

MIDWEST LAND GROUP PRESENTS



20.9 ACRES
BENTON COUNTY, AR

Misty Meadows, Garfield, Arkansas, 72732



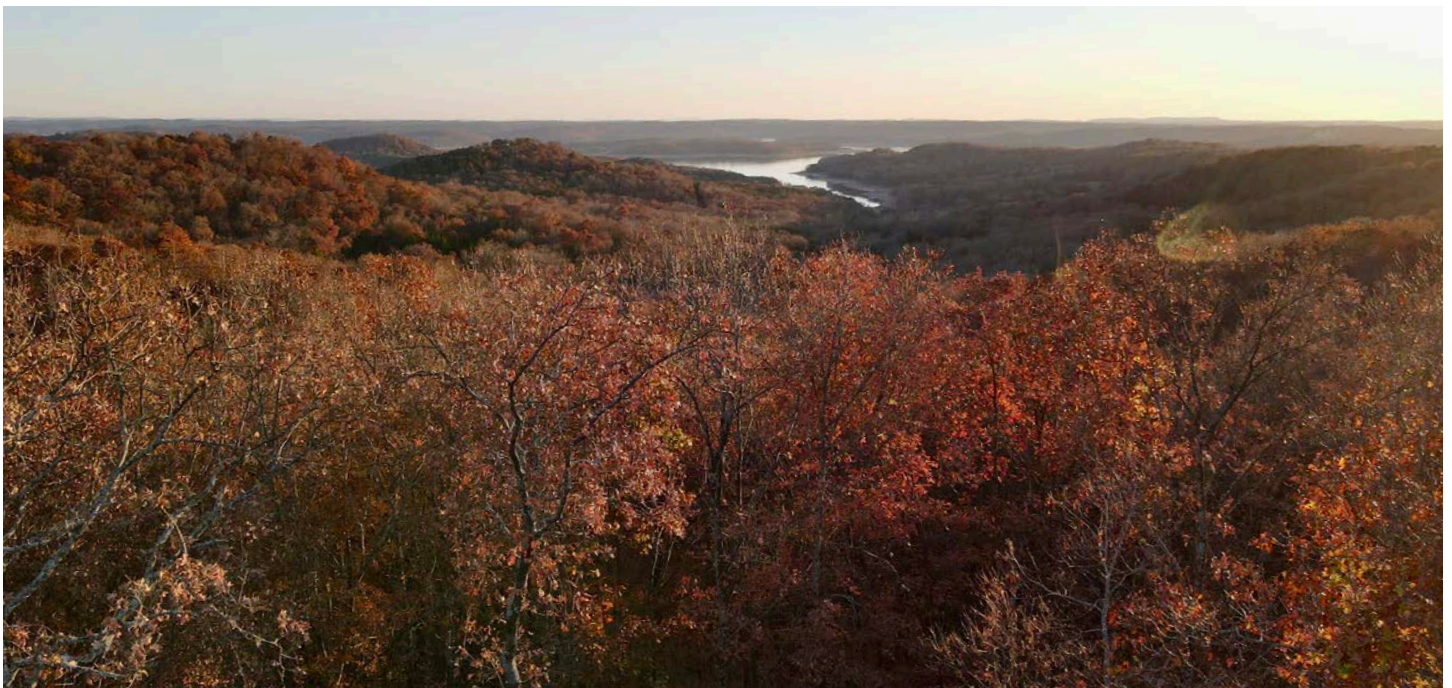
MIDWEST LAND GROUP IS HONORED TO PRESENT

20.9 +/- ACRES NEAR BEAVER LAKE WITH LAKE VIEW AND BUILD SITES

Discover the epitome of tranquility on 20.89 +/- acres of pristine land in the heart of Benton County, Arkansas. This remarkable parcel, boasting a harmonious blend of natural beauty and strategic location, is an invitation to create your very own dream escape. Revel in the serenity of Arkansas's Illustrious Beaver Lake. Nestled near the shores of Beaver Lake, this parcel provides not only a scenic panorama but also the opportunity for water-based recreational activities with the boat ramp and marina just minutes down the road, creating an idyllic backdrop for your retreat. Accessibility meets seclusion, as the property is conveniently located just off the paved road. Enjoy the ease of access while retaining the privacy and tranquility that this expansive land provides. Modern convenience seamlessly integrates with nature,

as electric availability on the property ensures that you can bring your vision to life without compromise. Build your dream home or cabin with the assurance of essential services. Rogers is just 30 +/- minutes and Fayetteville is 45 +/- minutes away!

