



West Fayetteville Estate Land

West John Garrison Road/CR-858, Fayetteville, Arkansas 72704

David Hill
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PROPERTY OVERVIEW



Sale Price

\$320,000

Offering Summary

Acreage:	8 Acres
Price / Acre:	\$40,000
State:	Arkansas
City:	Fayetteville
County:	Washington
Property Type:	Acreage and Estates

Property Overview

Located just west of Fayetteville on John Garrison Road (CR-858), this 8± acre tract has recently been significantly improved, making it an excellent opportunity for a custom homesite. The property is approximately 20 minutes from Fayetteville and is zoned for the Fayetteville School District, offering a rare combination of privacy, space to roam, and convenience.

The owners have recently invested substantial capital into improving the land. Extensive dirt work created a level, build-ready location for a homesite on the property.

The internal road has been upgraded and graveled, allowing easy vehicle access all the way to the future homesite location, and a newly installed culvert ensures proper drainage and long-term durability of the road.

Additional selective clearing along the front of the property removed underbrush and scrub trees while preserving mature hardwoods, opening up an additional potential homesite closer to the public county road. The tract features a desirable mix of rolling terrain, mature timber, and over two acres of open pasture along the southern boundary, offering multiple build options for a private estate.

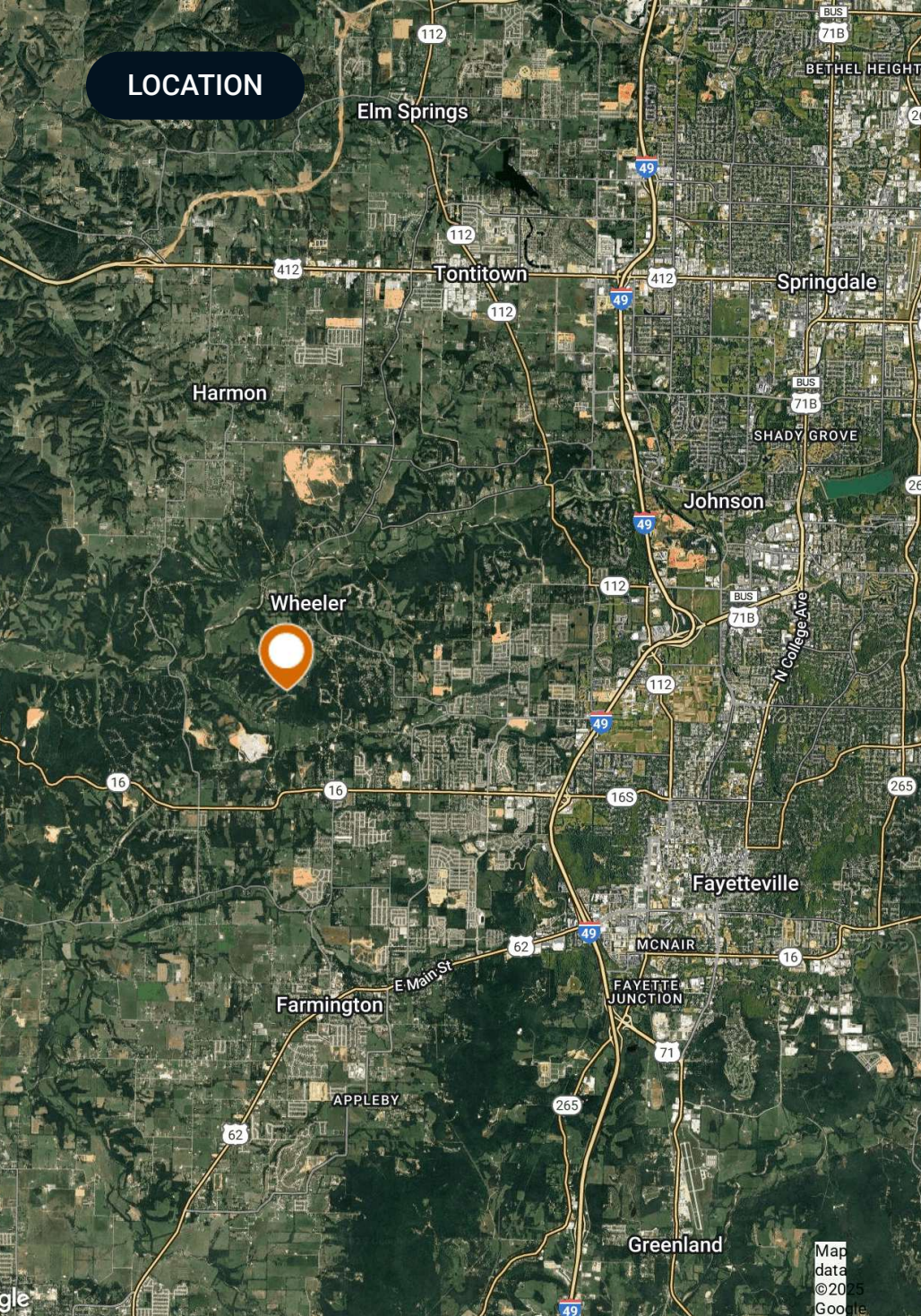
PROPERTY DESCRIPTION



Property Highlights

- Secluded and quiet acreage, perfect for a custom single-family home or private country retreat
- Excellent opportunity to design a long, scenic driveway for added seclusion and estate-style appeal
- Public water lines accessible (Buyer to verify connection)
- Septic system installation required (buyer due diligence recommended) - typical for properties of this size and setting
