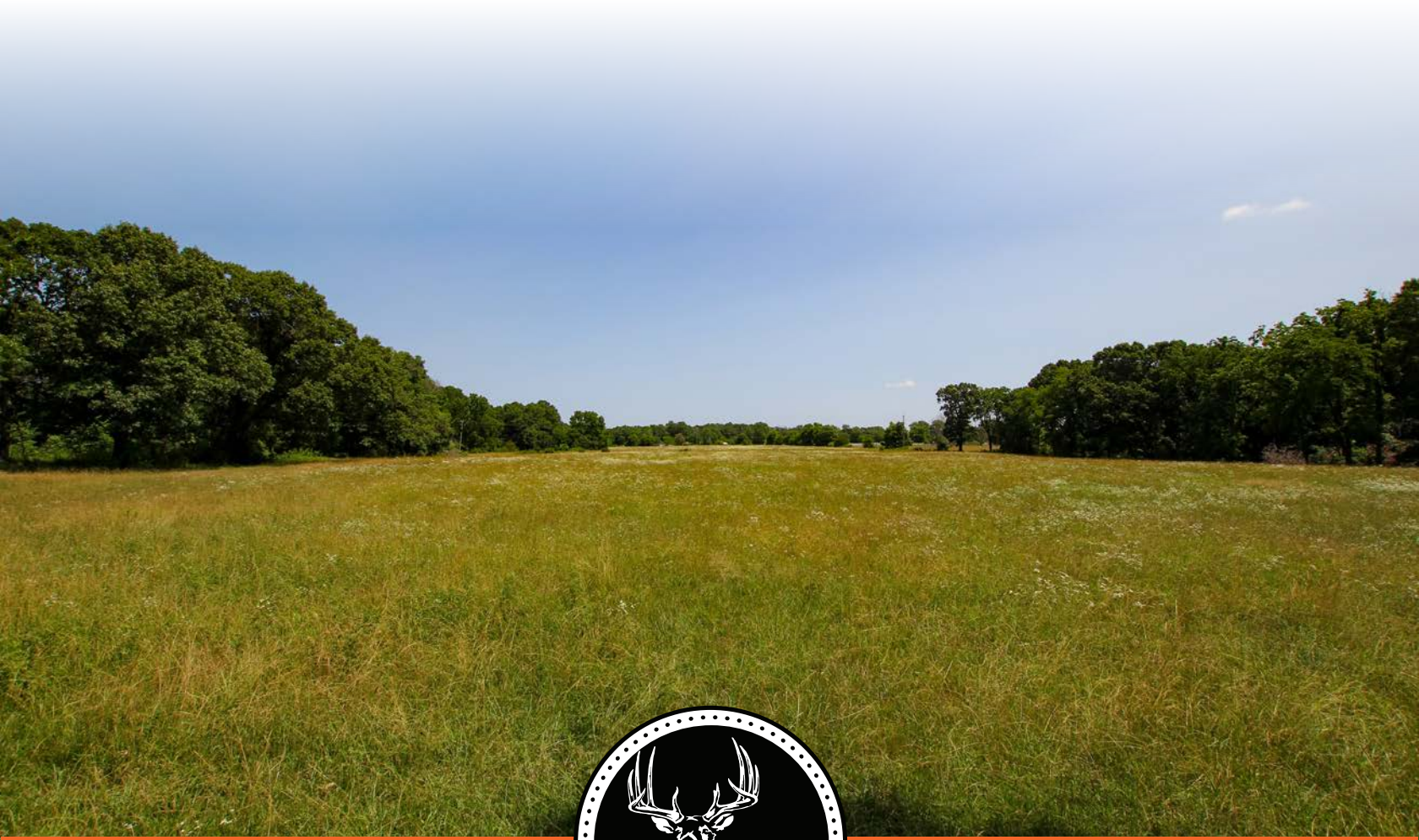


MIDWEST LAND GROUP PRESENTS

47 ACRES IN

BENTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEVELOPMENT POTENTIAL BETWEEN ROGERS AND PEA RIDGE

This beautiful, gently rolling farm ground has finally been surrounded by the communities of Rogers, Pea Ridge, and Little Flock. Now high development potential exists along paved Landers Road, with full utilities on site and over a 1/4 mile of road frontage. The southern portions of the property contain the original homesite and approximately 1,000' of the spring-fed headwaters of Brush Creek. Despite the beautiful creek, there are no