There are multiple build sites awaiting your architectural aspirations, each offering amazing views that capture the essence of the surrounding beauty. Whether you're envisioning a hilltop retreat or a lake view sanctuary, the options are as diverse as the land itself. Don't miss out on your opportunity to buy this one-of-a-kind Benton County, Arkansas property. Give Koltin a call today and schedule your viewing at (479) 244-5535.



PROPERTY FEATURES

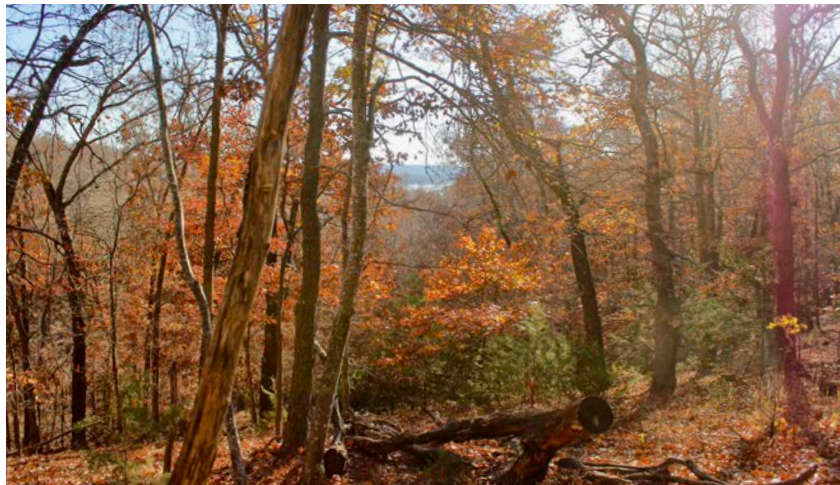
PRICE: **\$325,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **20.9**

- Mountain views
- Lake views
- Easily accessible
- Power on the property
- Diverse topography
- Minutes from the boat ramp
- Great build sites
- Tons of wildlife
- 30 +/- minutes from Rogers
- 35 +/- minutes from Bentonville
- 45 +/- minutes from Fayetteville



26 +/- ACRES

Discover the epitome of tranquility on 26.1 +/- acres of pristine land in the heart of Benton County, Arkansas.



