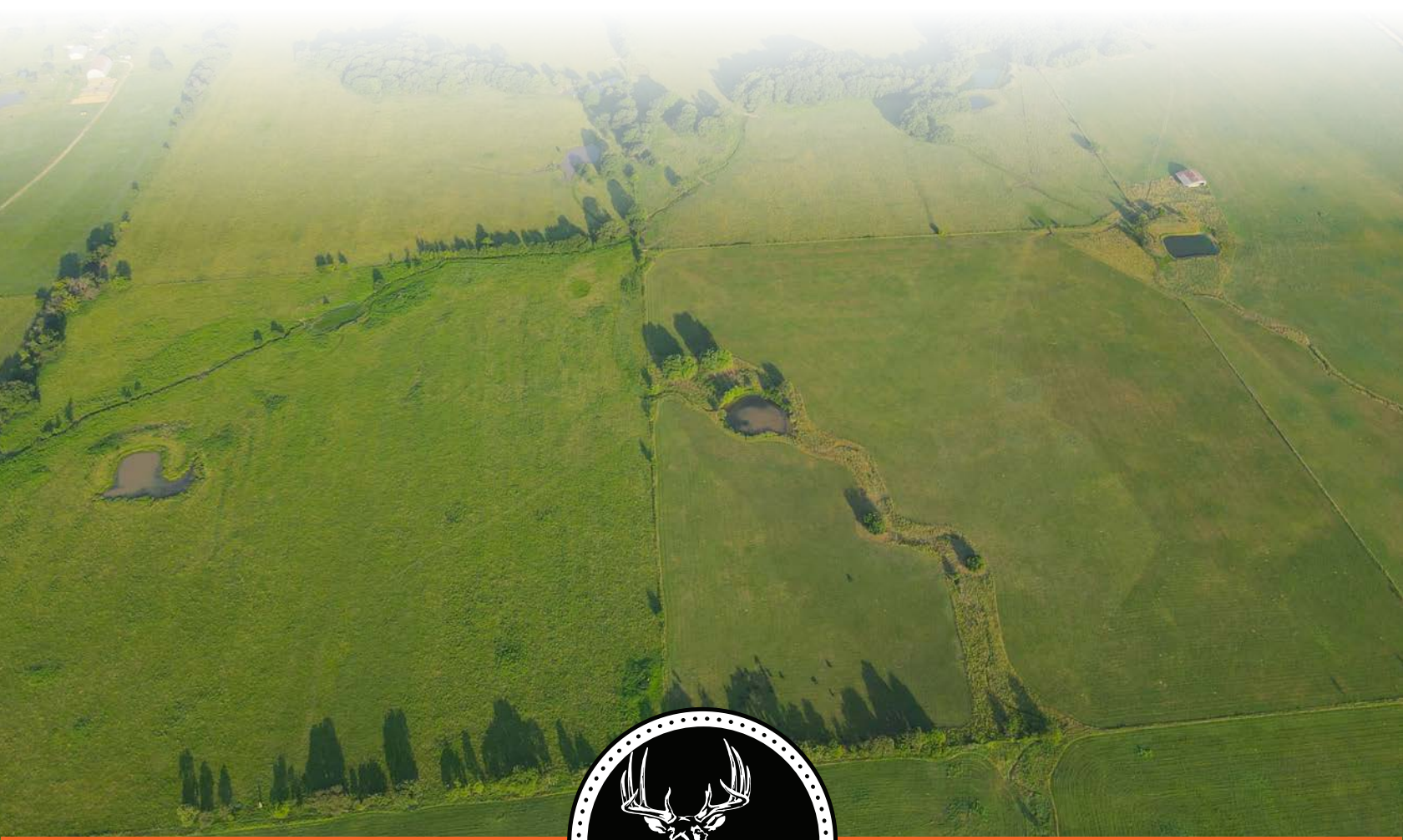


MIDWEST LAND GROUP PRESENTS

279 ACRES IN

BENTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

279 +/- ACRES OF PRIME PASTURE AND HIGHWAY FRONTAGE

Situated on the Arkansas, Oklahoma border on Highway 43 sits a 279+/- acre tract boasting stunning views and versatility for hay, livestock, or homesteading. As it sits now, the property is perfect for grazing opportunities and would be a great fit to start or expand your operation. As you pull into the property from the pavement of 3,100 feet of highway frontage you will be greeted with flat and open pasture. The timber on the property almost seems designed, the way that it gives just the right amount of shade and privacy without obstructing the open feel of this big tract. With a pond in every field, there is ample water for livestock and wildlife. There is also a well on

the property close to the main entrance that feeds water to a tank for cattle. 1 barn and 2 past chicken houses on the property allow for hay/equipment storage. There are a few other structures near the corral that offer shade when working cattle. Each field is well fenced with gates placed at each entrance and exit making management and travel across the property a breeze. With the picturesque views of the surrounding country, this tract would also make for the perfect homestead or ranch. Located in Benton County Arkansas, these tracts don't come up for sale too often, so call for a private tour today!



PROPERTY FEATURES

PRICE: **\$1,925,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **279**

- 279 +/- acres
- 3,100 feet of highway frontage
- 2,600 feet of county road frontage
- Cattle operation
- High-yield hay production
- 7 ponds
- Hay barns
- Perimeter fence and cross-fenced
- Water well
- Electric at road on 2 sides
- 40 minutes to Bentonville, AR.
- 15 minutes to Gravette, AR.
- 25 minutes from Grove, OK
- 25 minutes to Grand Lake



STUNNING VIEWS AND VERSATILITY

With the picturesque views of the surrounding country, this tract would also make for the perfect homestead or ranch.