- Paved road frontage on W John Garrison Rd/CR-858 for easy year-round access while maintaining a tucked-away feel
- Pre-cleared (2+ acres) potential homesite offers a head start for your dream home build

LOCATION



Location & Driving Directions

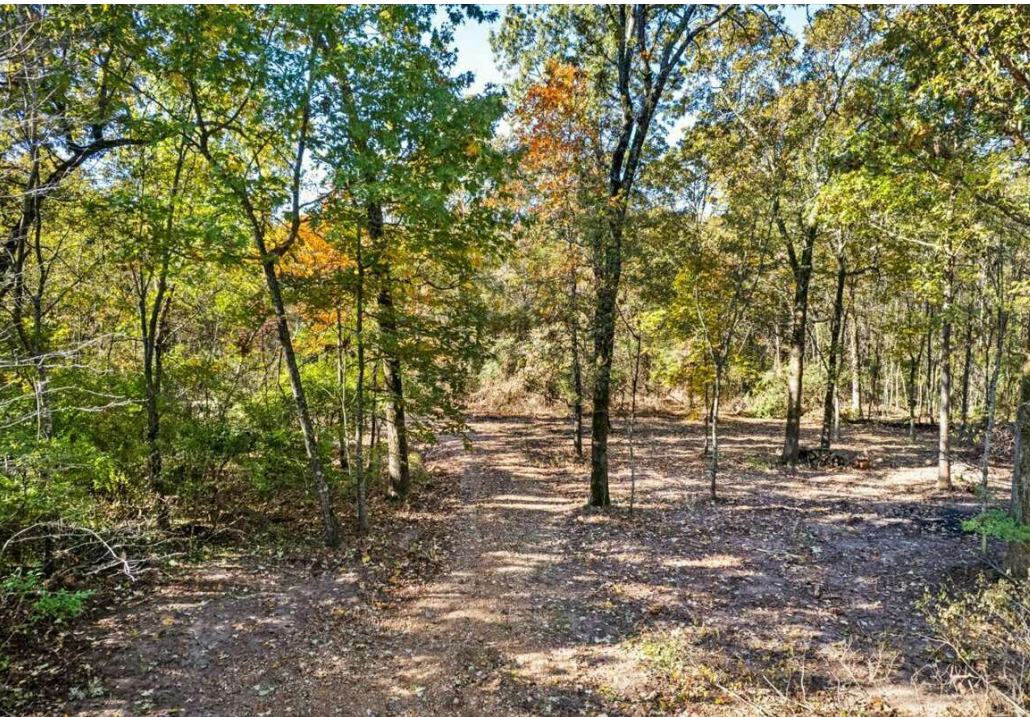
Parcel: 001-17574-006

GPS: 36.1043041405, -94.2642302386

Driving Directions: Contact advisor

Showing Instructions: Contact advisor

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



David Hill

Regional Managing Director

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AR #SA00096860

Professional Background

David Hill is the Regional Managing Director and Land Advisor at Saunders Real Estate in Fayetteville, Arkansas, where he leads the firm's efforts across the entire state.

With over a decade of experience in sales and business development, David brings a strategic and client-focused approach to land brokerage. Before transitioning into real estate, he spent three years selling oil and gas equipment, and later helped launch and grow a recruiting agency, scaling the team from four to more than seventy employees.

David works closely with landowners, investors, and developers to source opportunities that fit their unique goals. He values long-term relationships over transactions and has built a strong network of clients who trust his guidance and local expertise.

A University of Arkansas graduate, David earned a Marketing degree from the Sam M. Walton College of Business. He was an active member of the Omega Omega chapter of Sigma Chi, where he built friendships and connections that continue to shape his personal and professional life.

David's faith is central to everything he does, and he brings those values into his work and relationships. He lives in Fayetteville with his wife, Alex, their daughter, Halle, and their bird dog, Tess. When he's not working, he enjoys golfing, hunting, fishing, and spending time with his family.