MOUNTAIN VIEWS

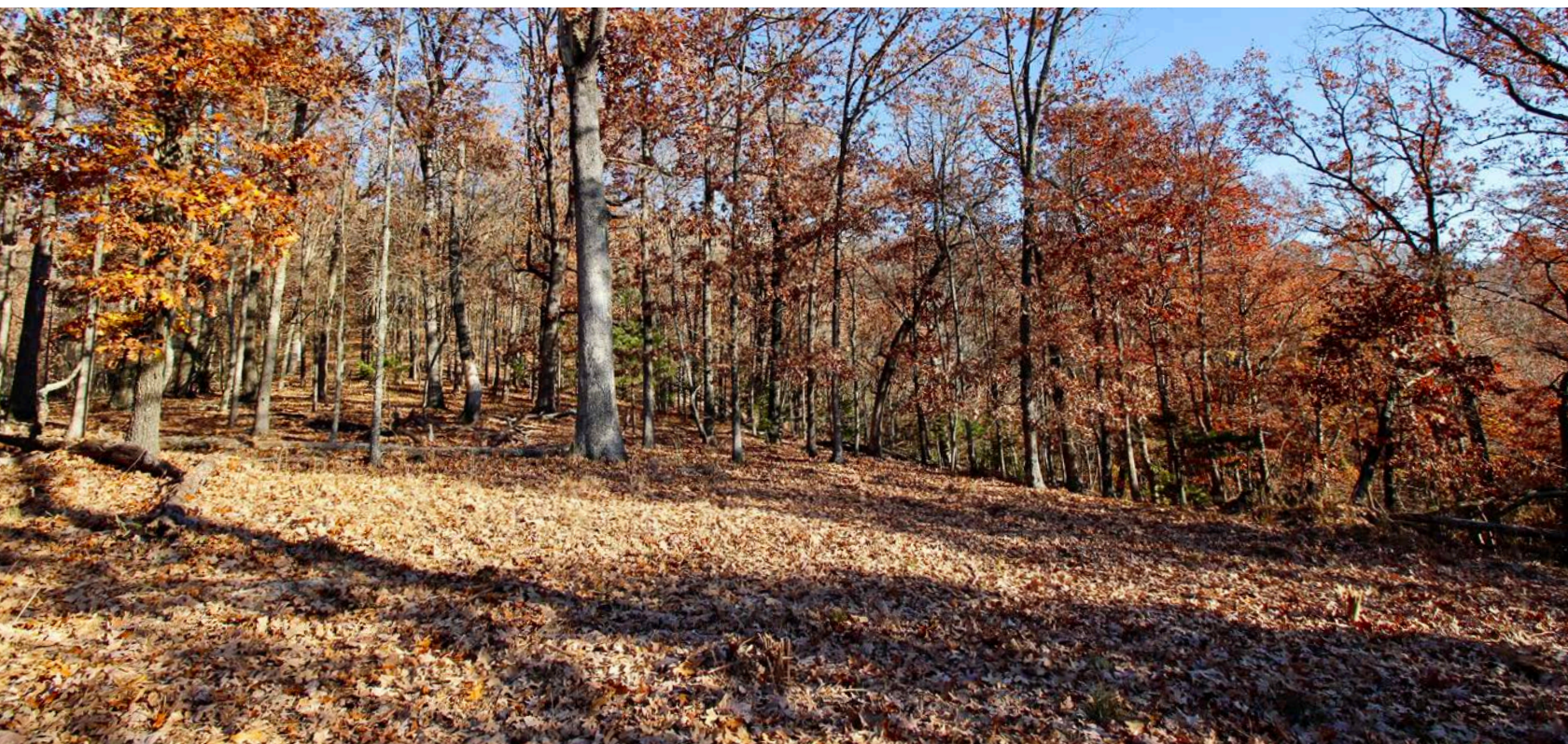
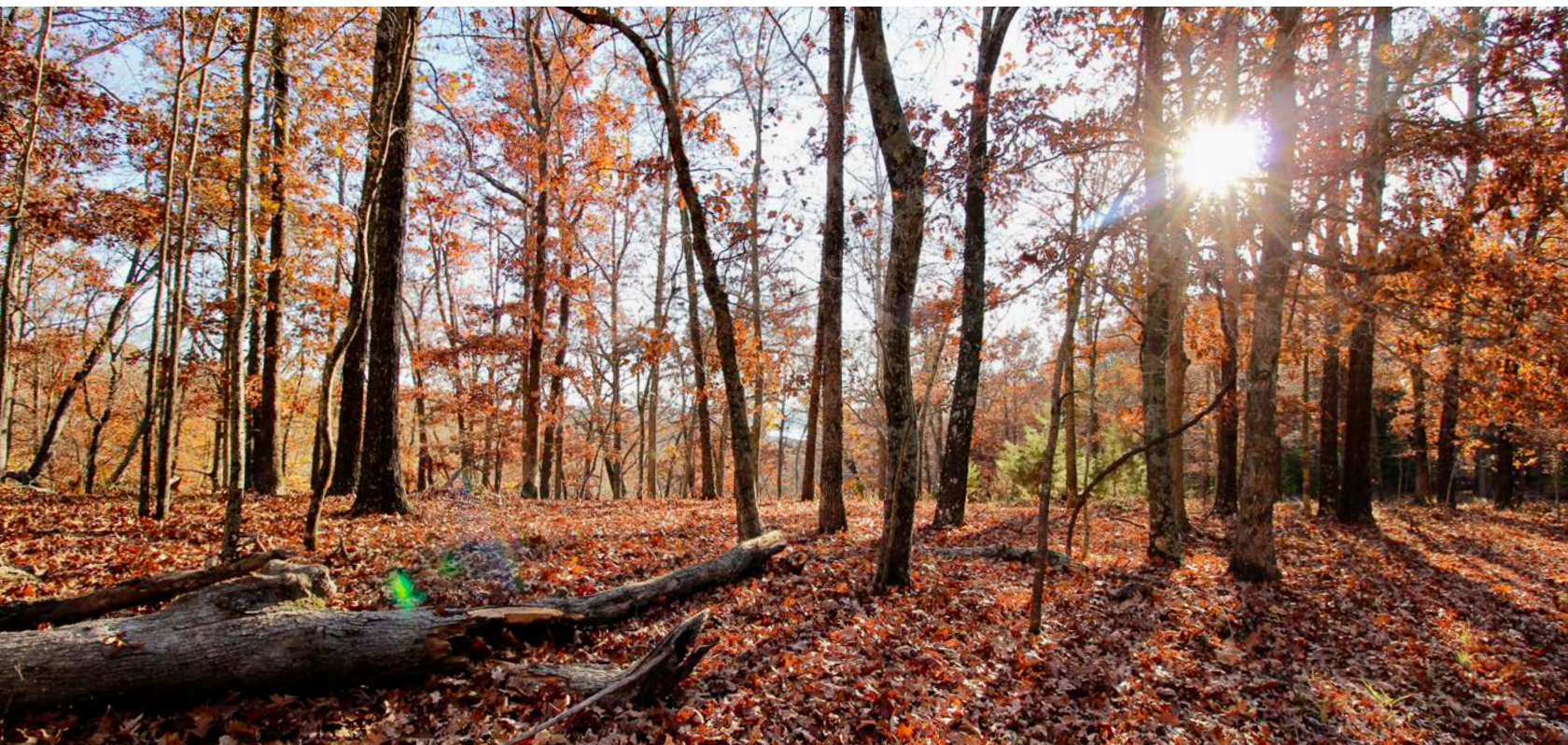