2,600 FEET OF COUNTY ROAD FRONTAGE



PERIMETER FENCE AND CROSS-FENCED

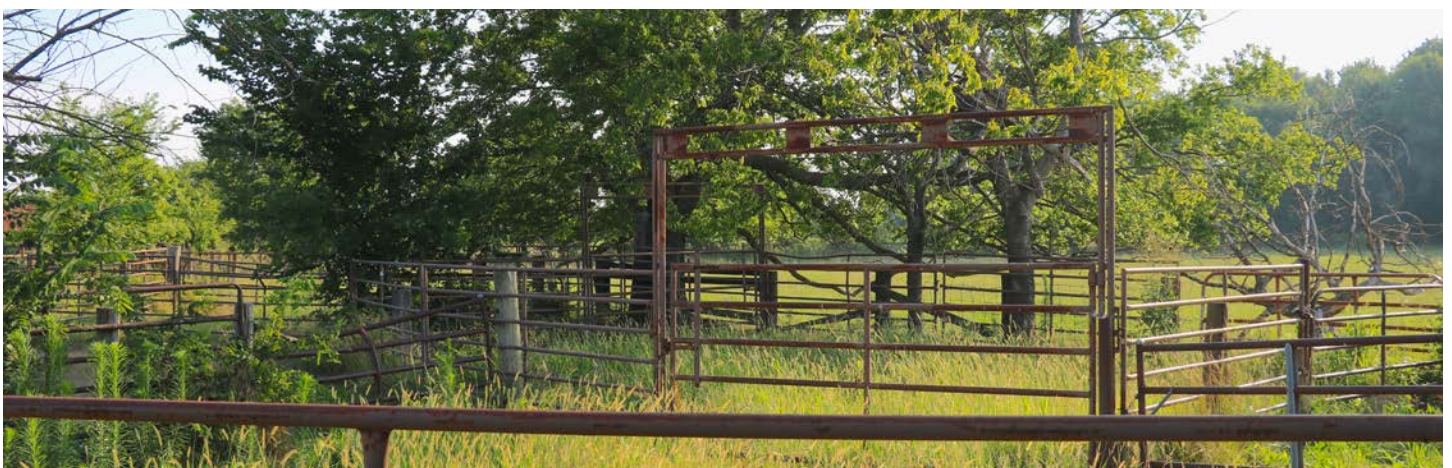


HIGH-YIELD HAY PRODUCTION



CATTLE OPERATION

