

Canehill 120
17329 Archer Road
Canehill, AR 72717

\$1,050,000
120± Acres
Washington County



Canehill 120
Canehill, AR / Washington County

SUMMARY

Address

17329 Archer Road

City, State Zip

Canehill, AR 72717

County

Washington County

Type

Residential Property, Recreational Land, Hunting Land, Timberland

Latitude / Longitude

35.854576 / -94.464117

Taxes (Annually)

\$1,450

Dwelling Square Feet

2,016

Bedrooms / Bathrooms

3 / 2

Acreage

120

Price

\$1,050,000

Property Website

<https://www.mossyoakproperties.com/property/canehill-120-washington-arkansas/119326/>



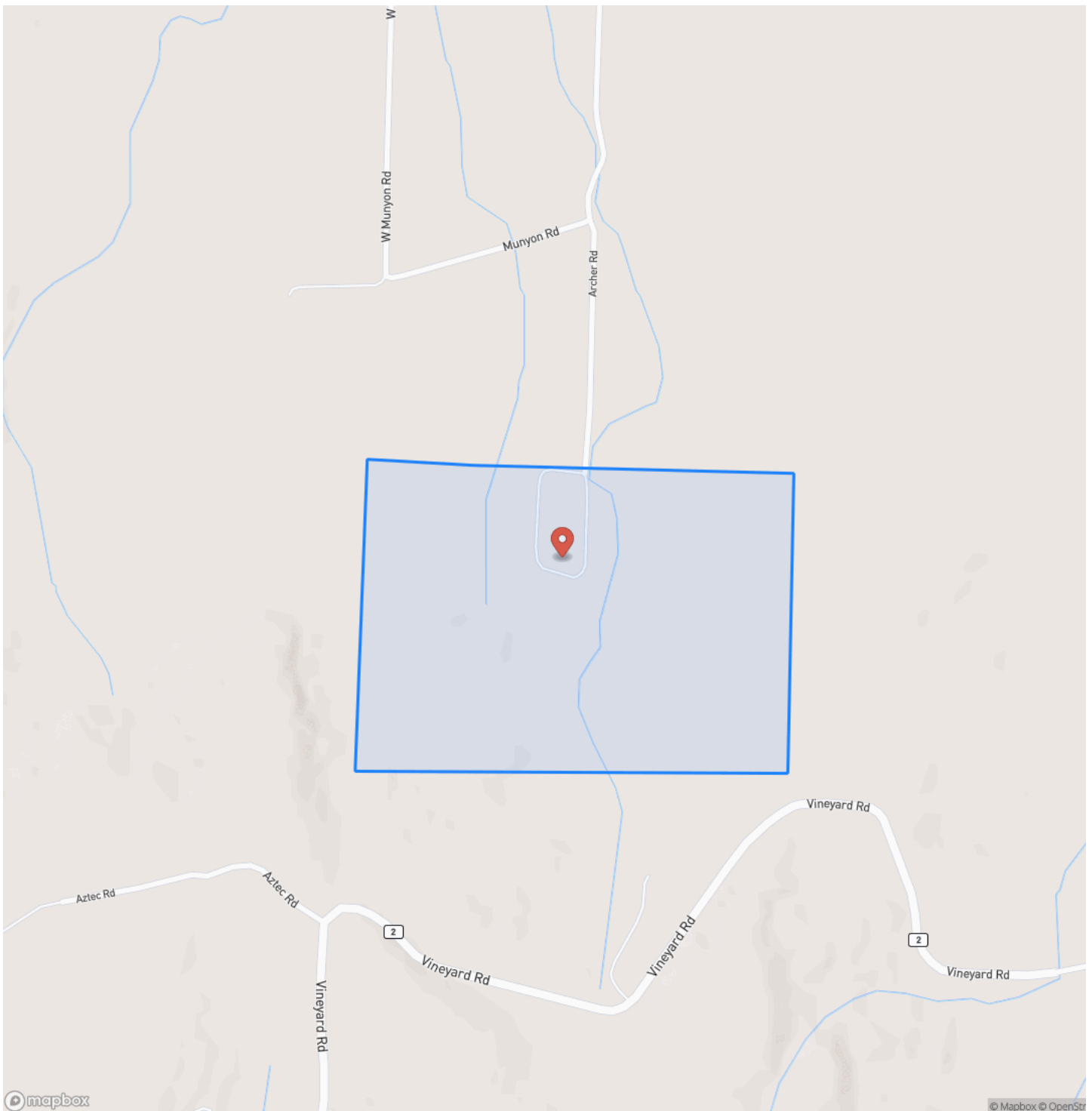
PROPERTY DESCRIPTION

Whether you are looking for a permanent home or a weekend retreat, this property has a lot to offer. Surrounded on three sides by rolling hills and natural forest, the peaceful valley setting is beautiful in all seasons, but stunning in the fall. Minutes from Historic Canehill, the remodeled A-frame home sits just down a well-maintained gravel road with easy access from Fayetteville, Ft. Smith, or Siloam Springs. Nice mixture of woods and open fields along with a pond and wet weather creek, make this a nature lover's dream. Bring your binoculars to see the deer, wild turkeys, birds, butterflies and an occasional bear. ATV trails run throughout the property. The end-of-the-road location offers privacy, seclusion, and peace. The charming cabin has been completely remodeled but retains the 1970s charm with its vaulted ceilings, wall of windows, stone fireplace, and original pine floors. Don't miss the recent (2025) barn conversion with its additional bath, full kitchen, and extra storage. There is City water and a well that is plumbed to supply the A-frame, guesthouse, and gardens.

