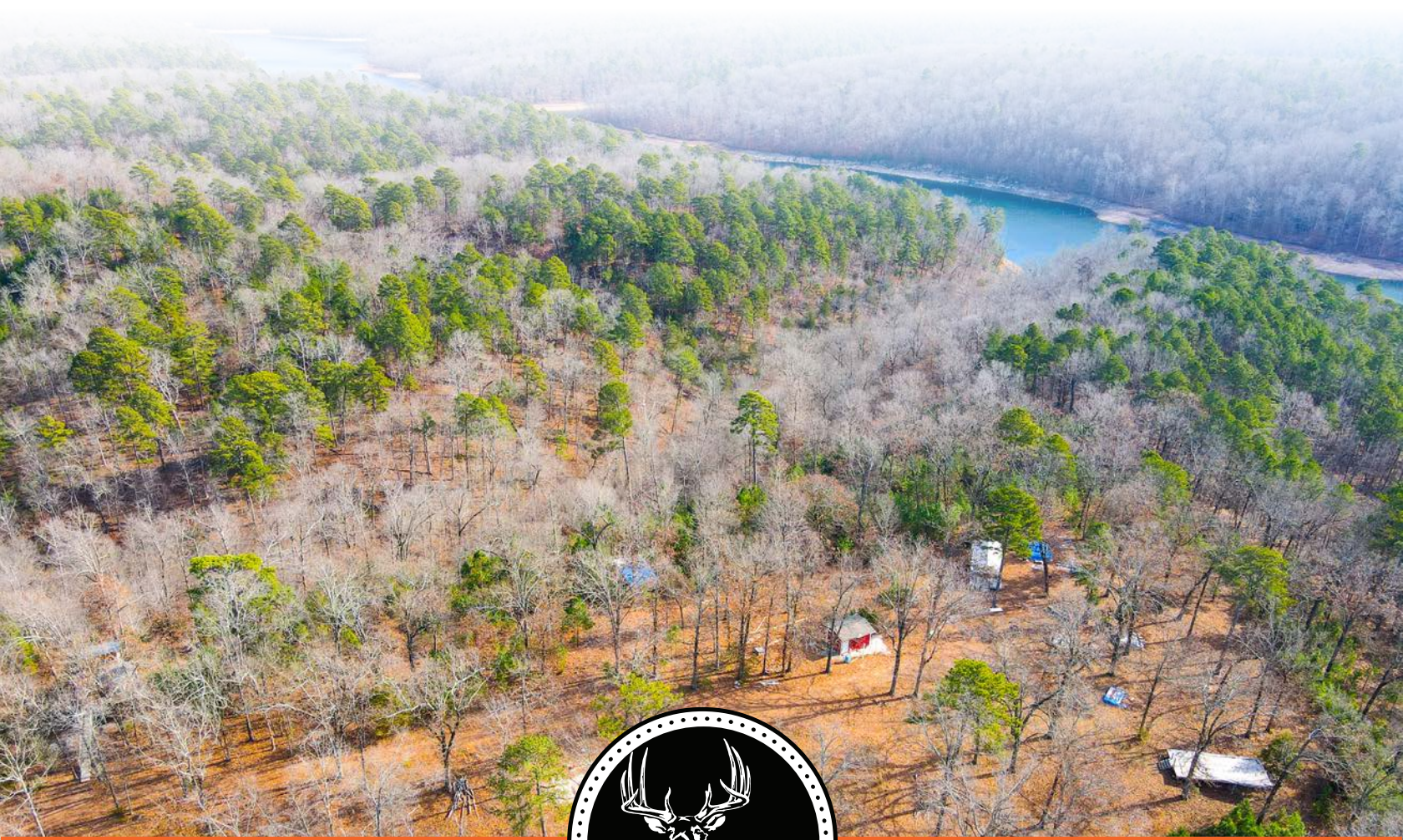


MIDWEST LAND GROUP PRESENTS

111 ACRES IN

BENTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

111 ACRE PARADISE SURROUNDED BY HOBBS STATE PARK WITH POND AND MULTIPLE BUILD SITES

This beautiful 111 acres is surrounded on three sides by Hobbs State Park so seclusion will not be an issue. It is a short walk down to the crystal-clear waters of Beaver Lake. As you pull up the private drive you will be greeted by a 40'X60' metal building with pull-through overhead doors and drivable trails going in every direction. Head south on the road-like trail down to a tree house built by Natural State