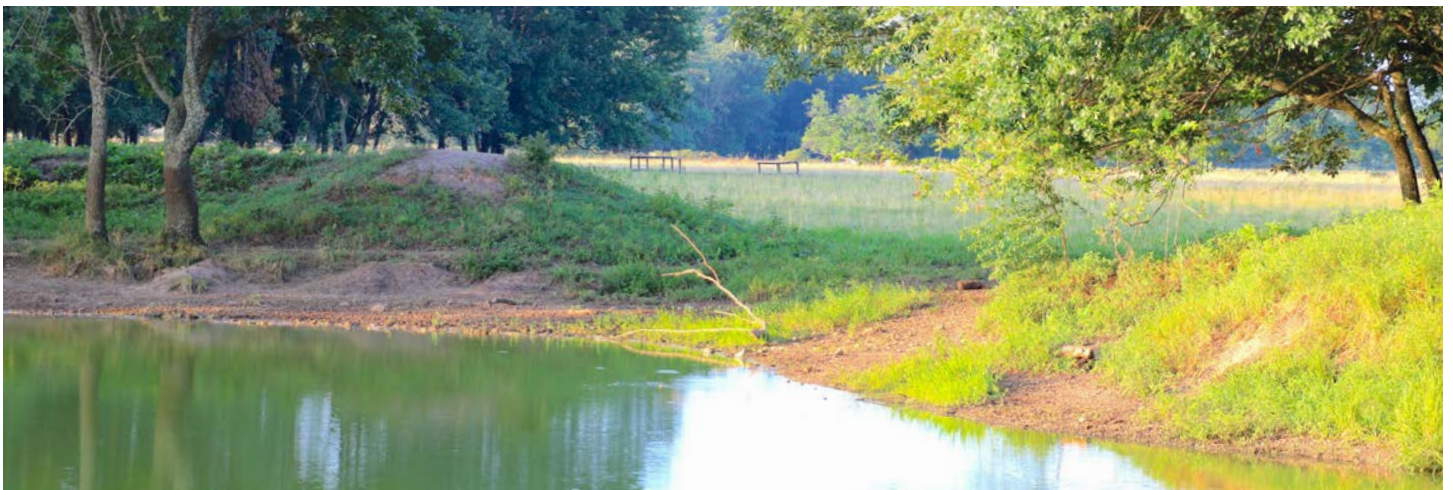
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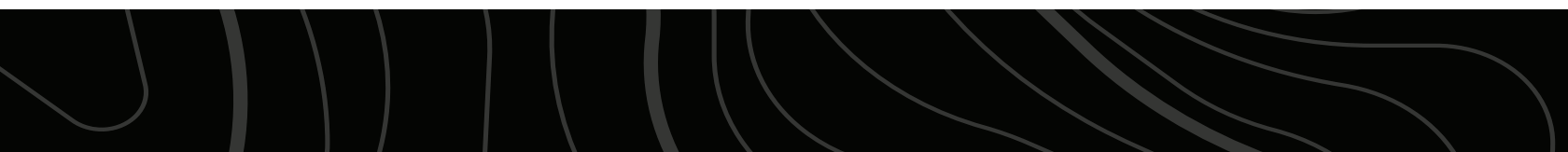
ELECTRIC AT ROAD ON 2 SIDES