LAKE VIEWS



GREAT BUILD SITES

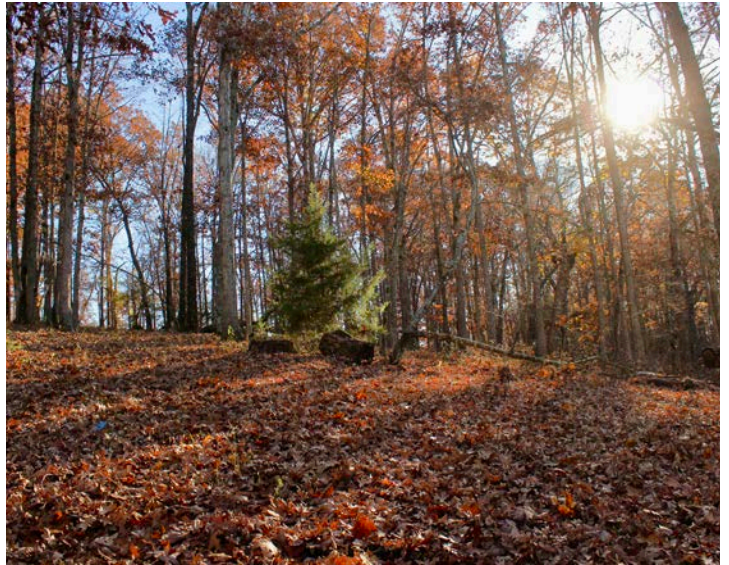
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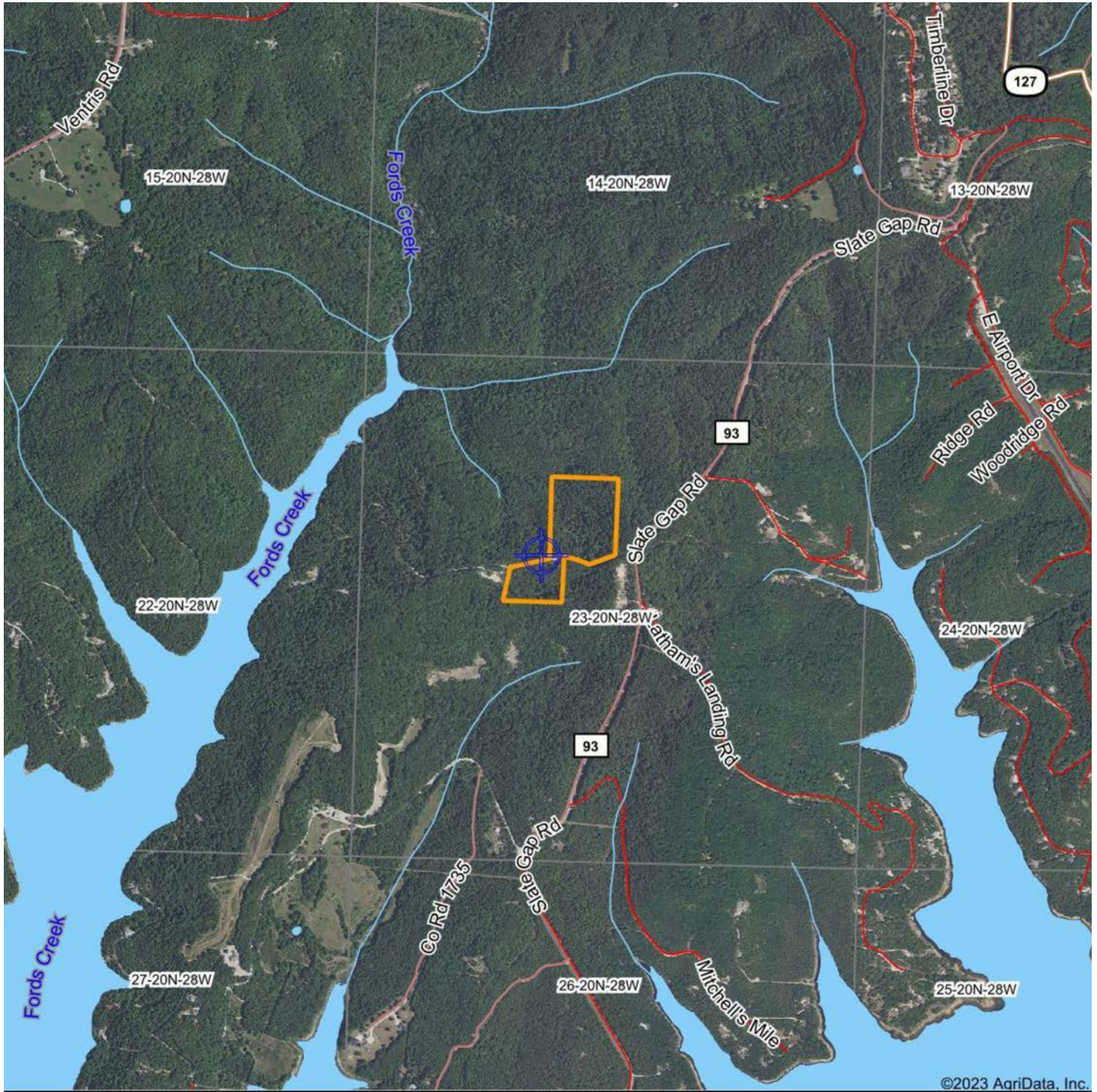
EASILY ACCESSIBLE



ADDITIONAL PHOTOS

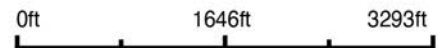


AERIAL MAP



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Boundary Center: 36° 23' 24.78, -93° 55' 49.67