Treehouses and platforms designed for glamping tents. As you drive down the trails you will come across multiple areas where a future home

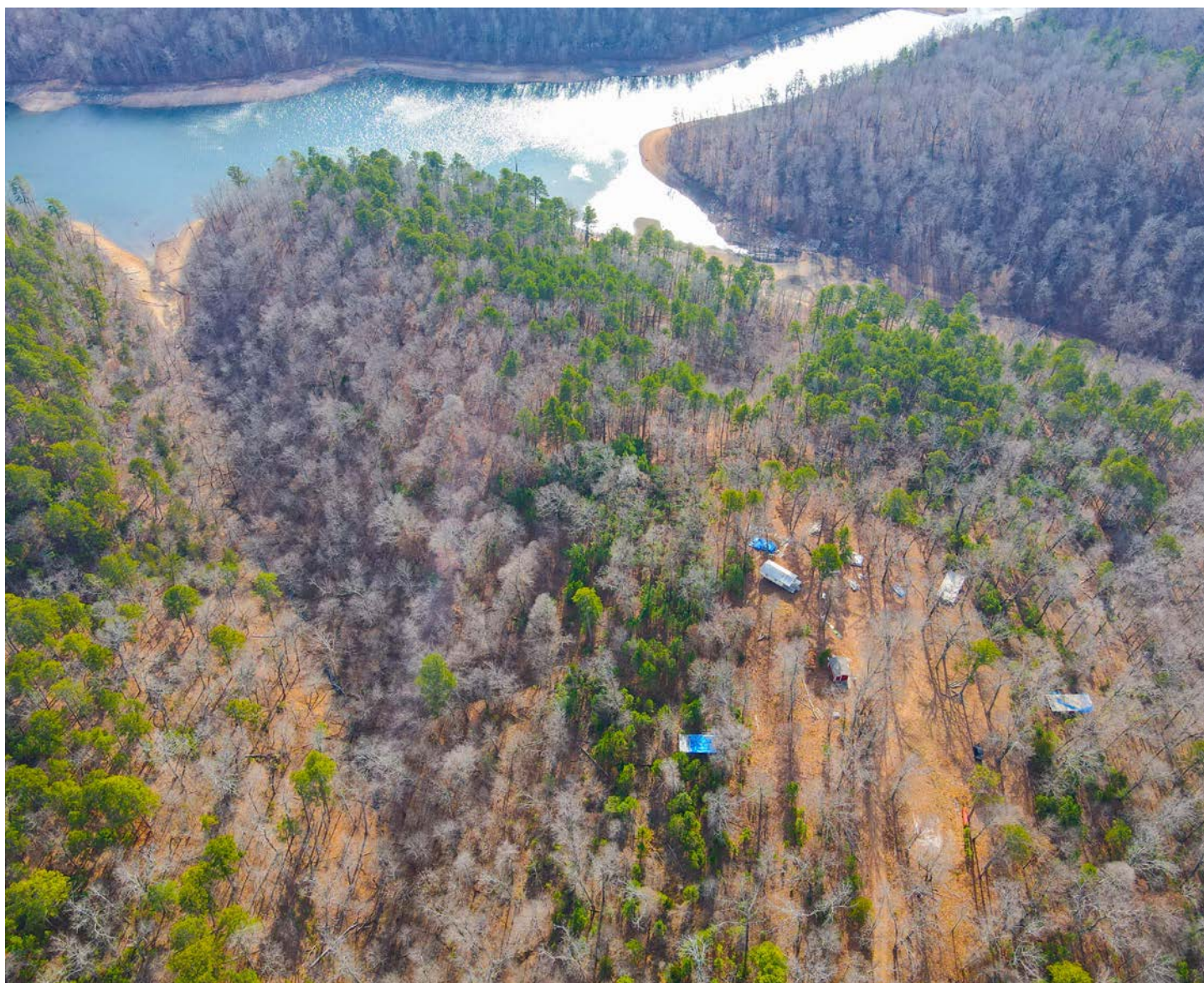
would have outstanding views. There is a pond tucked perfectly into the landscape where all types of wildlife love to hang out including deer, turkeys, hogs, and even otters. The trail system reaches every corner of the land and there is more than enough room to clear more. A well has been installed that produces 70 gallons a minute and is drilled into the Roubidoux water table. Electric is located on the property and can be run to future home sites without hassle.