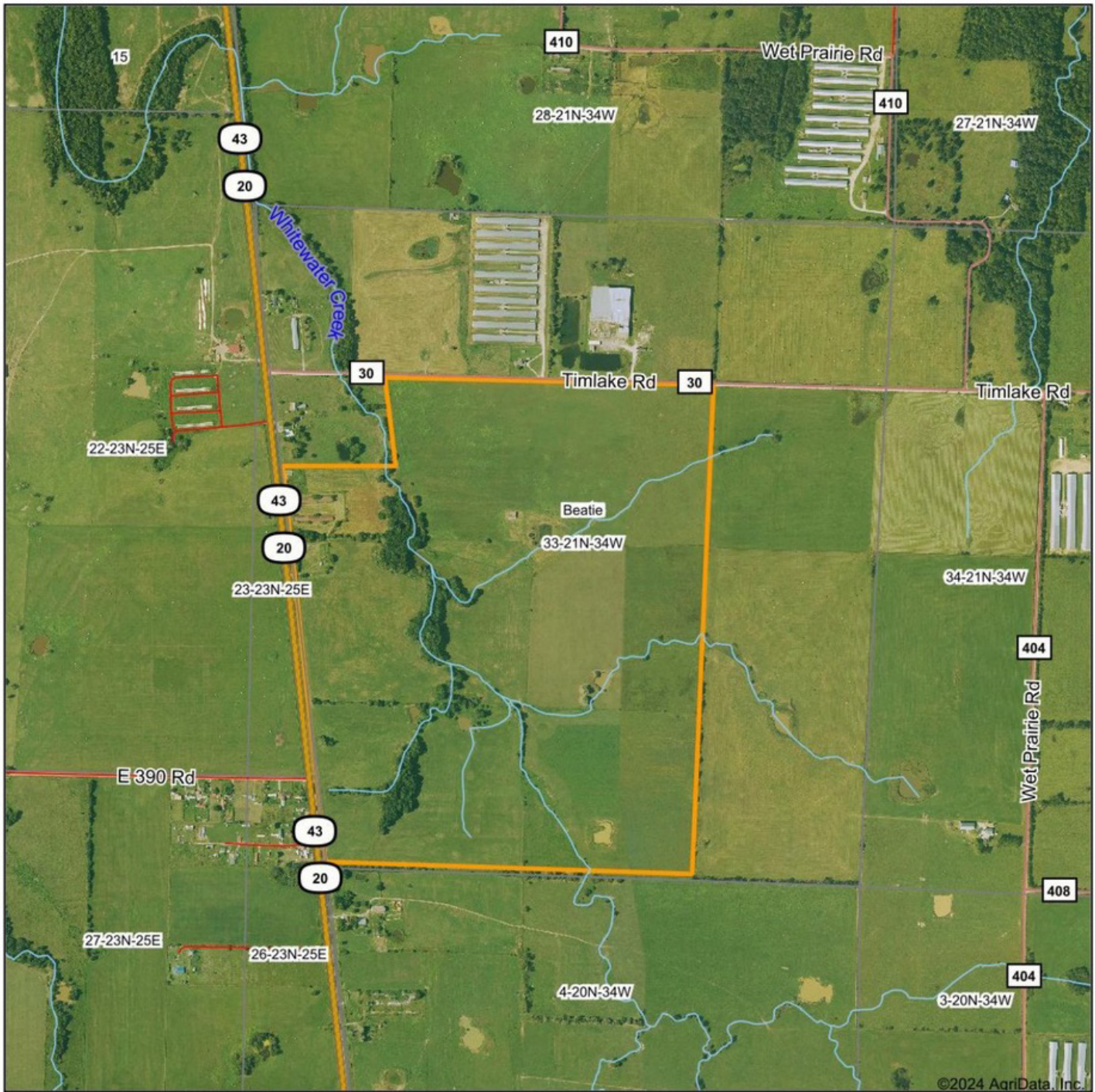
7 PONDS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 27' 21.71, -94° 36' 19.62

