

A photograph of a waterfall cascading over layered rock formations in a lush green forest. The water is captured in motion, creating a misty spray at the base. The surrounding area is filled with vibrant green foliage and trees.

Waterfall Springs

235.00 Acres

Washington County, AR

\$1,222,000

HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Income Producing
Natural Spring
Pond/Lake
Timber
Wooded

Land Details

Address: 00 Chimney Field Rd,
Winslow, Arkansas 72959, USA

Closest Town: Winslow

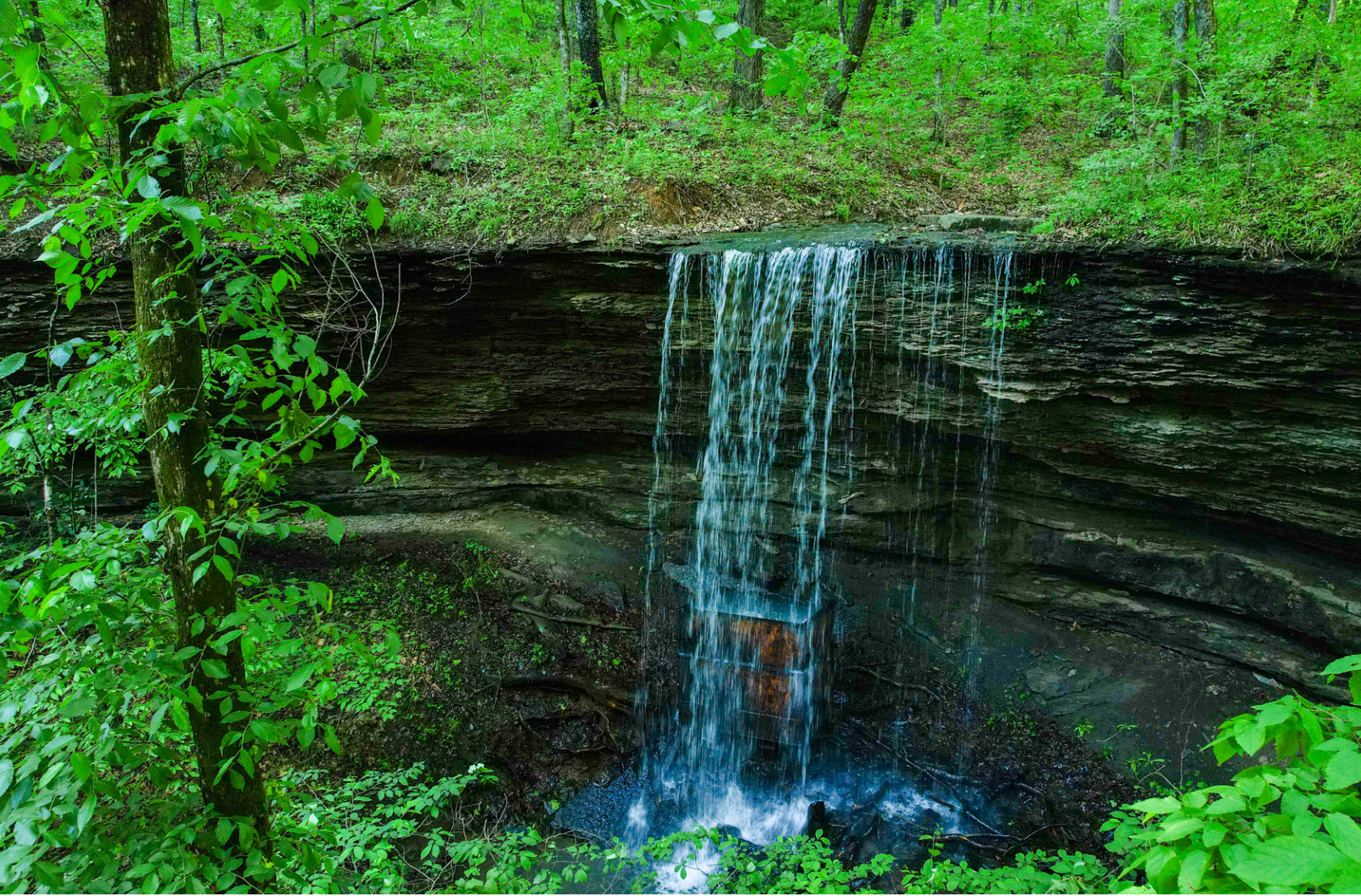
