

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

BENTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

10 SURVEYED ACRES WITH SUITABLE BUILD SITE CONVENIENT TO BEAVER LAKE

This beautiful 10 acre tract is ready and waiting to become your new homesite! At only 25 minutes from Rogers, and 35 minutes from the Bentonville square, it can easily accommodate a primary residence or getaway structure near the lake. Under 10 minutes to multiple boat ramps, yet providing a secluded feel down the cozy and quiet Knabenschuh Road. In addition, the timber consists of primarily large, mature hardwoods, and is teeming with deer and other wildlife. The uppermost

couple of acres from which you enter the property have also been recently cleared and scraped with a dozer, allowing for several options of where to position a home, and a gated drive is already installed. Further clearing will create the potential for seasonal scenic views, and an aesthetic wet-weather creek is at the bottom of the property. Affordable lake-area lots can be difficult to find, so call today to arrange a tour of this great property!



PROPERTY FEATURES

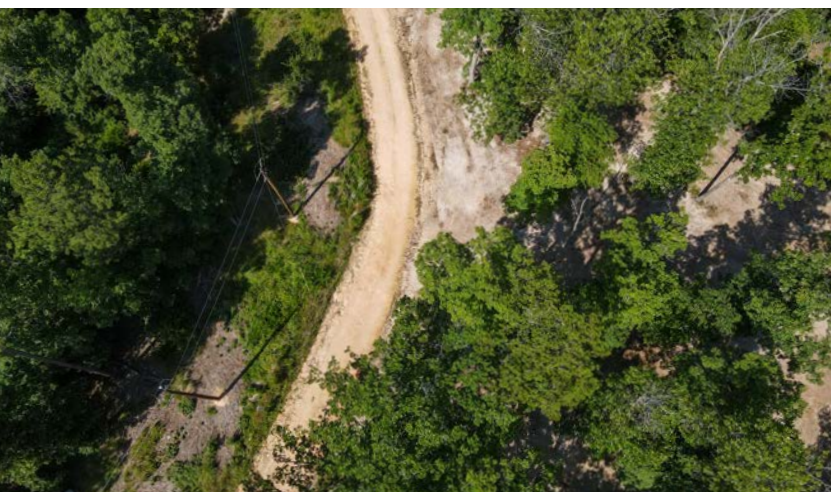
PRICE: **\$169,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **10**

- Electricity
- Mature timber
- Recent clearing for a head start on construction
- Seasonal views
- Wet-weather creek
- 0.6 mile off pavement
- Seclusion
- Abundant wildlife
- Newly installed gate
- Convenient to Ventris and Lost Bridge boat ramps
- 25 minutes to Rogers
- 35 minutes to Bentonville square
- 10 minutes to the Garfield Short Stop