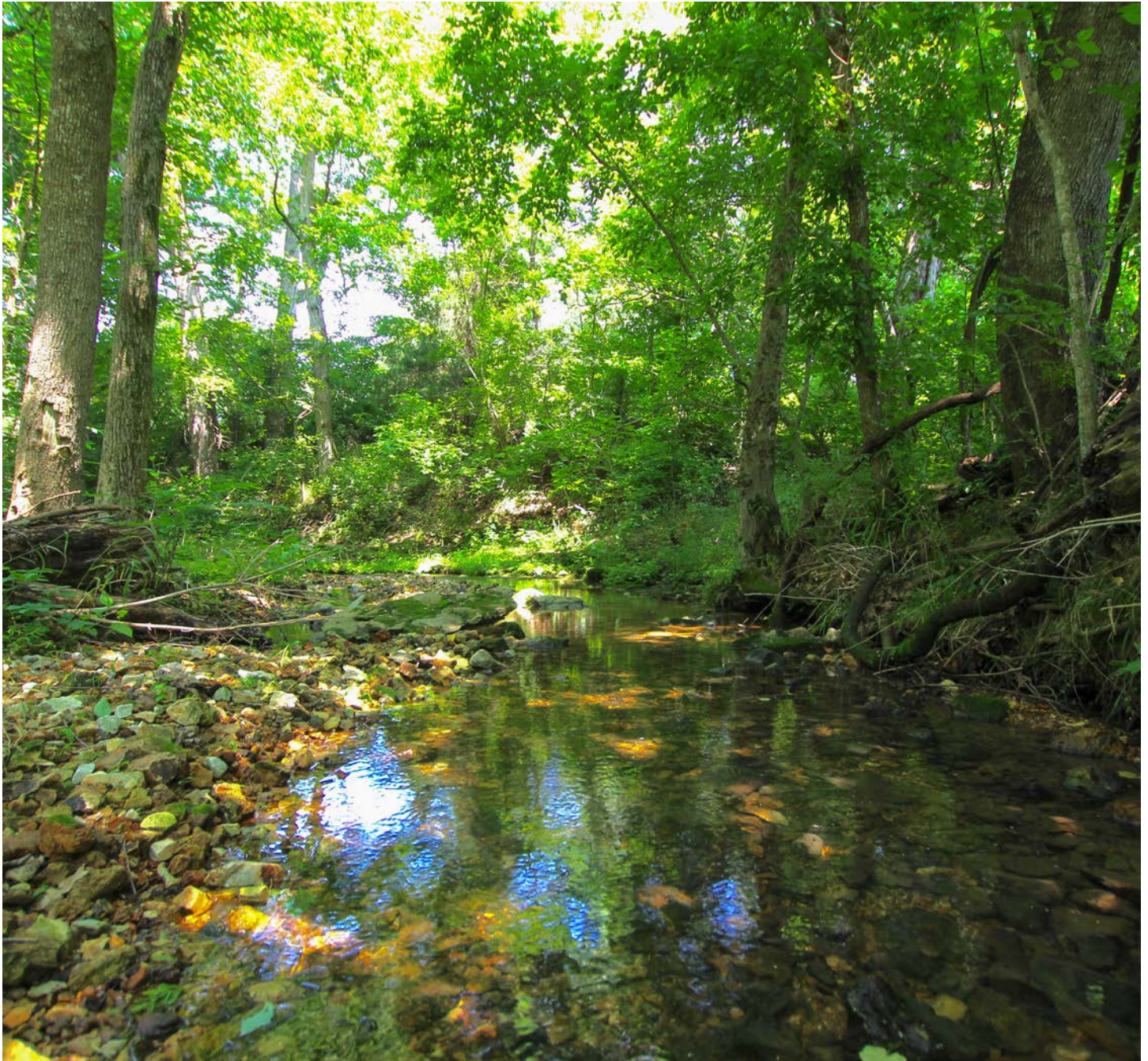
floodplain issues to contend with from a development perspective. The central and northern portions of the property are primarily flat hayfields, with a couple of gorgeous ridges full of old-growth timber. Multiple access points, and rapidly growing area, and a very high percentage of useable terrain make this an ideal acreage for the investor or developer. Call today for a private tour.