Total Acres: 235.00

Deeded Acres: 0.00

Leased Acres: 0.00

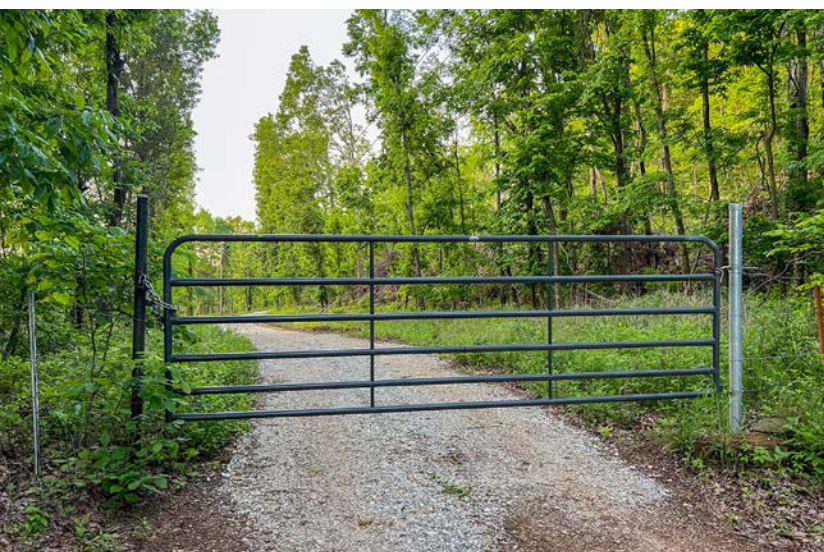
Estimated Taxes: \$1,000 - 2022

Source of lot size: Unknown



About This Property

This 235-acre parcel is nestled in the heart of the famed Boston Mountains, just south of the University of Arkansas. Located only minutes west of Interstate 49, access to the property is as good as it gets. The gated entrance at the end of a dead-end road leads to several miles of interior roads, providing fantastic access to the timbered acreage.