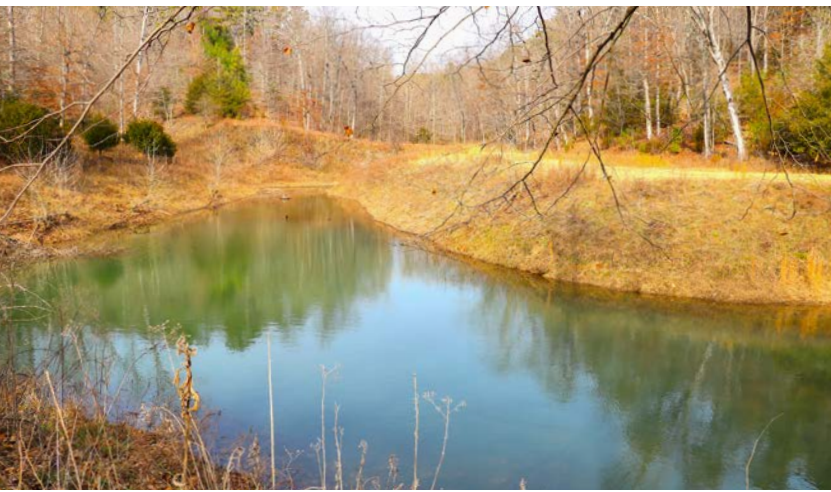
PROPERTY FEATURES

PRICE: **\$850,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **111**

- Surrounded on 3 sides by Hobbs State Park
- Seclusion
- Hike to Beaver Lake
- Gated entrance
- 40'X60' metal building
- Tree house built by Natural State Tree Houses
- 4 glamping tent platforms
- Electric on site
- Well on site
- Pond
- Abundant wildlife
- Drivable trails
- Wet weather creek
- Mature timber
- 20 minutes to Rogers, AR
- 35 minutes to Bentonville, AR
- Walk in to Hobbs State Park
- Near Hiking and Mountain Biking Trails