PROPERTY FEATURES

PRICE: **\$1,225,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **47**

- Utilities at the road
- Over 1/4 mile of paved road frontage
- Flat terrain
- Spring-fed creek
- Mature, aesthetic timber stands
- Functional residence on-site for temporary or renovated housing
- Less than 10 min to downtown Rogers
- Less than 10 minutes to Pea Ridge
- Less than a mile from US Highway 62
- Over 20 acres already cleared



47 +/- ACRES OF DEVELOPMENT POTENTIAL



FUNCTIONAL RESIDENCE

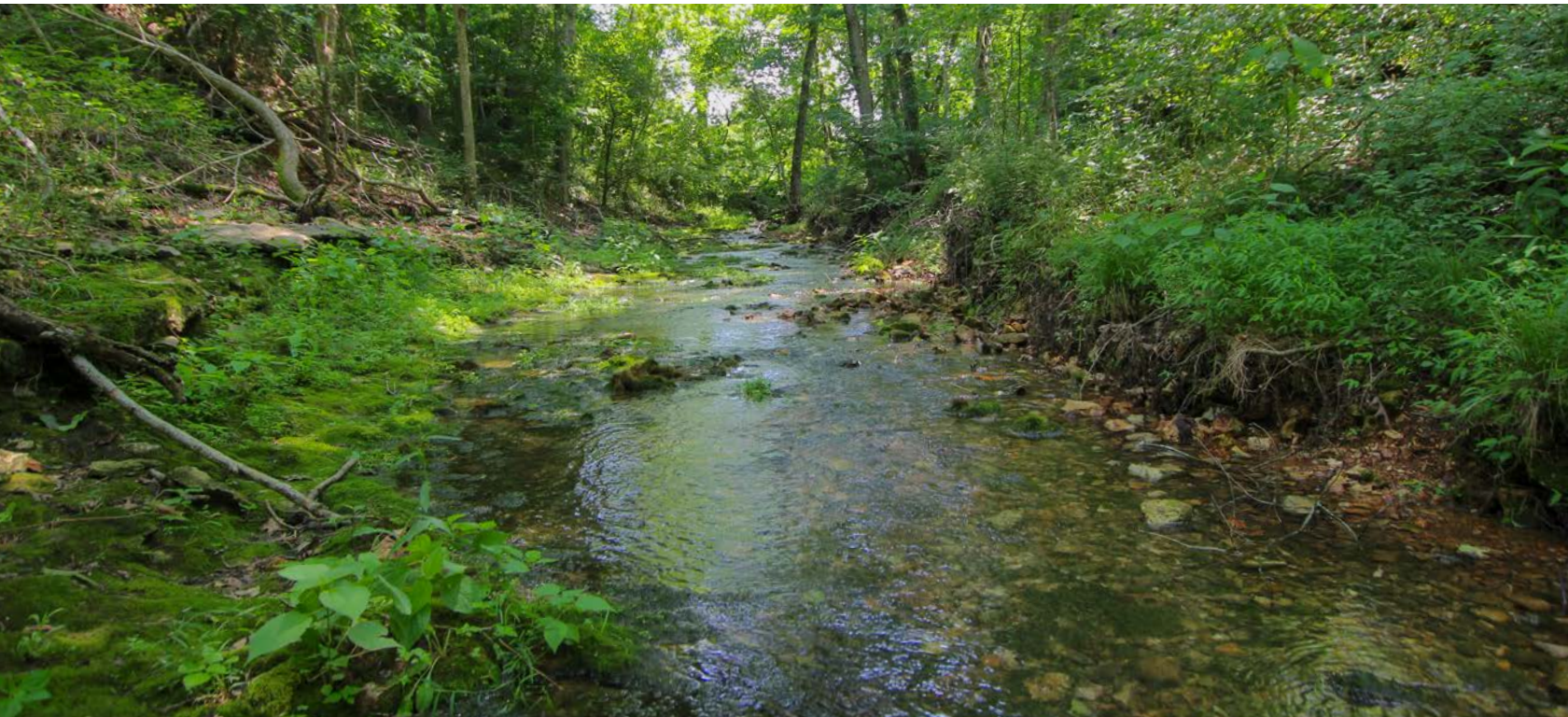
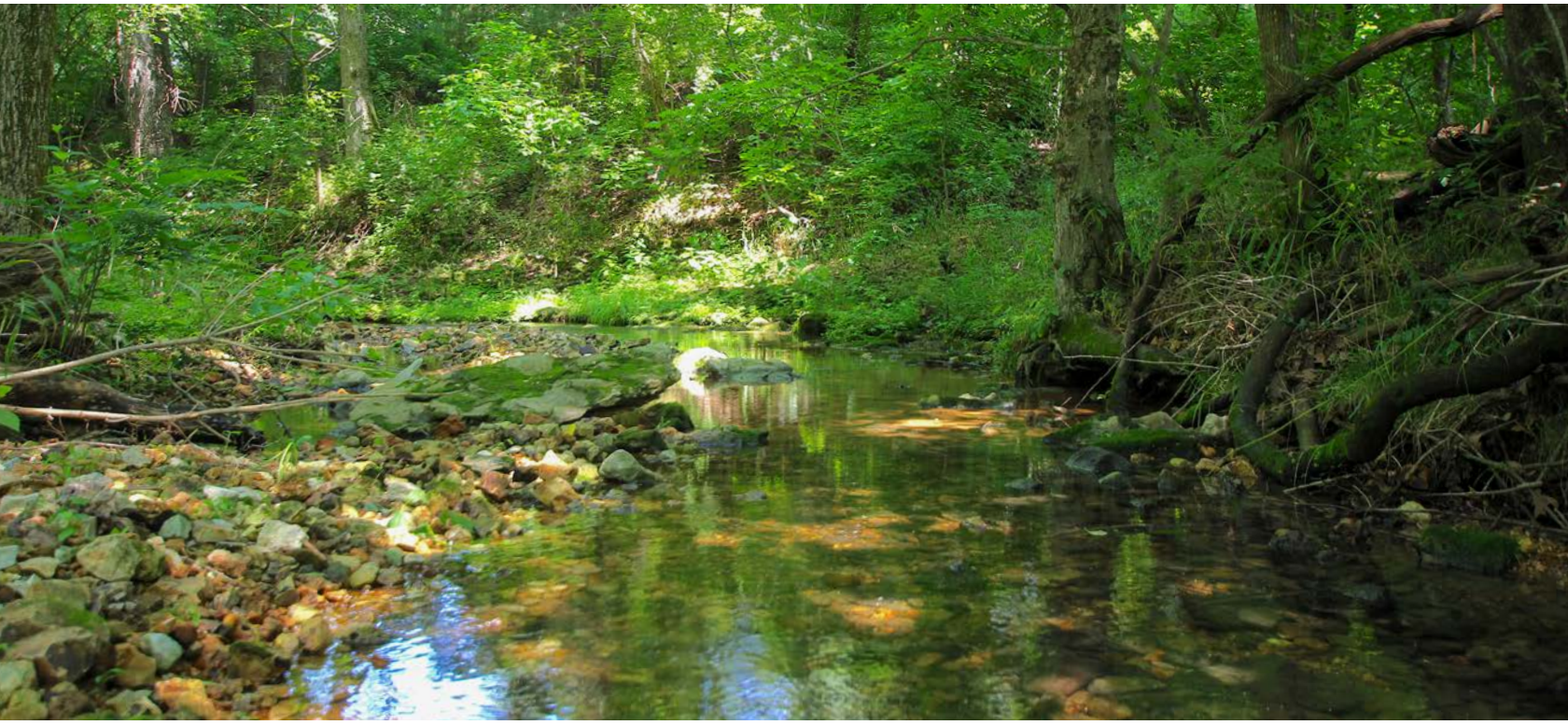


