

+/- 7.5 ACRES OF PARTIALLY WOODED LAND FOR SALE

18708 U. S. HIGHWAY 71

Winslow, AR 72959



PROPERTY DESCRIPTION

+/- 7.5 acres of private, partially wooded land that offers an ideal setting for building your dream home! Conveniently positioned off Highway 71, the property boasts proximity to the West Fork White River. It is also approx. 2.1 miles from the City of Winslow. This property is zoned Agriculture/Single-Family Residential one unit per acre. There is currently a 3 story structure on the property that was built by the owner, it is included in as-is condition.

PROPERTY HIGHLIGHTS

- +/- 7.5 acres
- Partially wooded with an open area
- Right off Highway 71
- Zoned Agriculture/Single-Family Residential one unit per acre

OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	7.52 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	47	960	4,164
Total Population	117	2,271	9,631
Average HH Income	\$63,483	\$58,989	\$59,987

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.

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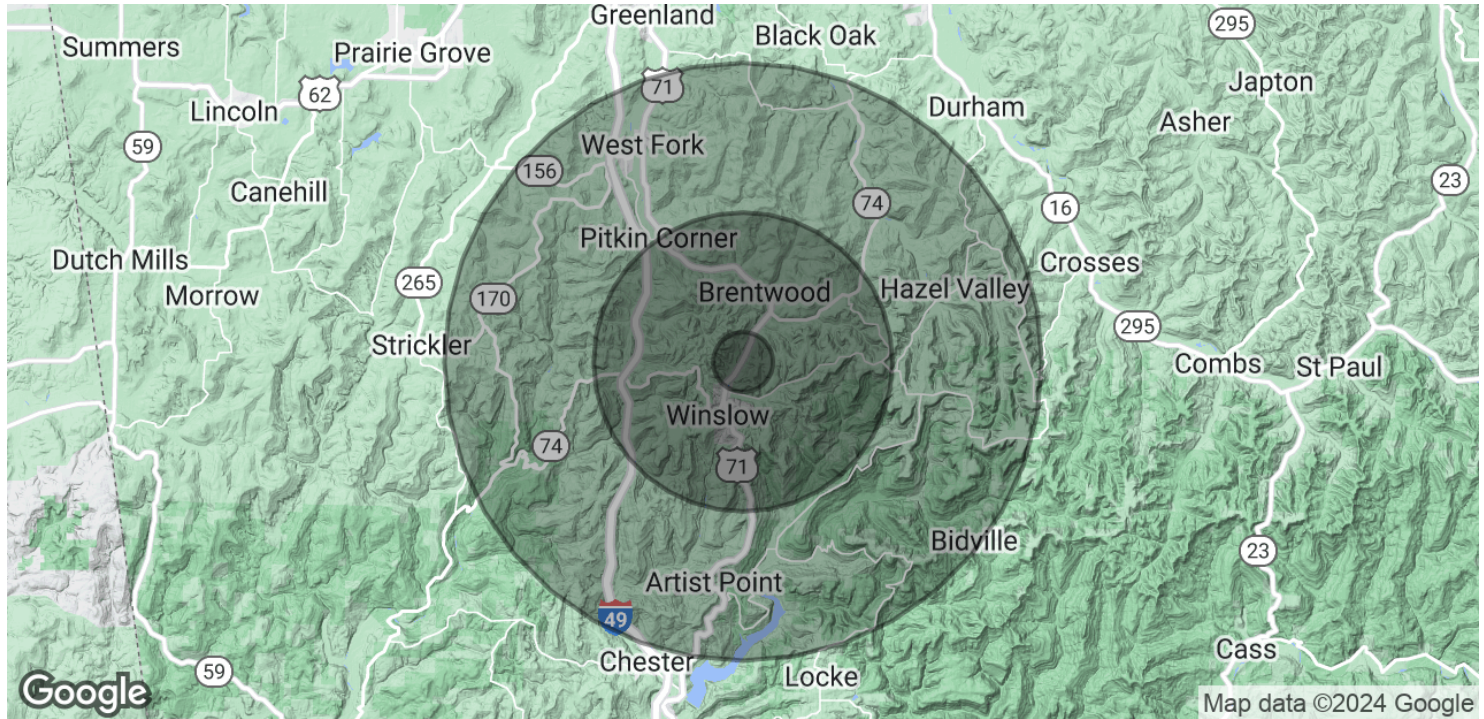
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	117	2,271	9,631
Average Age	48.7	46.3	44.3
Average Age (Male)	39.8	41.3	41.6
Average Age (Female)	53.1	49.9	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	47	960	4,164
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$63,483	\$58,989	\$59,987
Average House Value	\$160,891	\$154,371	\$148,312

* Demographic data derived from 2020 ACS - US Census

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