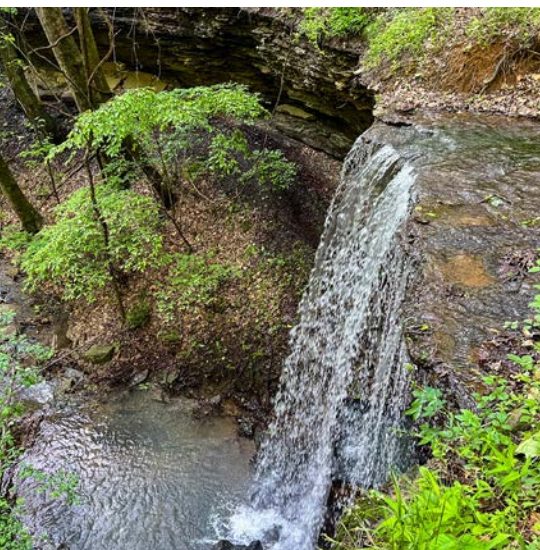


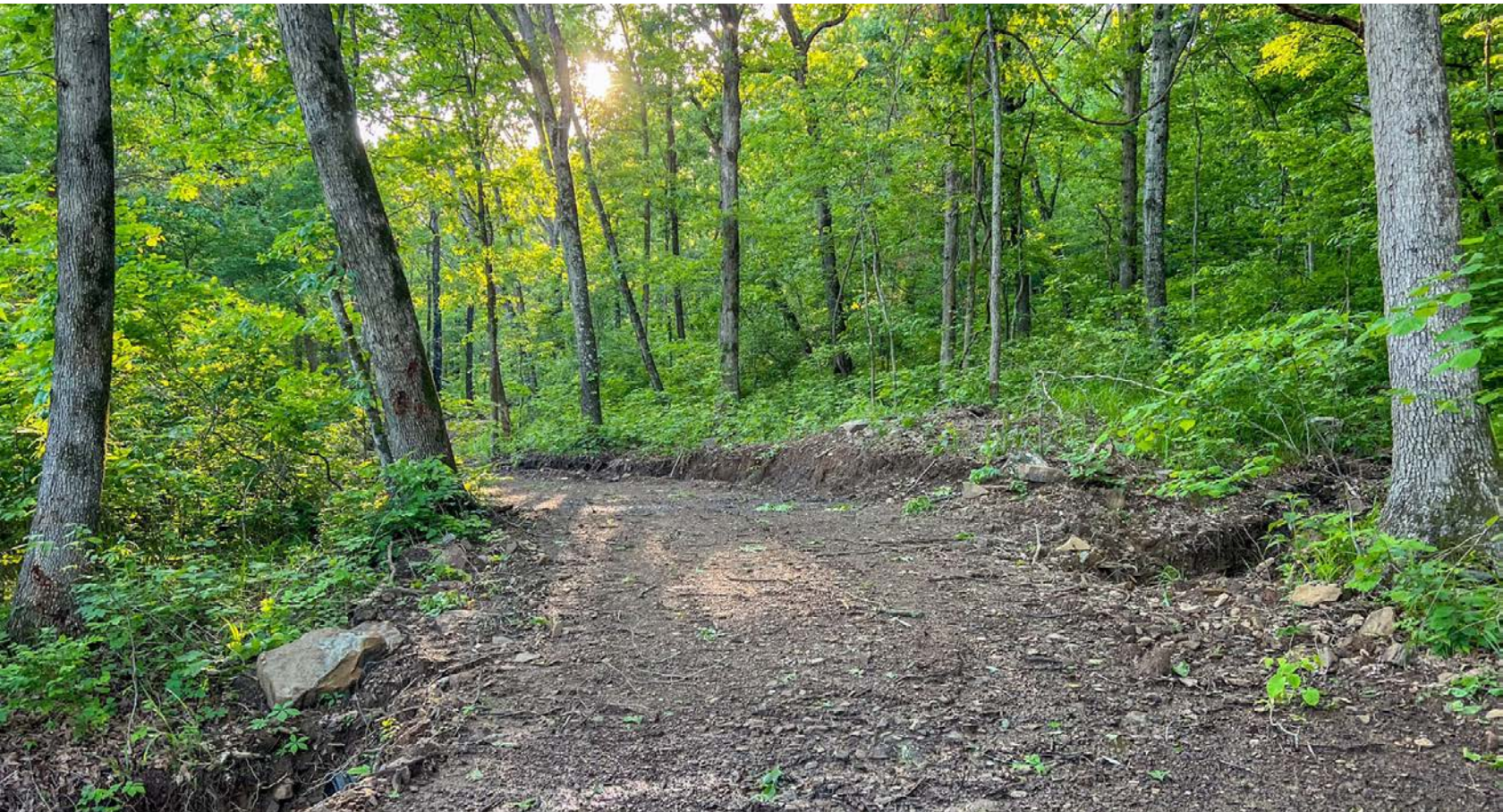


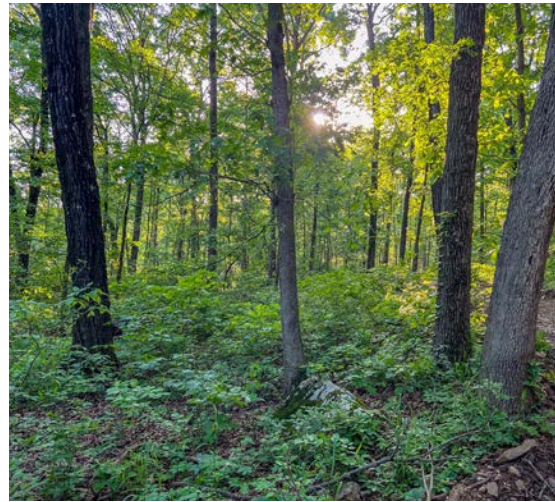
Land

The rolling landscape provides multiple recreational opportunities and incredible building sites perfect for a forever home. Once on the property, live water, multiple springs, and a picturesque waterfall will be found. A small portion of the timber has been selectively harvested, but the vast majority is in its native state. This area is known for its hunting. A couple of established food plots can be found on the land. A dense population of whitetail deer call this place home. A good wild turkey population and the occasional black bear also claim the sprawling landscape. Whether looking for a place to enjoy weekends and holidays or build a country home with incredible views, this property is a must-see.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*









Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

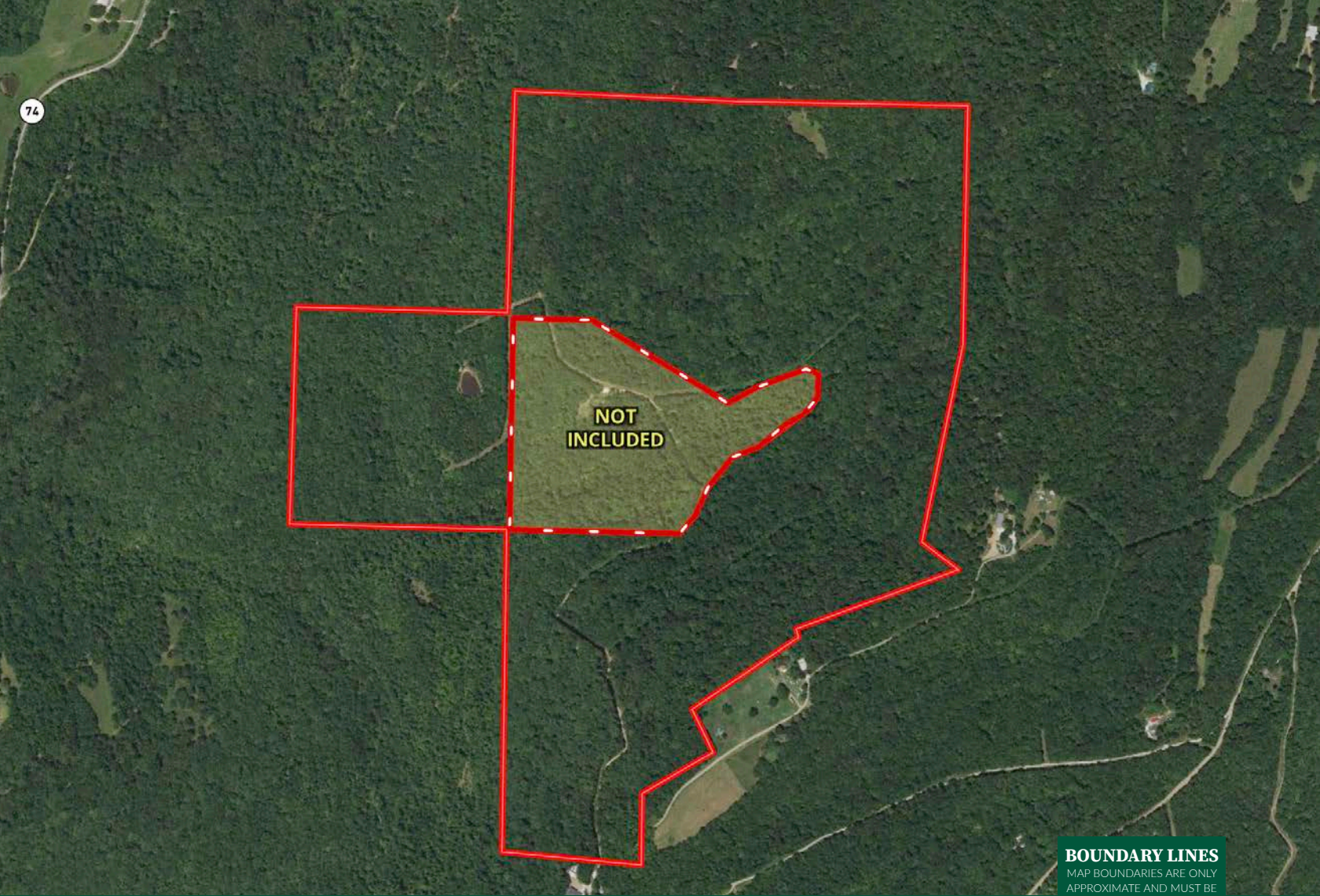


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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