

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

BENTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROLLING PASTURE/TIMBER MIX WITH SEASONAL CREEK

Located between Pea Ridge, Arkansas, and the Missouri border, this beautiful rolling pastureland sets up nicely for a variety of uses. As a homesite or hobby farm, there's a fenced pasture, one cow pond, a functional mobile home, and an aesthetic seasonal creek paralleling the road. There are also a few stands of large timber and no shortage of wildlife. In addition, there are some gorgeous rock outcroppings along the creek, making for a diversity of terrain on a tract with

an overall high percentage of usability. Development potential also exists considering the amount of road frontage, build sites, and scenic views. The drive to the property down Gates Lane has a storybook feel and provides a sense of solitude that accompanies the convenience of the venue. This location is only a 20 minute drive from Bentonville Square or downtown Rogers, and just 5 minutes outside of the growing community of Pea Ridge.



PROPERTY FEATURES

PRICE: **\$649,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **39**

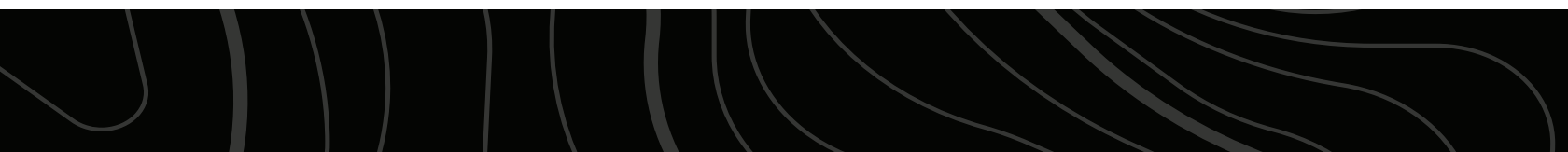
- Well and electricity
- 20 +/- acres of fenced pasture
- Pond
- Fully fenced
- Seasonal creek
- Substantial road frontage
- Wildlife
- Less than 20 minutes to Bentonville
- 15 minutes to Rogers
- 5 minutes to Pea Ridge
- Multiple build sites



39 +/- ACRES



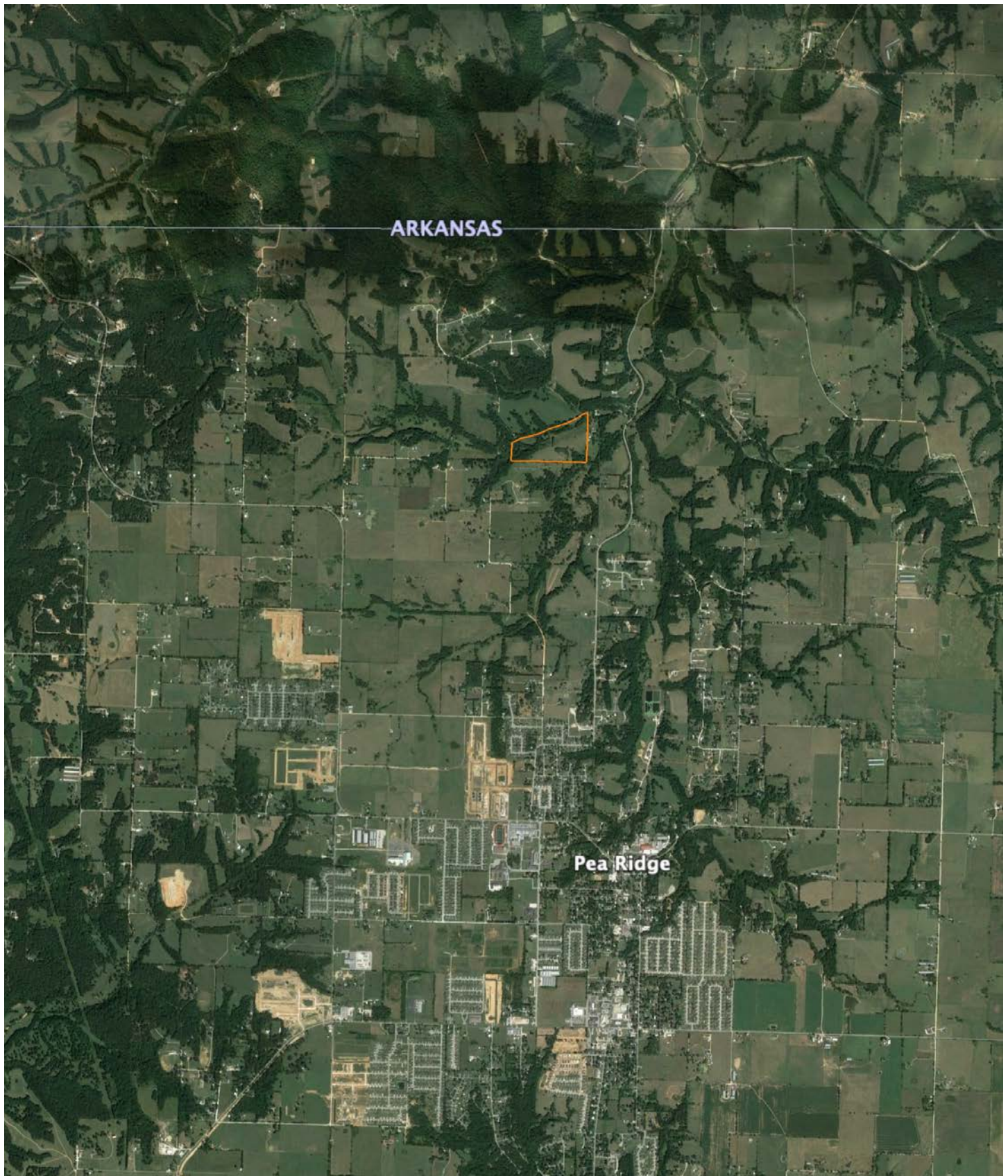
ADDITIONAL PHOTOS



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.



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