SURROUNDED BY HOBBS STATE PARK



SECLUSION

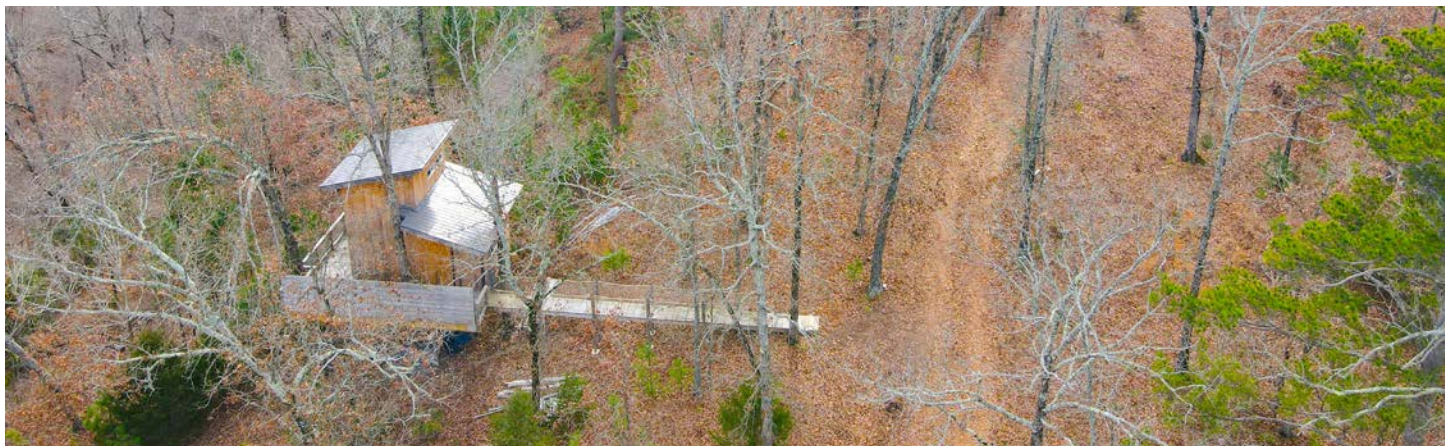
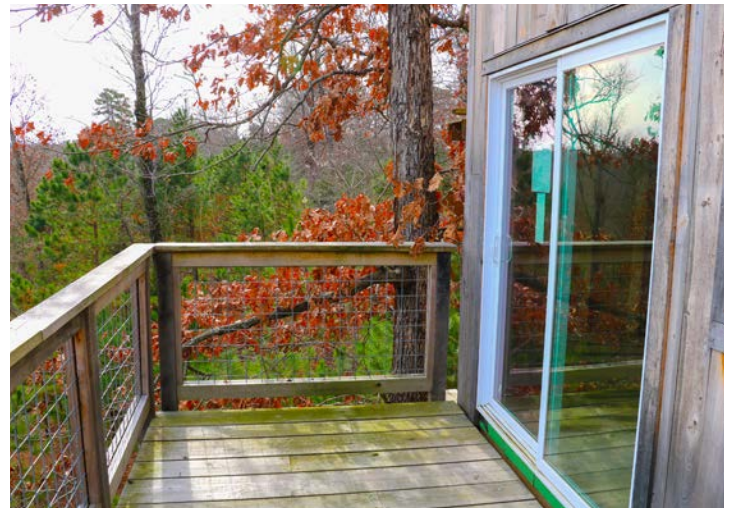
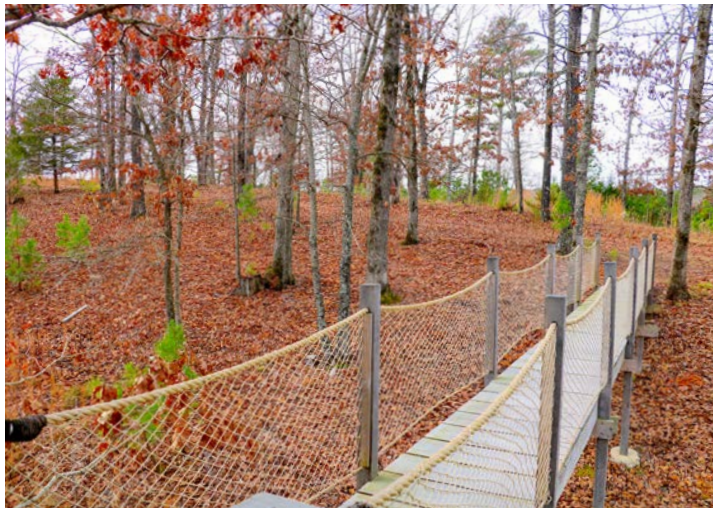


