setting to build your dream home, start a farm, or simply enjoy peaceful, rural living just outside city limits. 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.

## PROPERTY HIGHLIGHTS

- +/- 80 Acres with mix of wooded and partial open fields
- 50'x80' barn on site with electricity
- Kroger Branch Creek flows through the property
- Great location to build your dream home or start a farm
- Water, electric, and Gas on Site

## OFFERING SUMMARY

Sale Price:	\$725,000
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

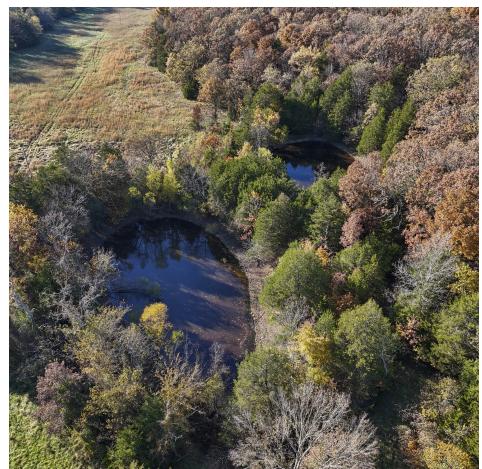
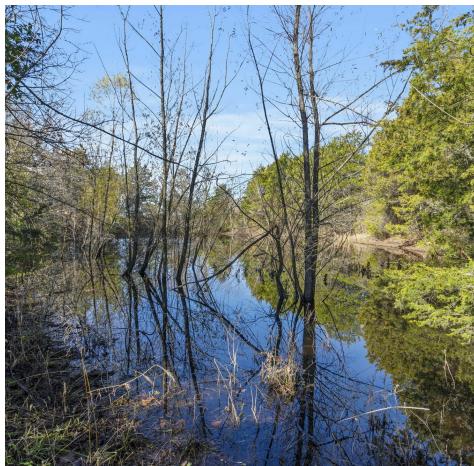
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**+/- 80 ACRES OF LAND FOR SALE**