MATURE TIMBER STANDS

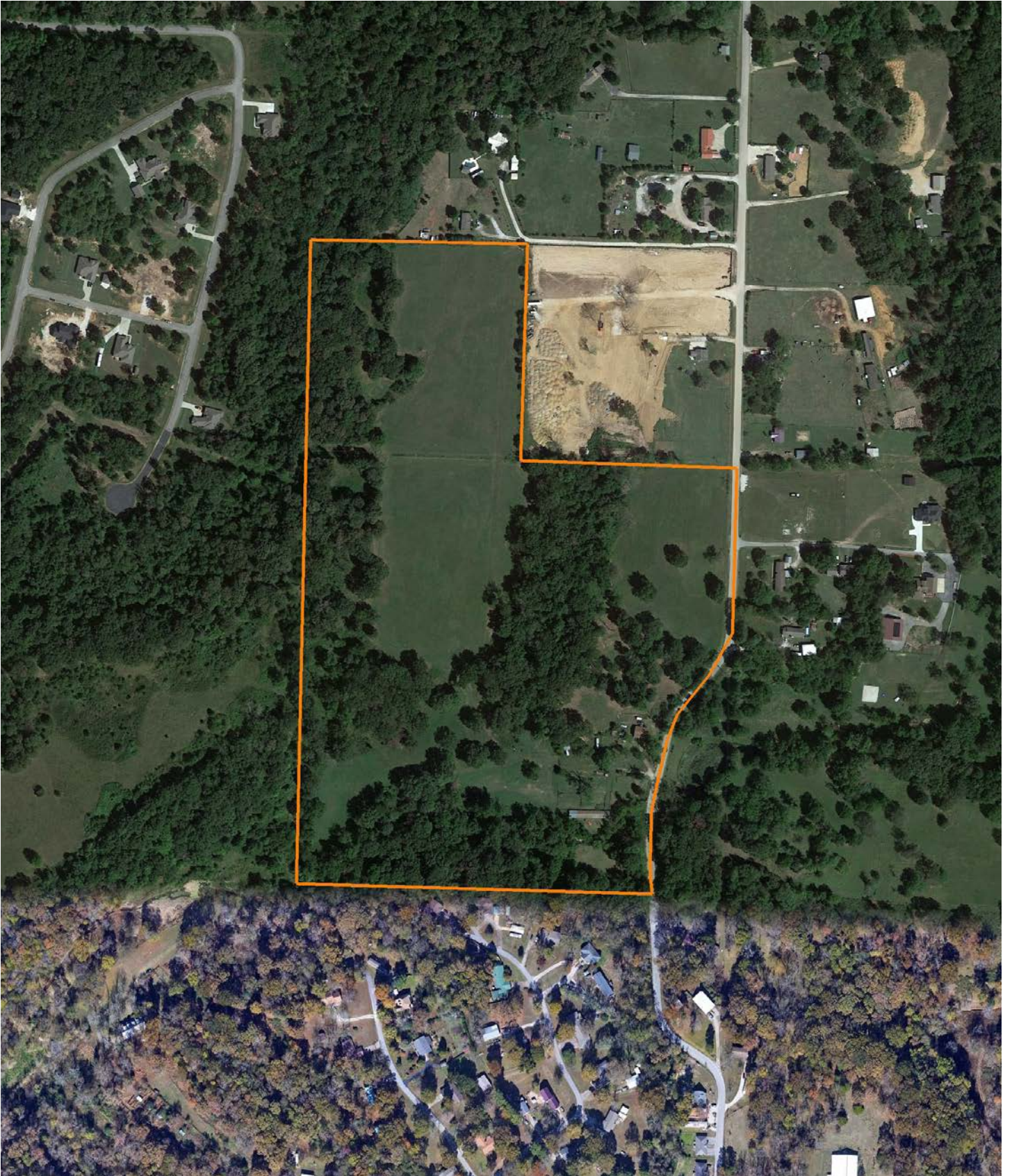


SPRING-FED CREEK

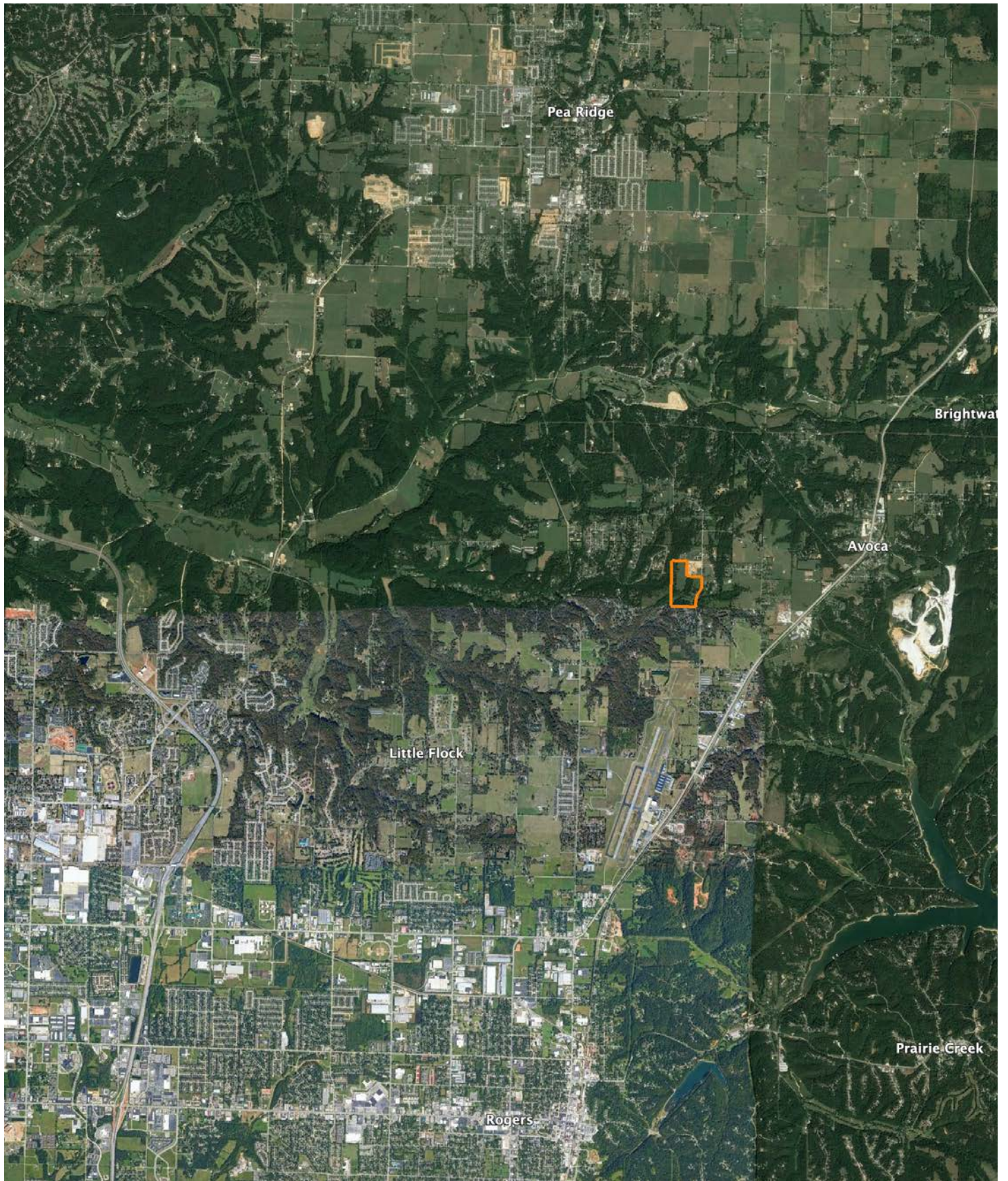
The southern portions of the property contain the original homesite and approximately 1,000' of the spring-fed headwaters of Brush Creek. Despite the beautiful creek, there