4 GLAMPING TENT PLATFORMS

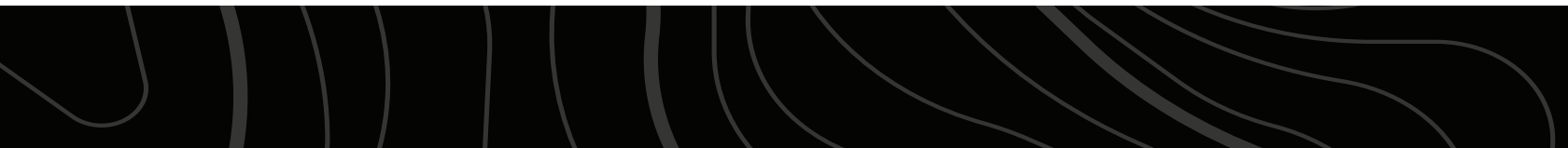


TREE HOUSE

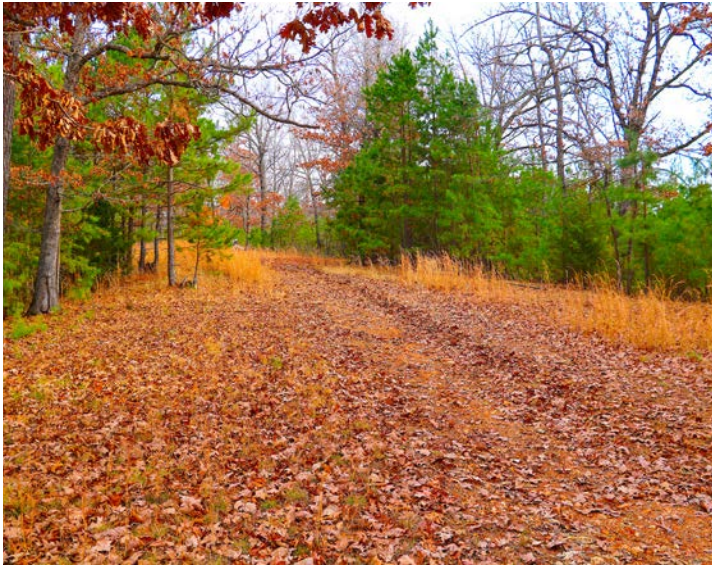
Head south on the road-like trail down to a tree house built by Natural State Treehouses