CLEARED BUILD SITE

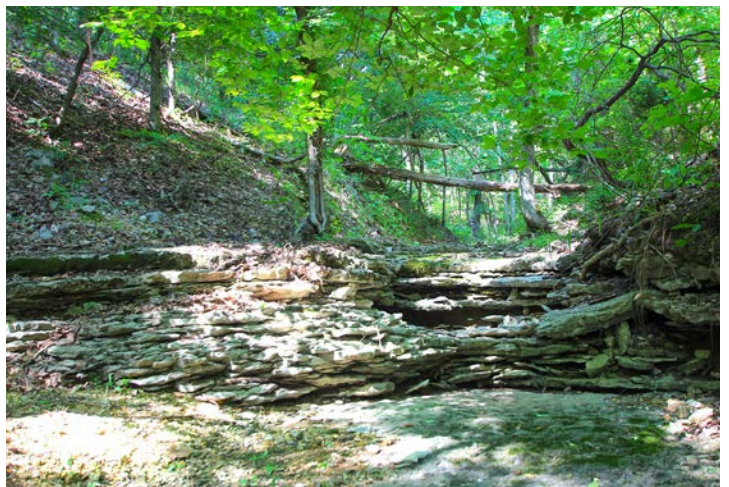
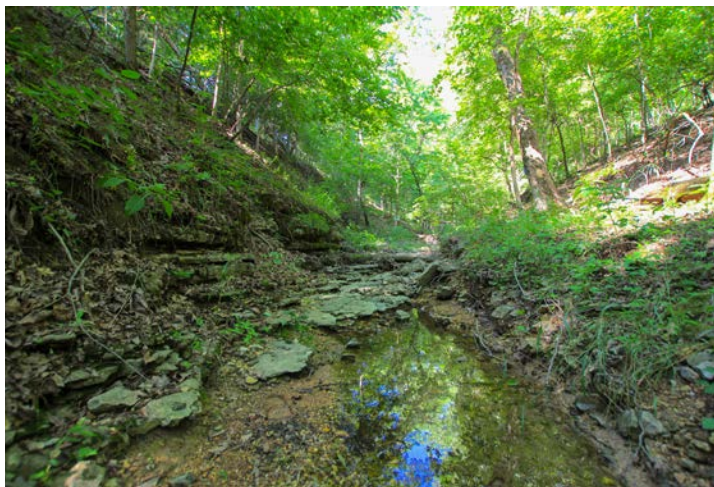
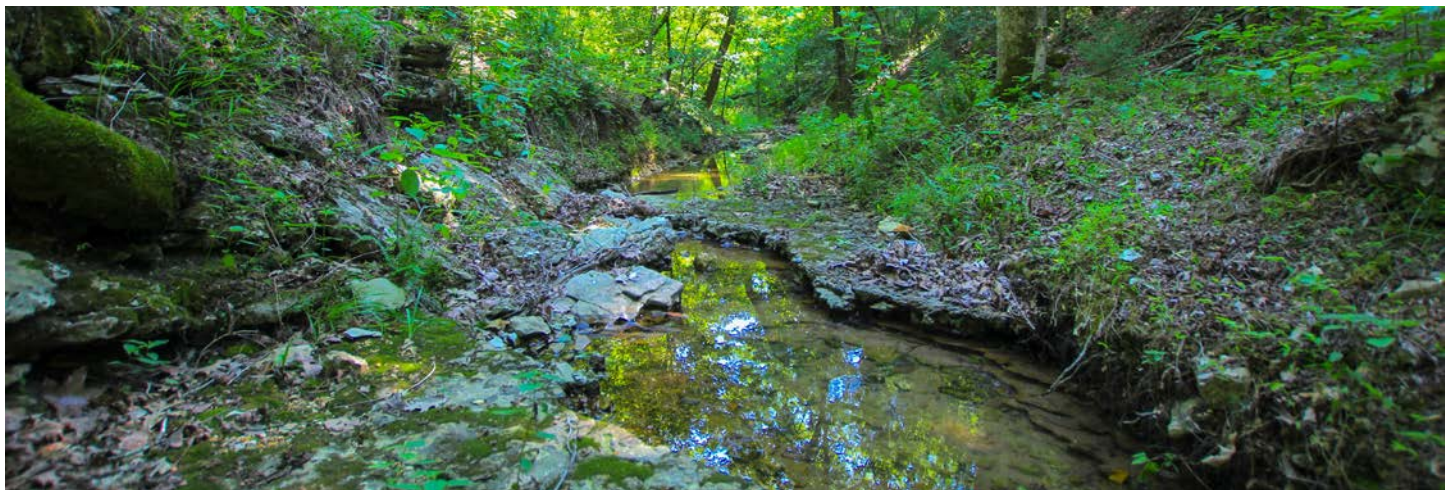
The uppermost couple of acres from which you enter the property have also been recently cleared and scraped with a dozer, allowing for several options of where to position a home, and a gated drive is already installed.