David specializes in:

- Row Crop Farmland
- Residential Development Land
- Transitional Development Land
- Cattle Ranches
- Recreational & Hunting Properties
- Timberland
- Poultry Farms

ADVISOR BIOGRAPHY



Kennon Jones

Associate Advisor, Research Analyst

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Professional Background

Kennon Jones is an Associate Advisor at Saunders Real Estate.

Originally from Dumas, Kennon specializes in the sale of agricultural, recreational, and timberland properties across Arkansas. He brings a deep understanding of rural communities and land use, shaped by his lifetime spent in and around the state's farming and outdoor traditions.

Before becoming a licensed advisor, Kennon served on the Saunders Real Estate Research Team, where he gained hands-on experience analyzing market trends, verifying land sales, and supporting property valuations throughout the region. His work also contributed to the Lay of the Land® Market Report, an annual data-driven publication that delivers a detailed examination of land sales and market trends across key regions.

Kennon earned his B.S.B.A. in Financial Management from the Sam M. Walton College of Business at the University of Arkansas. While in college, he held leadership roles in Sigma Chi and the Razorback Chapter of Ducks Unlimited, where he led fundraising initiatives supporting conservation and charitable causes across the state.

Now transitioned into an advisory role, Kennon continues to contribute to the research and marketing teams at Saunders Real Estate while building strong relationships with clients across Arkansas.

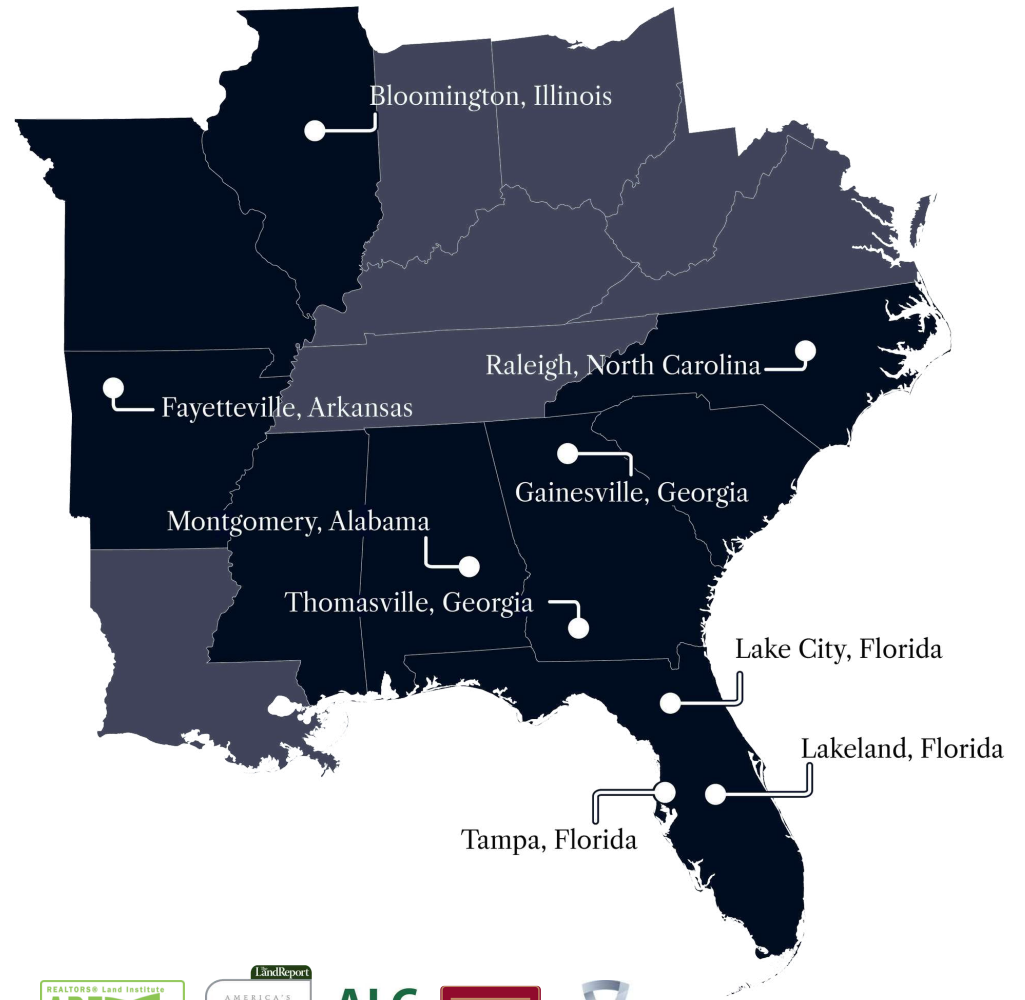
Outside of work, Kennon enjoys hunting, fishing, and training his dog, Colt. He is a proud member of Fellowship Bible Church in Fayetteville.

Kennon specializes in:

- Farms & Cropland
- Hunting & Recreational Land
- Timberland



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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