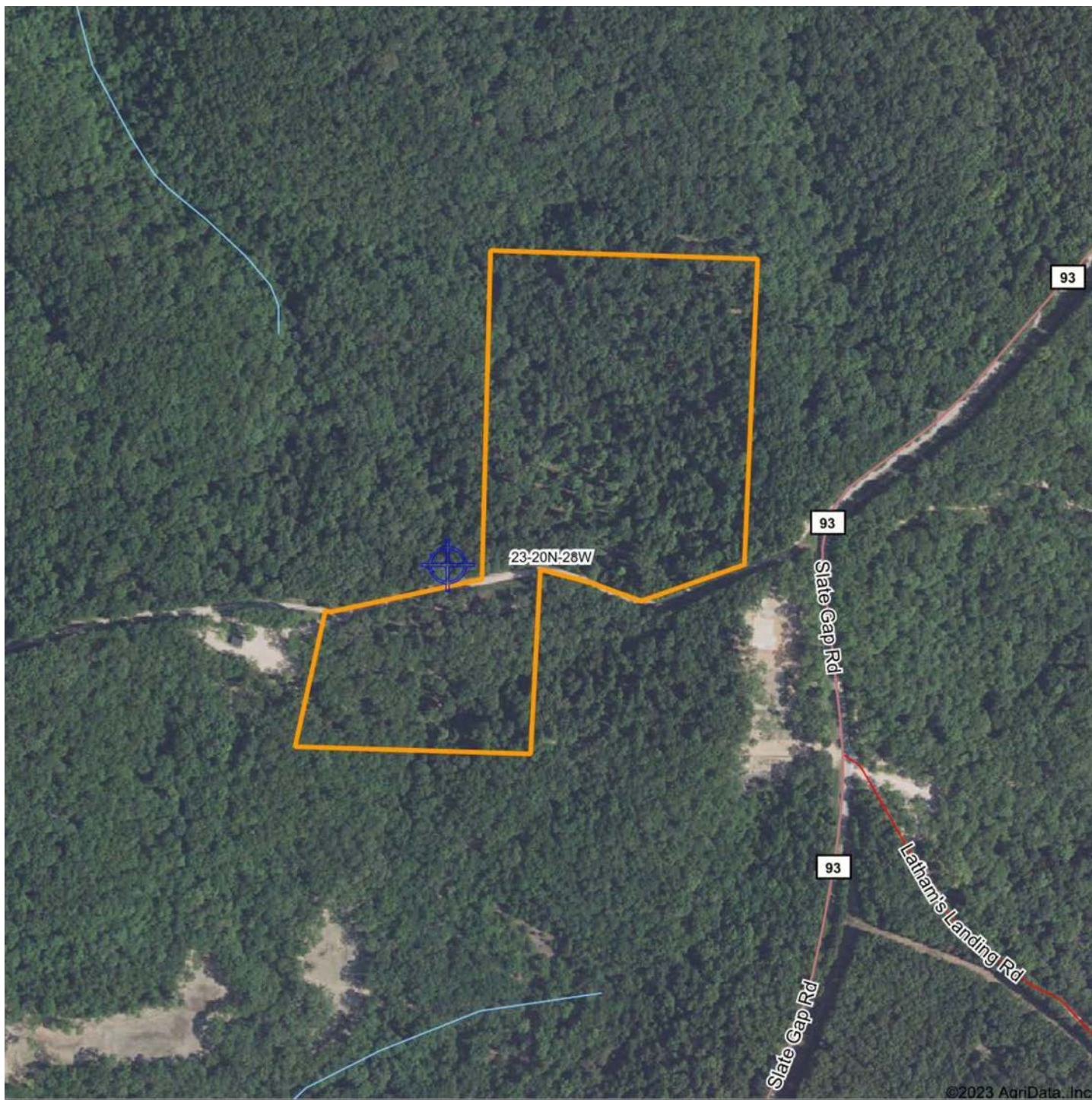
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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23-20N-28W
Benton County
Arkansas