MATURE TIMBER



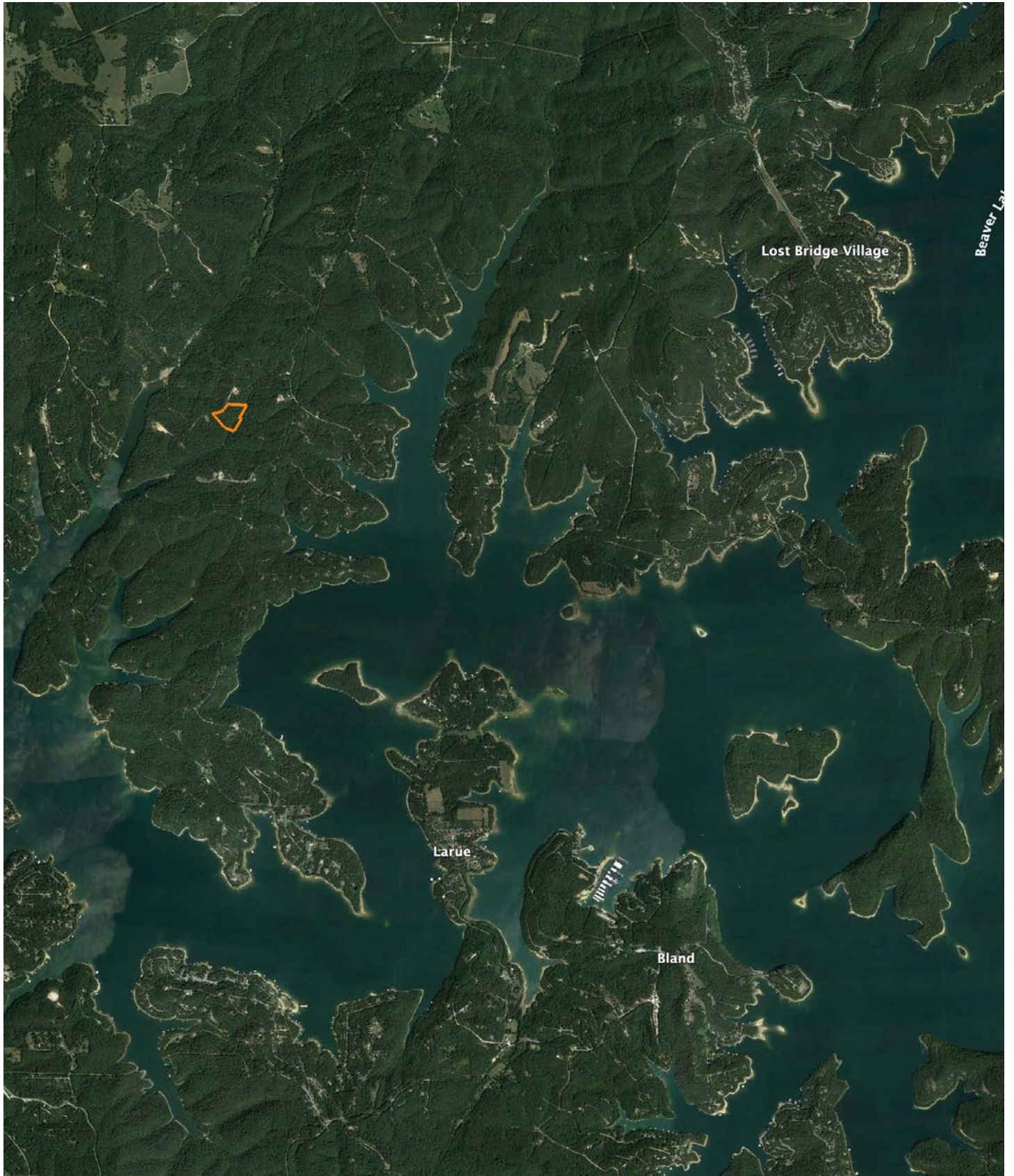
WET WEATHER CREEK



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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