

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,** Taxes: **\$7,295**
 Grs Inc: **Single-Wide** Annl Exp:
 NOI: **\$125,400** 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**
 Acres: **7.85** Covenant: **No** Disclosure: **Yes**
 Zoning: **Com** Frontage:
 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:	RV Parking, Washer/Dryer Connection, Woodstove	A/C:	8/Central, Electric, Mini Split
Exterior:	Metal Siding	Heat Sys:	10/Central, Electric, Mini Split
Fencing:	3 Side, Partial, Wire, Yes	Roads:	Surface Paved
Fireplace:		Utilities:	Electric, Gas Available, Gas Propane, Gas Public, Propane, Sewer, Sewer Public, Water Public
Floor:	Carpet, Concrete, Laminate, Polished Concrete	Wtr Htr:	8/Electric, Gas
Foundation:	Concrete Slab, Skirt	Windows:	
Patio:	Covered, Deck, Porch, Screen	Basement:	No/None
Roof:	Metal Roofing	Driveway:	Concrete, Gravel
Garage/Cpt:	13/Carport, Carport/Garage, Garage	Parking:	Carport, Covered, Detached Garage, Rv Parking
Garage/Cpt Loc.:	Detached	Golf Course:	
POA Incl:		In City Limit:	No
Lot Dim:		Lot Location:	None
Water/Lake:	Not Applicable	Lake:	
Equipment:	None	Landscaped:	None
Specialty Rm:		Security Sys:	No
Legal:	PART OF THE NORTH 50 ACRES OF THE W 1/2 OF THE SW 1/4 ...	Exclusions:	Equip Held By:
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 barndominium, 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.		

**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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