

**Agent:** Jennifer M. Sims  
**Company:** Lindsey & Associates Inc

**Email:** jennifer@lindsey.com  
**Cell:** (479) 841-5636  
**Phone:** (479) 527-8786

## 17996 Bethlehem Road

Winslow, Ar 72959



**List Price:** \$550,000  
**MLS#:** 1269752  
**Beds:** 0  
**Garage:** 0  
**Type:** Land  
**County:** Washington  
**School:** West Fork

### Description

Beautiful views and large pond highlight this land for sale in Winslow perfect for future development, agriculture or recreation with multiple home sites. Just over 36.5 acres of mostly usable pasture, fenced and cross fenced but bordered by woods. Abundant wildlife including deer, bear and turkey. Nature watch, hike, hunt or build. Comprised of 2 parcels with nearly ¼ mile of road frontage. Convenient location just minutes from I49, 25 mins to Fayetteville, 45 mins to Ft. Smith. Near Devil's Den State Park. House on property is of no value. Land is located outside the city limits in southern Washington County but is not in a planning area. Save thousands in infrastructure costs with Ozarks Electric, Ozarks Go and Washington Water Authority already on site. Survey and soil test available. No covenants or deed restrictions to restrict use. Selling AS-IS. Appointment only.

### Property Details

Lot Size	36.64 Acres
Fencing	Full