40'X60' METAL BUILDING



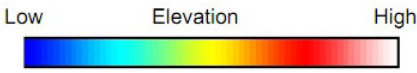
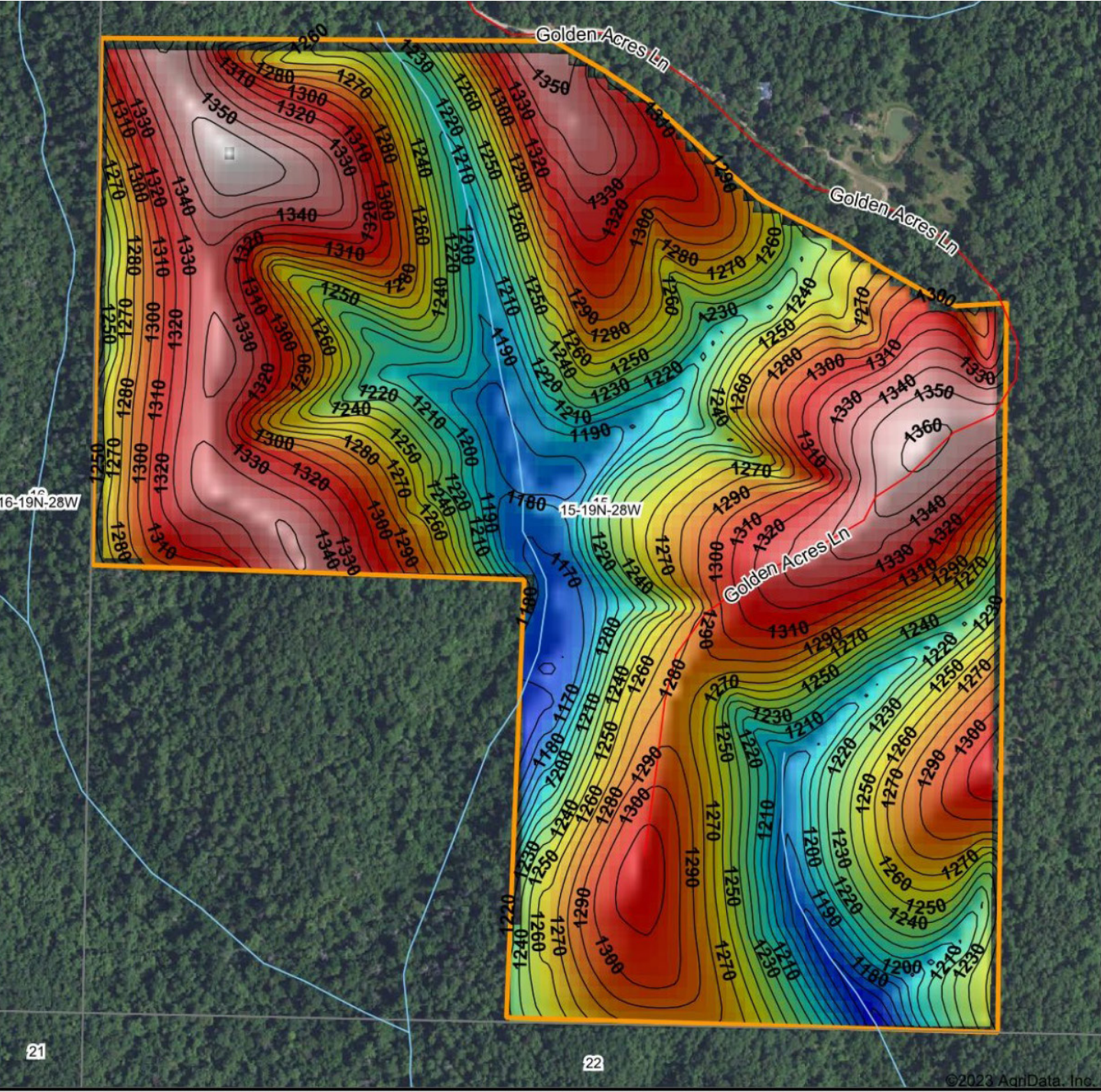
ADDITIONAL PHOTOS



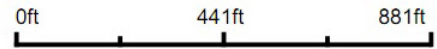
AERIAL MAP



HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,147.2
 Max: 1,369.8
 Range: 222.6
 Average: 1,272.0
 Standard Deviation: 50.95 ft



