

# 13172 Puppy Creek Road

Lowell, Ar 72745



**List Price:** \$410,000  
**MLS#:** 1282000  
**Beds:** 3  
**Baths Full:** 1  
**Garage:** 1  
**Square Feet:** 1,564  
**Price / Square Foot:** \$262.15  
**Subdivision:** -  
**Type:** Residential  
**Built:** 1909  
**County:** Benton  
**School:** Springdale

## Description

4.59 acres of beautiful land centrally located between Lowell and Springdale, just off I-49. Convenient access to all NWA has to offer, with Rogers, Bentonville, and Fayetteville nearby. This property features scenic Puppy CREEK along its border, plenty of room for kids to play, boats, RVs, trailers, or vehicles. The picturesque fixer-upper farmhouse includes 3 bedrooms, 1 bathroom, and a bonus room perfect for a nursery, media room, office, or craft room. With a total living area of 1,564 sq ft (1,088 sq ft on 1st floor, 476 sq ft on 2nd floor), the home also boasts a carport, four storage outbuildings, a large 40' x 30' workshop or "She Shed," and a spacious yard with a chain-link fenced area for dogs. This well-maintained property offers a rare blend of country living and convenient location. Perfect for remodeling to make it your own, as a rental, or even to build new. Property is from an estate and will be SOLD AS IS. This secluded yet accessible gem won't be on the market long.

## Property Details

Lot Size	4.59 Acres
Air Condition	Ductless,WindowUnits
Amenities	Attic, BuiltInFeatures, CeilingFans, Other, Storage, WindowTreatments
Appliances	GasOven, GasRange, GasWaterHeater
Driveway	GravelDriveway, TvAntenna
Exterior	VinylSiding
Fencing	Partial
Listed By	Leadership Legacy Realty