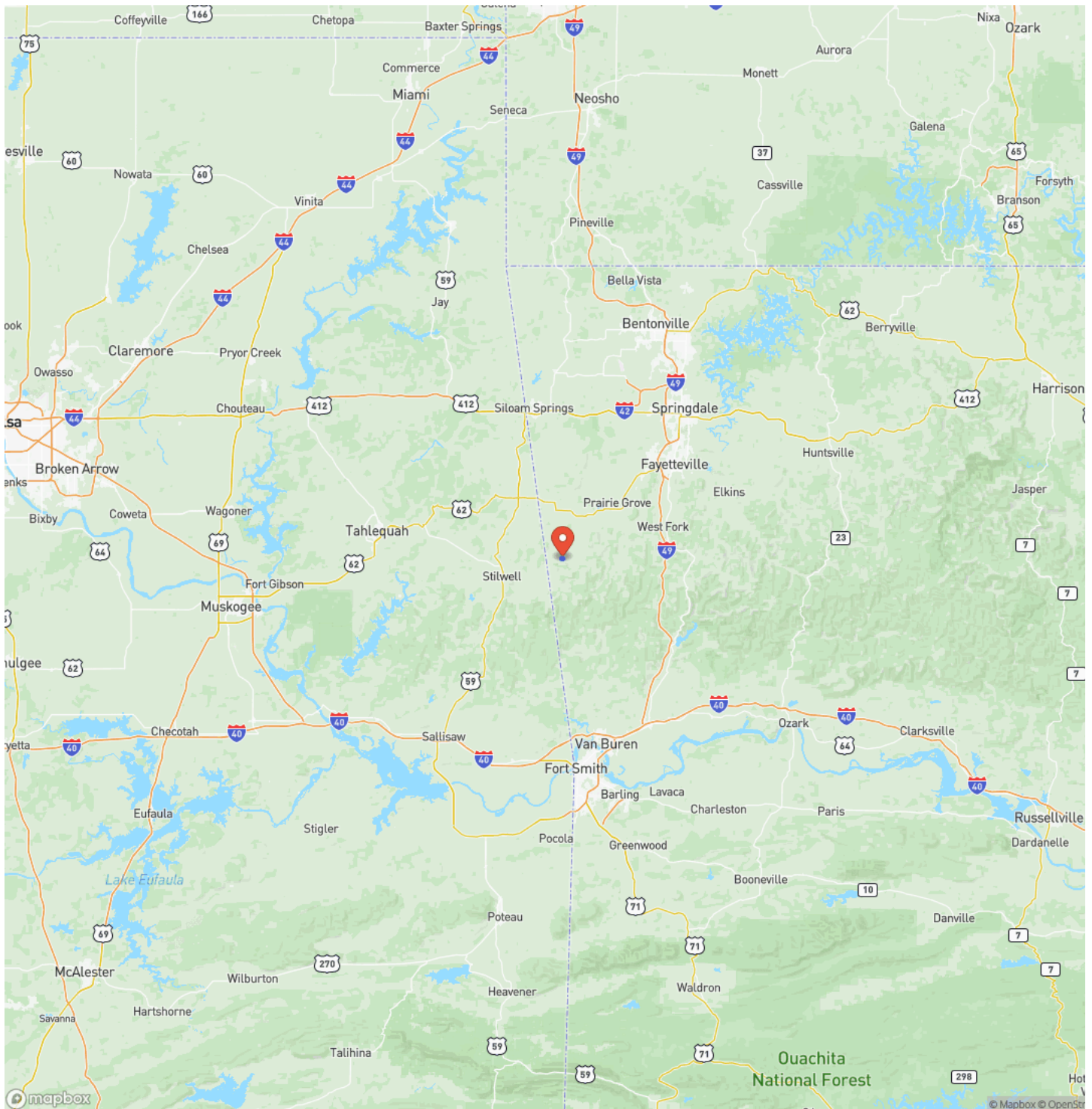
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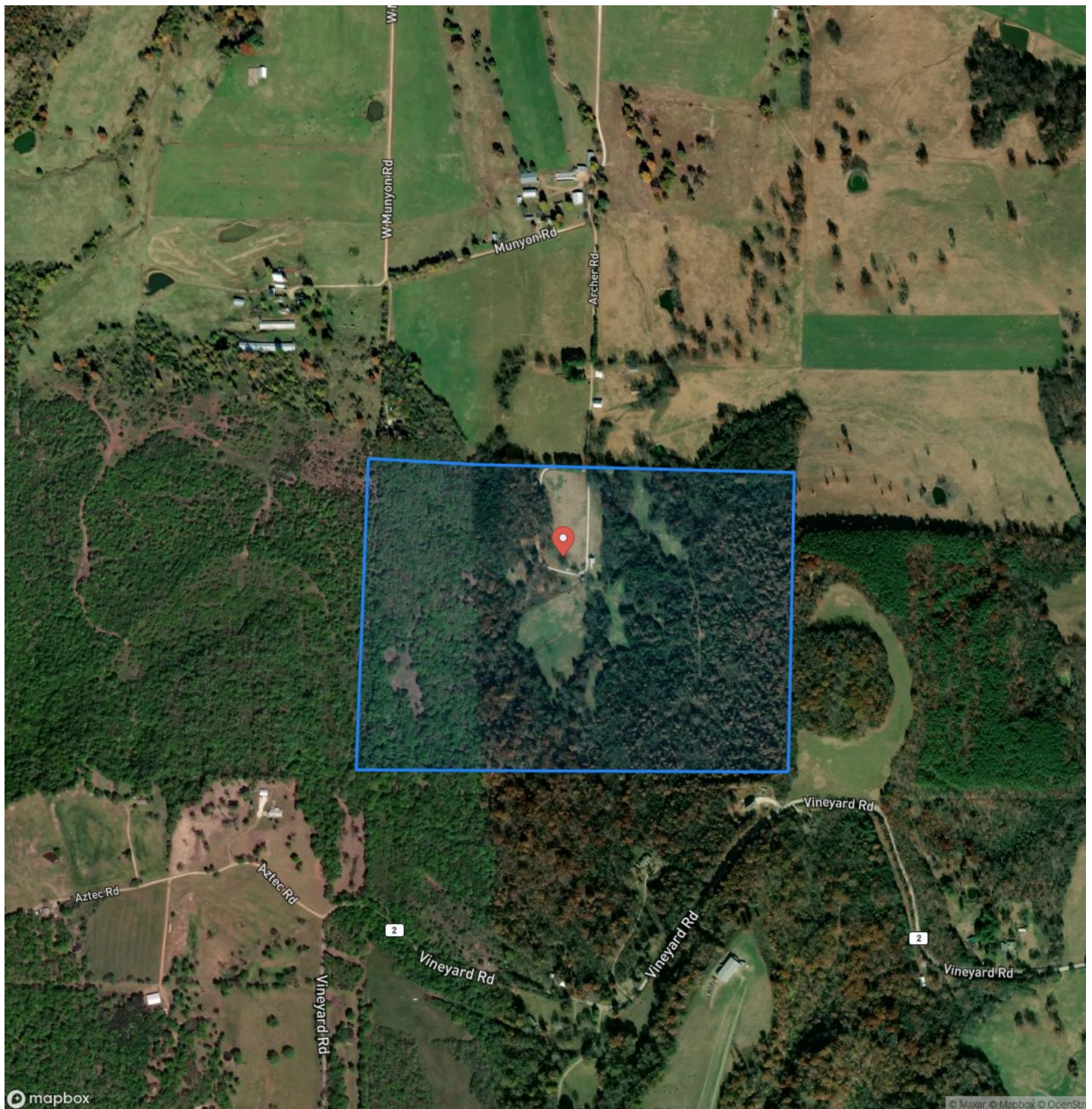
Locator Map



Locator Map



Satellite Map



Canehill, AR / Washington County

For more information contact:



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4210 Frontage Side B Unit F

Fayetteville, AR 72703

NOTES



This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

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