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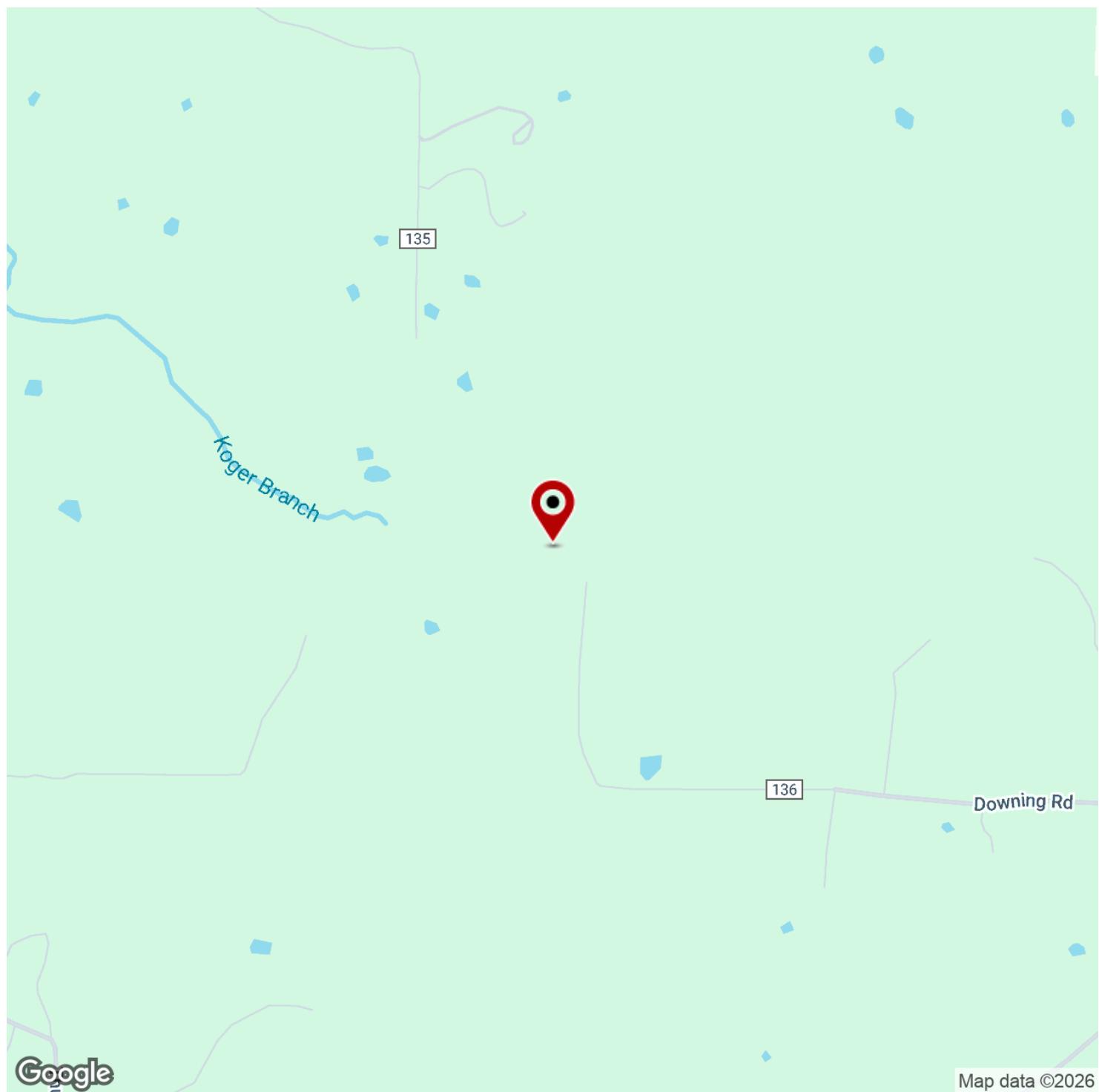
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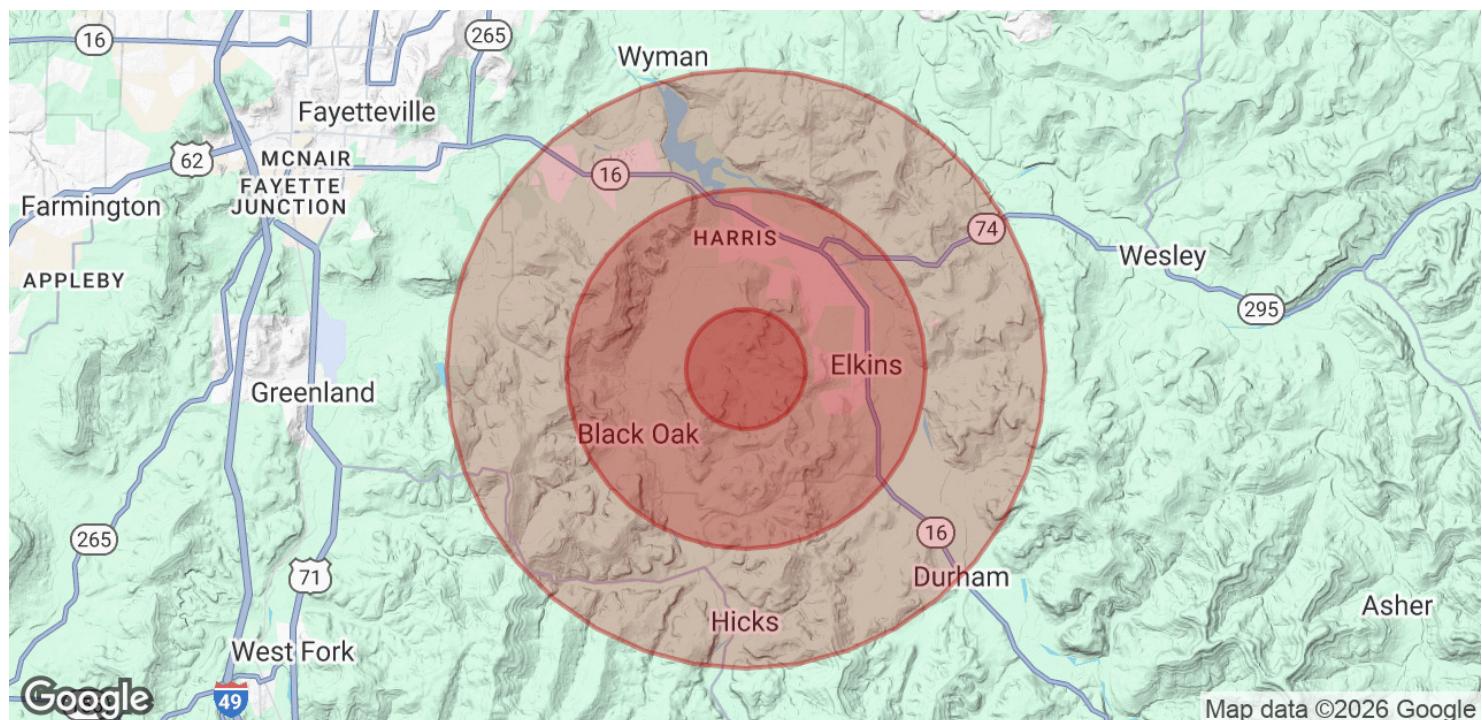
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	141	5,185	11,735
Average Age	39	37	39
Average Age (Male)	41	37	38
Average Age (Female)	38	38	40

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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