

MIDWEST LAND GROUP PRESENTS

8 ACRES IN

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# MADISON COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 8 SURVEYED ACRES WITH PREPPED BUILD SITE, UTILITIES, AND EXTRAORDINARY VIEWS

It's not often that property comes along with all the leg work already done for you concerning prepping a build site. Especially when that property has an astonishing view and utilities ready for hookup! Plus, a pad has already been scraped in an ideal position, making for an absolute blank canvas for your new dream home. This tract also offers an open hay field with a few large trees, easy access a short distance off Highway 74, and great

aesthetics to surrounding properties. Even the perc test is already completed. This is a Madison County gem of a home site that's super convenient to Huntsville, while also only a little over half an hour's drive from the metro area. Plus, Kingston is only 15 minutes to the east, making this a great location from which to quickly access many of the wonderful recreational opportunities that this part of the Ozarks has to offer.



# PROPERTY FEATURES

PRICE: **\$128,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **8**

- Electricity on site
- Waterline on site
- Fiberoptic on site
- Incredible Views
- Recent survey
- Graded pad for build site
- Successful perc test
- Open hayfield
- Large shade trees
- Only 1/4 mile off pavement
- 35 minutes to Springdale, AR
- Less than 10 minutes to Huntsville, AR
- 15 minutes to Kingston, AR



# 8 ACRES

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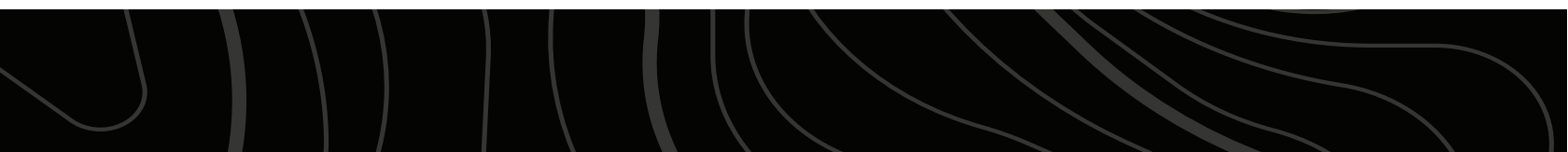
# INCREDIBLE VIEWS

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# OPEN HAYFIELD

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# UTILITIES ON SITE

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# AERIAL MAP



# OVERVIEW MAP

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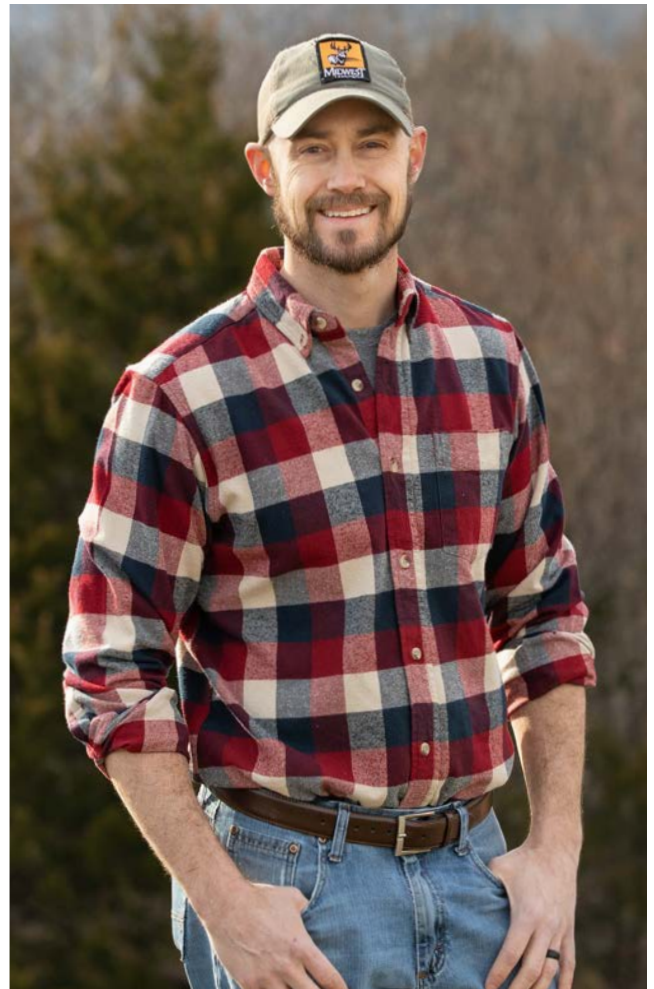




# AGENT CONTACT

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,**  
ASSOCIATE LAND BROKER  
**479.426.8303**  
MFarrell@MidwestLandGroup.com



**MidwestLandGroup.com**

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