11/26/2023

AERIAL MAP



Boundary Center: 36° 23' 24.78, -93° 55' 49.67

0ft 413ft 827ft

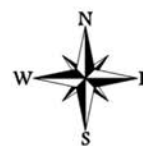


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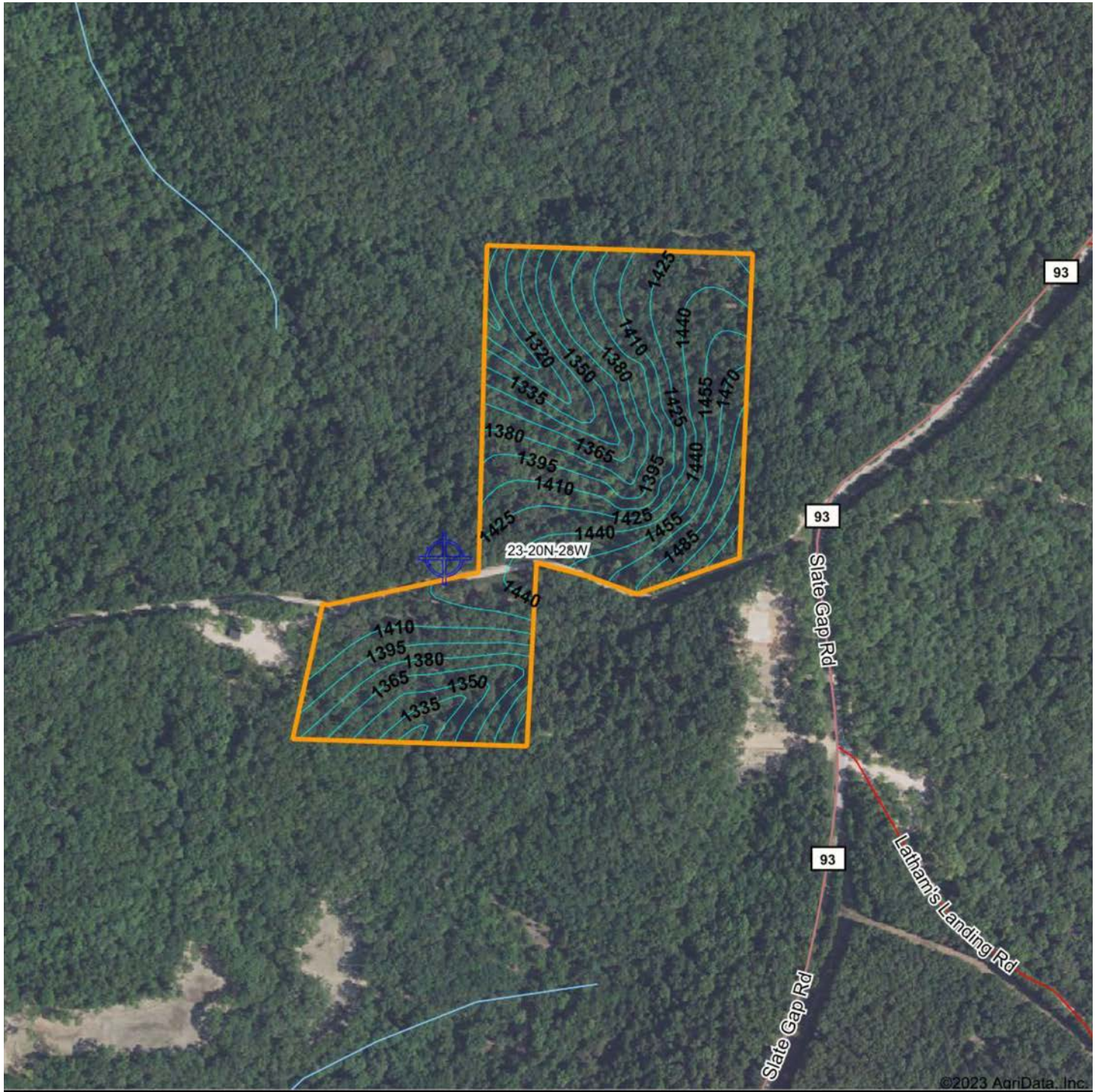
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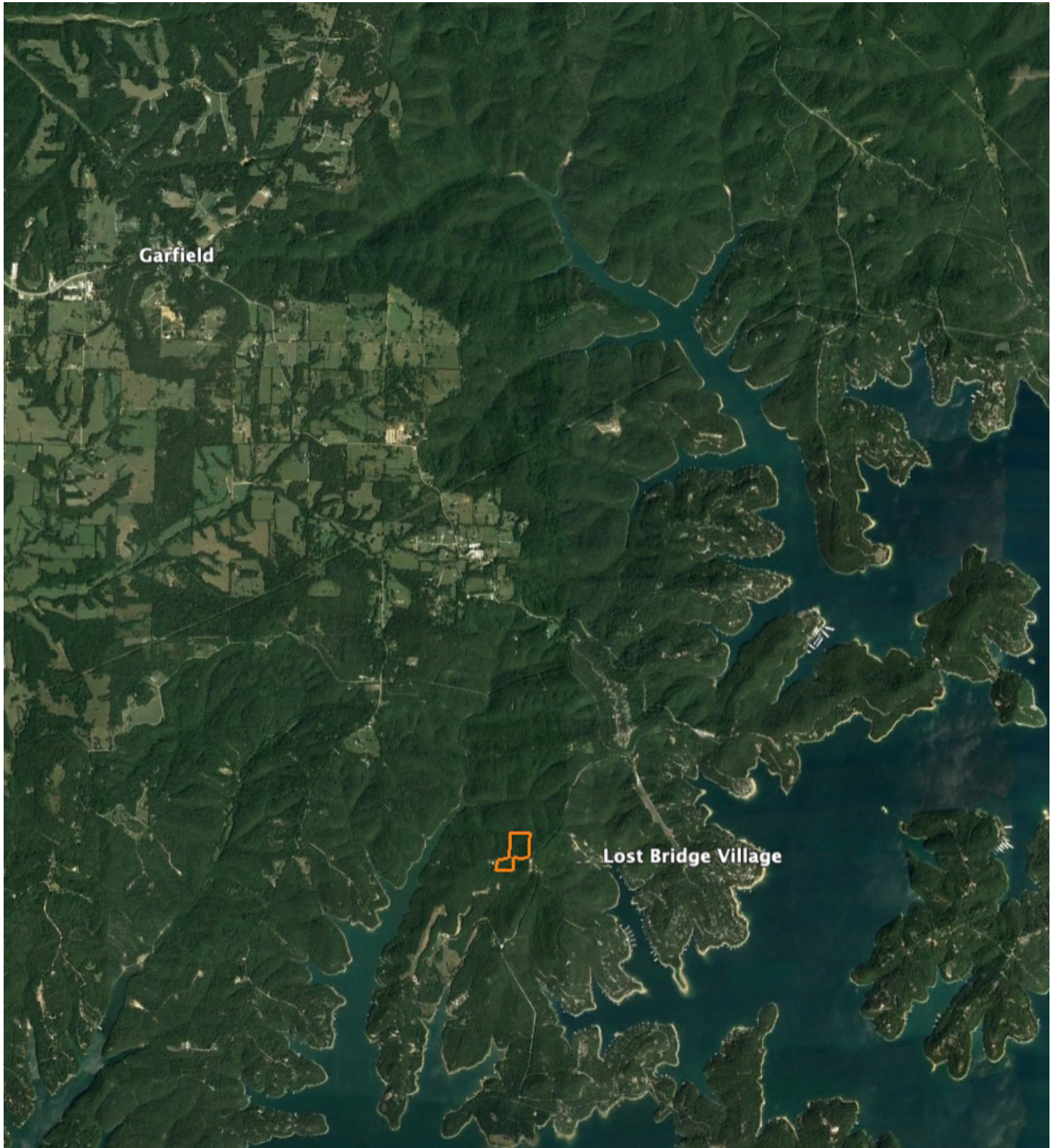
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11/26/2023

