



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**74.43± ACRES WITH A BARNDOMINIUM**  
**WASHINGTON COUNTY, AR**  
**\$700,000**

OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE WASHINGTON 74.43

## PROPERTY PROFILE

### LOCATION:

- 13032 Zinnamon Church Road  
West Fork, Arkansas 72774
- Washington County
- Quick Access to Interstate 49
- 3.5± Miles N of  
Devil's Den State Park
- 12± Miles SW of West Fork
- 21± Miles S of the  
U of A in Fayetteville
- 45± Miles S of  
XNA National Airport

### COORDINATES:

- 35.8264, -94.2859

### PROPERTY USE:

- Residential
- Investment
- Private Hunting Property
- Development

### PROPERTY INFORMATION:

- 74.43± Acres
- 3,200± SqFt Barndominium
  - Built in 2021
  - 1,600± SqFt Living Space
  - 2 Bedrooms/1 Bath
  - 1,600± SqFt Shop
- 400-amp Electrical Service
- RV Hookups
- Water Well and Septic
- Pond
- Harvestable Timber
- Suitable to Subdivide
- No Restrictions

### TAX INFORMATION:

- Parcel: 001-01276-000
- \$1575



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C: 479-234-1376 | [lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)



**DEEDEE ALSTON** | PRINCIPAL BROKER  
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# WELCOME TO THE WASHINGTON 74.43

**WELCOME TO A 74.43± ACRE GEM ON ZINNAMON CHURCH ROAD IN WASHINGTON COUNTY, ARKANSAS, NEAR DEVIL'S DEN STATE PARK IN THE BEAUTIFUL TOWN OF WEST FORK.** If you love the Arkansas Razorbacks AND love living an outdoor recreational lifestyle, this property is well suited for you. You are just 21 miles south of the University of Arkansas campus by way of Interstate 49, with the XNA airport being just a short drive more. Work from home, drive to your office, fly to your corporate headquarters, shop, dine, call the HOGS, and access all that Northwest Arkansas has to offer, all while living a peaceful life in this beautiful rural setting. This property provides the flexibility to live the best of both worlds, with Northwest Arkansas being one of the most sought-after locations to live.

Nearby, you'll find biking, hiking, camping, arts, concerts, medical services, and tons of industry in the area. I-49 is the north/south corridor in the United States, providing quick access to other towns and cities. And just 45 minutes away is one of the easiest national airports to access, offering an average of 45 daily flights to major cities all over the country.



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# MORE ABOUT THE WASHINGTON 74.43

The 74.43± acre property consists of mostly hardwood timber and magnificent views of the Northwest Arkansas landscape. The acreage spans both sides of the road, allowing you to easily divide it for investment if you choose. 64± acres is home to a barndominium, and on the other side of the road is the remaining 10± acres.

The 3,200± square foot barndominium, constructed in 2021, offers 1,600± square feet of well-thought-out living space and a shop of the same size. The four-year-old home features two bedrooms, both with walk-in closets, and a bathroom with a custom-tiled walk-in shower and a vanity with extra lighting. Easily maintain tidiness with the extra drawers and double-sized linen storage closet. The extra-large laundry room is accessible from the bathroom and also contains a spacious walk-in closet that serves the primary bedroom. The kitchen is open and welcoming with gorgeous views of the landscape and foliage. Enjoy stainless appliances and a gas range, all of which are included with the home. There is space for meal prep and well-planned storage with pull-out drawers and cabinets within the island. A full pantry gives you additional storage and organization. Seat plenty of guests at the long bar that also serves to define the kitchen space. This area also provides easy access to the living space for great ease and open flow of family and friends during gatherings. The living area allows for multiple configurations of furnishings and has a large built-in media center.



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Access to the shop is just off the living room and could easily be converted to additional living space or kept in its current condition as garage parking, workshop, storage, etc. The shop offers 14-foot side walls, two 12' x 12' automatic garage doors, and 220-volt electric with both 30- and 50-amp electrical hookups for your RV. There are numerous electrical outlets, a concrete floor, built-in workbenches, and shelving.

Everything on the property is less than four years old. A water well provides service to the home with underground plumbing to the watershed, which also houses additional water storage. Further features of the utilities and infrastructure include a septic, 400-amp electrical service, fiber optic internet, 14-16" blown insulation in the barndominium and shop, vinyl windows and doors for energy efficiency, pull-down blinds throughout the home, a propane gas tankless on-demand hot water heater, existing wiring for security, central heat and air conditioning, and underground water and propane gas plumbing with an owned tank that services the home.