are no floodplain issues to contend with from a development perspective.



AERIAL MAP



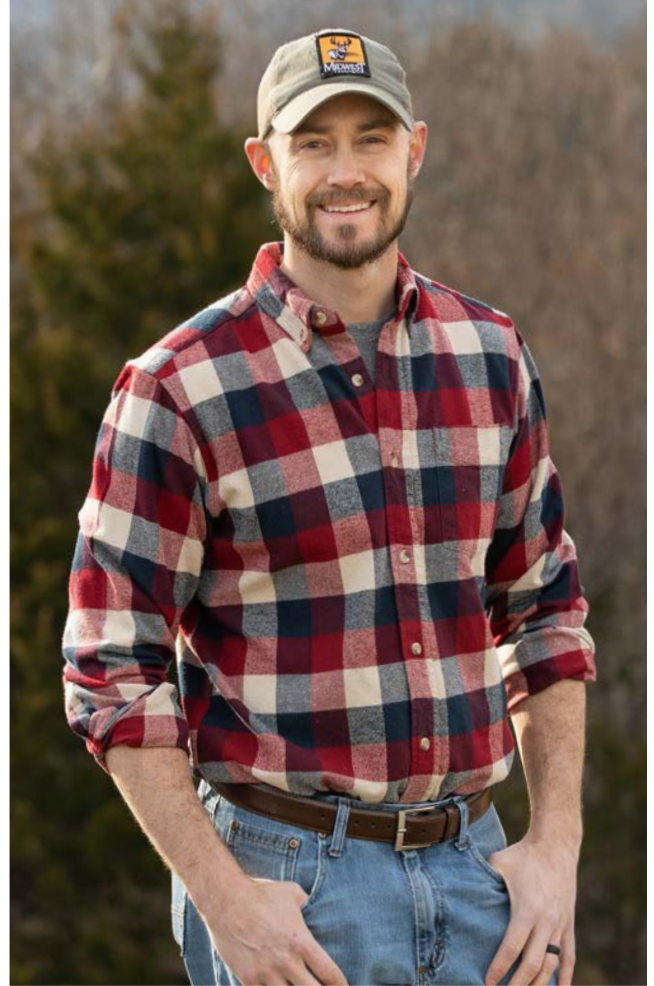
OVERVIEW MAP



AGENT CONTACT

A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



MAX FARRELL,
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