OVERVIEW MAP



AGENT CONTACT

If growing up in the outdoors and working with land owners throughout his life has taught Koltin Massie anything about business, it's that you must be honest, dedicated and determined to get the job done and done right. That's exactly what he does at Midwest Land Group.

Born in Fort Riley, Kansas, Koltin's family moved to Eureka Springs, where he was able to grow up around farmers and family who made a living off the land. He graduated from Eureka Springs High School before attending North Arkansas College, where he obtained his Associate's Degree in Agricultural Sciences, and the University of Arkansas, where he earned a Bachelor's in Agricultural Leadership—Education, Communication and Technologies, and a minor in History.

Koltin pursued a career in auctioneering and, in 2019, while working as an auctioneer, he and his team were recognized as the best auction house in Northwest Arkansas. Even with those accolades, Koltin's passion was in land, and he knew there was a better way to transact it than through an auction house. Looking for the best platform to bring value to landowners, it didn't take long for Koltin to decide on joining Midwest Land Group.

As someone who loves to hunt, fish, and preserve history, Koltin became a member of the Carroll County Historical Society and authored a book about early Eureka Springs developer and local legend John Betten, *The Life and Memoirs of John C. Betten* (2021). His knowledge of the area, involvement in the community, and contacts within the market make him a great asset to every client. If you're looking to buy or sell land in Northwest Arkansas, be sure to give Koltin a call.



KOLTIN MASSIE,

LAND AGENT

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MidwestLandGroup.com

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