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Acreage of this size that still lends itself to rural living, all the while having a thriving metroplex just minutes away, is becoming more of a rare find. This land can easily be subdivided for investment purposes. With mostly hardwood timber, you have a mast for wildlife and good hunting opportunities for deer, turkeys, hogs, and bears, all to yourself. The seasonal foliage in Northwest Arkansas draws people to take in the beauty, and you'll have 74.43± acres of private flora and fauna, all near a state park that will provide you with additional adventure. Sit a spell on the covered front deck and take in all four seasons of Arkansas. In the future, harvest the timber for additional return on this investment.

You can live here full-time, use it as a second home or hunting retreat, turn it into a short-term rental destination, or hold it as a long-term investment in one of the fastest-growing regions in the country. Zinnamon Church Road isn't just a property. It's a lifestyle—for those who want a foot in the wild and a hand in the future. It's for those who want space to think, room to breathe, and the chance to build a life or a legacy.

**To schedule a personal tour of this rare gem,  
contact Deedee or Luke Alston today!**



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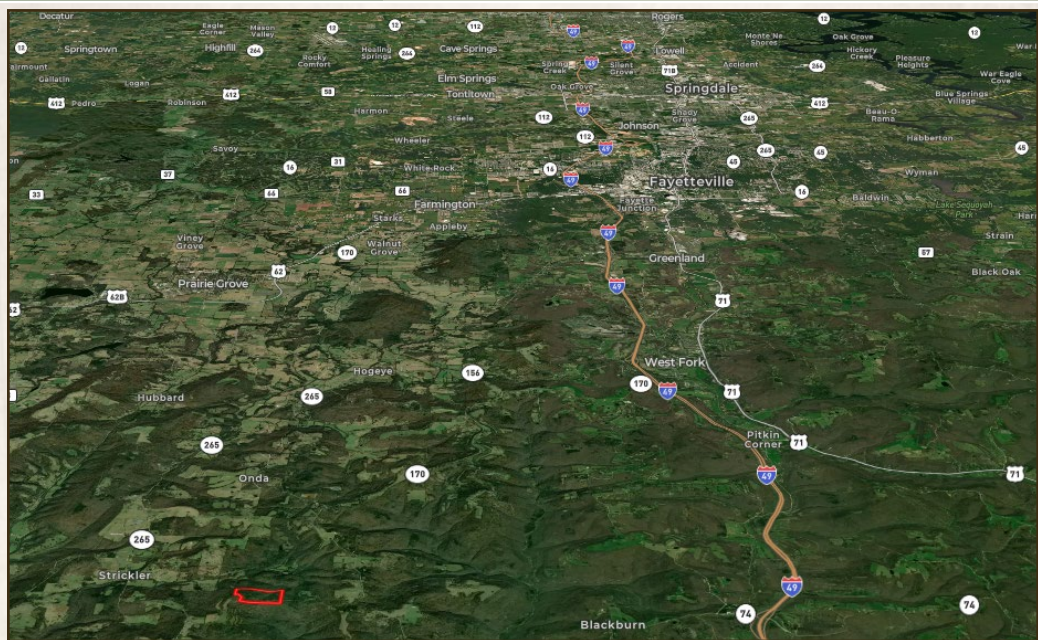
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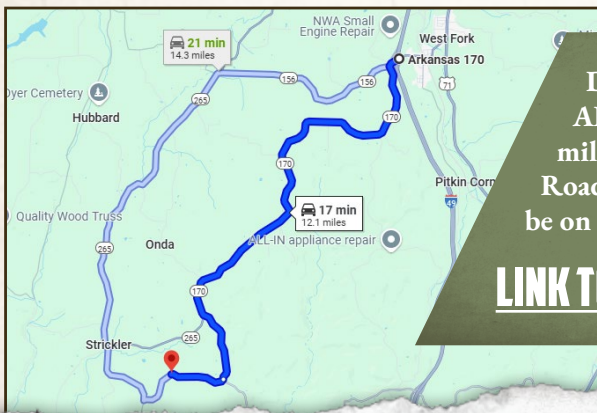


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land id. LINK



Directions From I-49 at West Fork, AR: Travel Hwy 170 West for 10 miles. Turn right on Zinnamon Church Road and in 1.2 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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