

# Cross Property Public Full

[17374 Heavy Chevy Rd, Siloam Springs, AR 72761](#)

**MULTI-FAMILY**



Sub Type: **Pkg/Sngl Family Hm** List: **\$1,499,000/\$87.67**  
 DOM: **0**  
 ML#: **1333679** **Active**  
 County: **Benton** Lot: **NA/NA** Total Units: **7**  
 Type: **Barndominium, Fixer Upper, Other, Single-Wide** Taxes: **\$7,295**  
 Grs Inc: **\$125,400** Annl Exp:  
 NOI: Pt Grs Inc: **\$97,200**  
 Htd SF: **17,099/Ct Hse** Eff Grs Inc:  
 Subdivision: **Rural** Levels: **1**  
 Sch Dist: **Siloam Springs**  
 Yr Blt: **1990**  
 Age Desc: **25 Yrs/+**  
 Leases: **Yes** Disabled Access: **No**  
 Parcel ID: **18-12789-000** Covenant: **No** Disclosure: **Yes**  
 Acres: **7.85** Frontage:  
 Zoning: **Com**  
 Flood Zn: **Unknown**  
 Lot Desc: **Cleared, Consider Subdivide, Level, Not In Subdivision, Open, Out of City, Rural Property, Secluded**  
 Surveillance: **Yes**  
 Virtual Tr: <https://tour.nwarealtors.org/17374-Heavy-Chevy-Road-Silo>

## Complex/Property Information

#Bdrms	SqFt	Rent	FB/HB
1B-1	1500	\$700	1
2B-2	886	\$600	1
3B-2	1820		4
4B-2	2613	\$1,000	6

Unit Incl: **AC, Ele, Gas, Heat, Swr, Wtr**

## Units Information

BR	FB	HB	SqFt	Rent	Unit Includes	Tenant Pays
2 Bdrms	1		896		AC, Ele, Heat, Swr, Wtr	Ele
2 Bdrms	1		876		AC, Ele, Heat, Swr, Wtr	Ele
4 Bdrms	3		2,432	\$1,250	AC, Ele, Heat, Swr, Wtr	Ele
3 Bdrms	2		1,960		Ele, Heat, Swr, Wtr	Ele
3 Bdrms	2		1,680		AC, Ele, Heat, Swr, Wtr	Ele
4 Bdrms	3		2,795	\$1,000	AC, Ele, Gas, Heat, Swr, Wtr	Ele
1 Bdrm	1		1,500	\$700	AC, Ele, Heat, Swr, Wtr	Ele

## Property Information

Amenities:	<b>RV Parking, Washer/Dryer Connection, Woodstove</b>	A/C:	<b>8/Central, Electric, Mini Split</b>
Exterior:	<b>Metal Siding</b>	Heat Sys:	<b>10/Central, Electric, Mini Split</b>
Fencing:	<b>3 Side, Partial, Wire, Yes</b>	Roads:	<b>Surface Paved</b>
Fireplace:		Utilities:	<b>Electric, Gas Available, Gas Propane, Gas Public, Propane, Sewer, Sewer Public, Water Public</b>
Floor:	<b>Carpet, Concrete, Laminate, Polished Concrete</b>	Wtr Htr:	<b>8/Electric, Gas</b>
Foundation:	<b>Concrete Slab, Skirt</b>	Windows:	
Patio:	<b>Covered, Deck, Porch, Screen</b>	Basement:	<b>No/None</b>
Roof:	<b>Metal Roofing</b>	Driveway:	<b>Concrete, Gravel</b>
Garage/Cpt:	<b>13/Carport, Carport/Garage, Garage</b>	Parking:	<b>Carport, Covered, Detached Garage, Rv Parking</b>
Garage/Cpt Loc.:	<b>Detached</b>	Golf Course:	
POA Incl:		In City Limit:	<b>No</b>
Lot Dim:		Lot Location:	<b>None</b>
Water/Lake:	<b>Not Applicable</b>	Lake:	
Equipment:	<b>None</b>	Landscaped:	<b>None</b>
Specialty Rm:		Security Sys:	<b>No</b>
		Equip Held By:	

Legal: **PART OF THE NORTH 50 ACRES OF THE W 1/2 OF THE SW 1/4 ...** Exclusions:

Addl Parcel ID: **18-12792-000, 18-12788-002** Financing Avail.: Flood Ins Req.:

Public Remarks: **Income-Producing Mixed-Use Property | 7.85± Acres | No Deed Restrictions. Investment opportunity on 7.85± unrestricted acres in Siloam Springs. Located outside city limits this property offers rare flexibility for continued mixed-use operations or future redevelopment. Improvements include a 4,960± sq ft service/repair garage, transmission shop, storage facilities, automotive-related structures, a barnominium, a two-bedroom apartment, single-family residence, mobile homes, storage trailers, and more. Existing uses include automotive service operations, residential rentals, and salvage/junk yard activity. The property currently generates rental income below market, with most units occupied. With multiple parcels and ample acreage, potential uses include continued mixed-use investment, contractor or equipment yard, automotive or industrial services, additional residential units, tiny home or mobile home community, RV park, or future multi-family development (buyer to verify feasibility). Offered as-is. Highway 412 to Highway 16; South to Heavy Chevy Road; East past DaySprings Printing; Road curves south and the property will be in front of you.**

Directions:

**Information deemed reliable, but not guaranteed.  
Contact your county assessor for tax calculation information.**

Prepared By: Kellie Naylor , Viridian Real Estate

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