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## 15002 (15.08AC) Richland Ct / Tract 2 Sequoyah Road

Fayetteville, Ar 72701



**List Price:** \$410,000  
**MLS#:** 1345507  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** 07-16-28  
**Type:** Land  
**County:** Washington  
**School:** Fayetteville

### Description

Turnkey 15-acre rural estate property with a stream, creek frontage, and thoughtfully developed improvements designed for immediate enjoyment or future construction. The land consists of flat pasture with views toward a walnut orchard and Round Mountain ridgelines. The property boundary extends to the center of Richland Creek (tributary of the White River), offering direct access to clear flowing water, fishing, and natural recreation opportunities. Features include a private engineered bridge rated for emergency vehicles, secondary natural rock crossing, underground electric, OzarksGo fiber internet, new 560-foot well, steel carport, four 2-acre rotational grazing paddocks with high-tensile fencing, 12x20 loafing shed with concrete flooring, enclosed storage, and livestock manger. Approved perc and septic plans available. No pesticides or herbicides applied for 3+ years, creating potential for organic use. A new survey will be completed prior to closing as the gravel roadway will convey with the 15-acre tract.

### Property Details

Lot Size	15.08 Acres
Fencing	Partial