



FARM•LAND
STRATEGIES•RE

2949 Point Circle Suite 2 Fayetteville, AR 72704

Tel 479-966-4885 **Fax** 479-527-0001

www.farmlandstrategies.com

23.97 ACRE FARM LOCATED OUTSIDE FARMINGTON, ARKANSAS

PRICE: \$626,800.00



Located 8 miles west of the University of Arkansas in Farmington, AR this 23.97 acre farm includes a 2,250 SF home, 18+/- acres of fenced and cross-fenced pastures, carport, heated and cooled shop/animal barn, and a tractor shed. This Arkansas hard to find property has all the benefits of living in the country and is less than 15 minutes from the Downtown Fayetteville Square, 2.5 miles from the Prairie Grove Battlefield State Park.



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Addison Taylor

Vice President/Farm Manager/Real Estate Agent
AR Insurance Producer Number 386156

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PROPERTY FEATURES:

- Total Acreage: 23.97 +/- Acres
- 18+/- Fenced and cross-fenced pastures
- One pond that provides water all year
- Multiple storage buildings
- Heated and cooled shop/barn
- Most fence was built in 2011
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HOME FEATURES:

- 2,250 SF all brick
- Three bedrooms
- Two Full Bathrooms
- Wood burning fire place
- Office
- Walk-out basement
- Enclosed garage
- In-ground Swimming pool
- Natural gas water heater
- All electric appliances
- Detached carport

TAXES: estimated \$1,633 per year



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Property Photos





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