0ft 1237ft 2475ft

33-21N-34W
Benton County



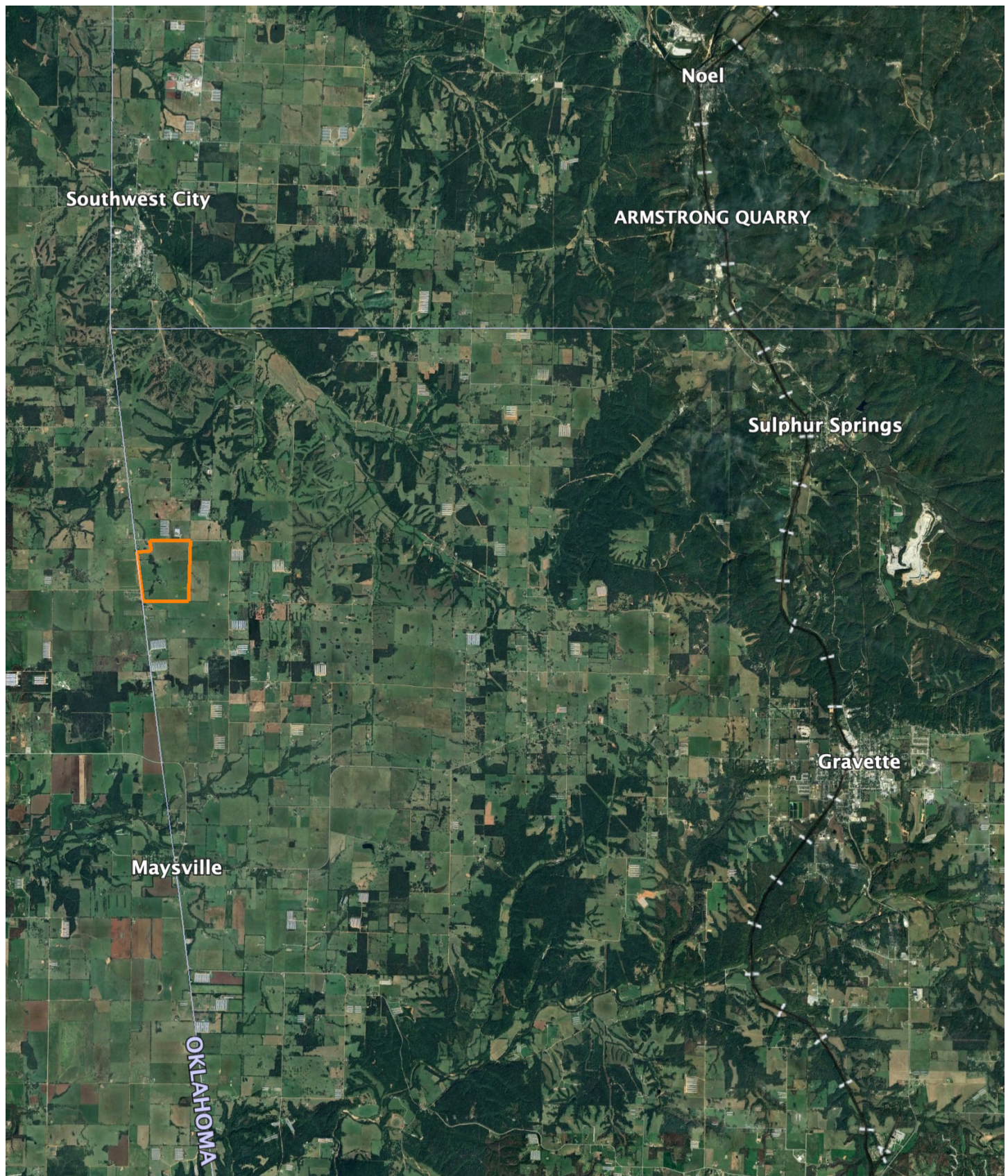
Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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7/12/2024

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.



BEN WILLIAMS,

LAND AGENT

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MidwestLandGroup.com

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