15-19N-28W
 Benton County
 Arkansas

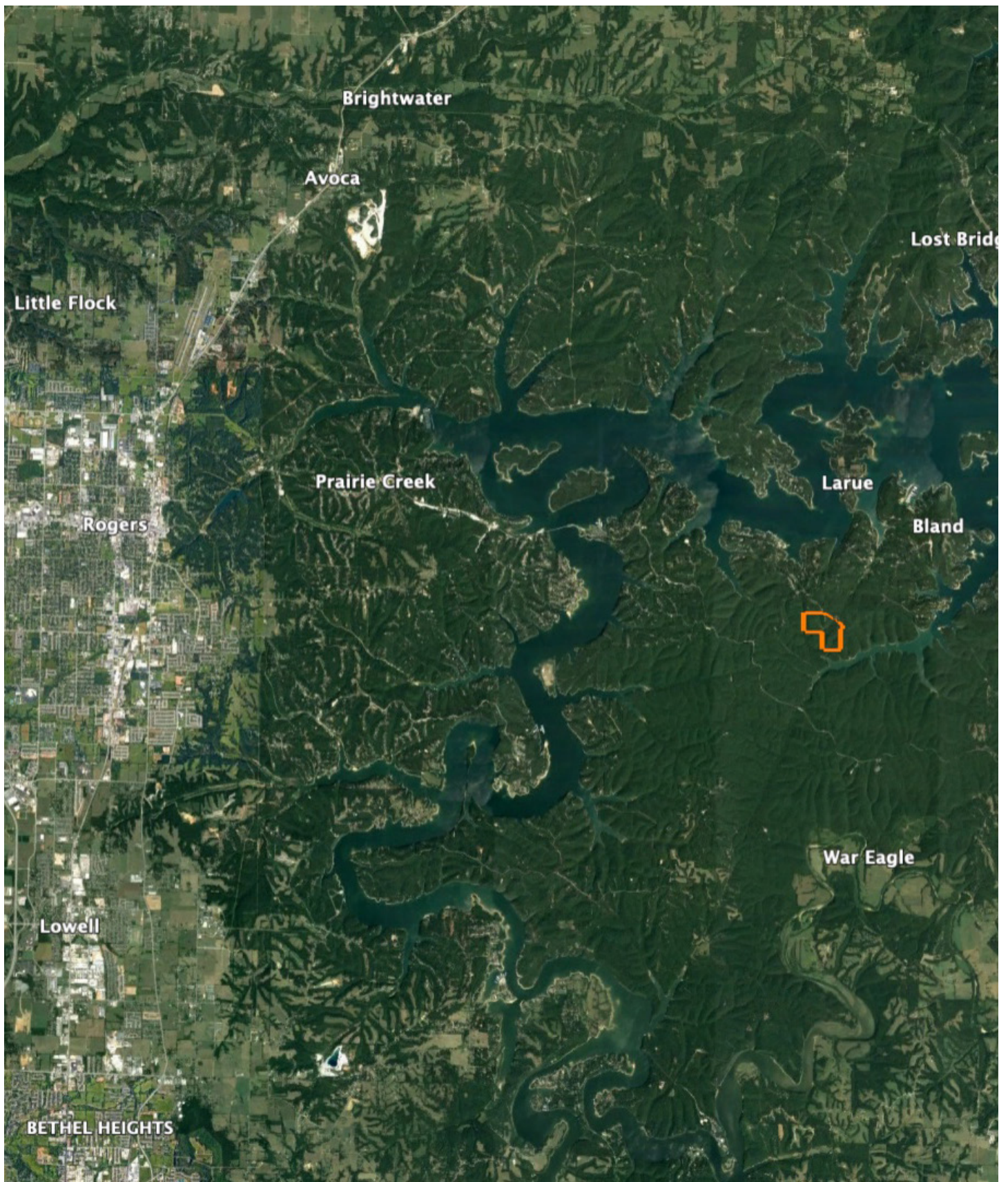
Boundary Center: 36° 18' 43.18, -93° 57' 7.7



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



AGENT CONTACT

Ben Williams is passionate about working with land and living life in the great outdoors. A native of Topeka, Kansas, Ben graduated from Kansas State University with dual Bachelor's Degrees in park management and conservation, as well as natural resource management.

During his college years, Ben conducted research on invasive plant and wildlife species to assess their impact on native species. His studies also covered wildlife habitat preservation, conservation, flooding and erosion control, and public hunting land management. Before joining Midwest Land Group, Ben worked as an arborist in Benton County, Arkansas, caring for trees and maintaining their health.

In his free time, Ben enjoys hunting waterfowl, golfing, and hiking. Now residing in Bentonville, Arkansas, with his wife Kaitlynn and son Bodie, Ben is a devoted family man whose care and understanding of people extends to his work as a land agent. His enthusiasm for helping clients achieve their goals is evident in his commitment to exceptional service. If you're looking to buy or sell land in Northwest Arkansas or Southwest Missouri, don't hesitate to give Ben a call. He'll go above and beyond to ensure you find exactly what you're searching for.



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