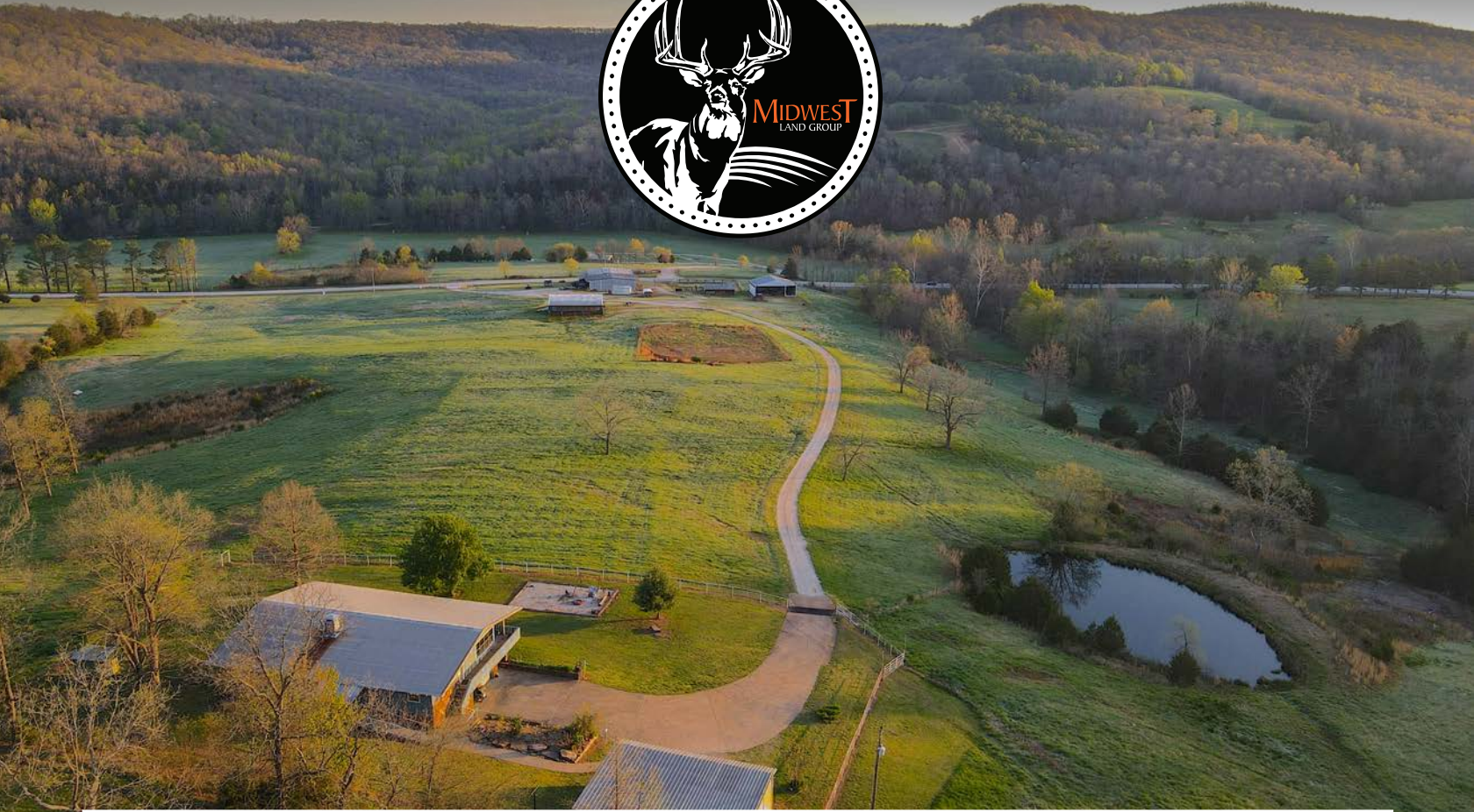


MIDWEST LAND GROUP PRESENTS



117 ACRES
MADISON COUNTY, AR

2855 Highway 21, Kingston, Arkansas, 72742



MIDWEST LAND GROUP IS HONORED TO PRESENT

117 +/- ACRES WITH 6 BED 4.5 BATH HOME, CAVES, CREEKS, AND AN INCREDIBLE SPRING

Introducing a truly one-of-a-kind property with everything to offer! This 117 +/- acre parcel sits just 2 miles outside of Kingston, Arkansas along Highway 21. Upon entering through the gate, you are greeted with expansive pastures and stunning landscapes. A metal shop sits at the front of the property featuring a 4 bed, 2.5 bath addition. As you pull up the driveway, you will notice the multiple outbuildings and an equestrian barn equipped with stalls and a tack room. The driveway continues up the gradual hillside to the main 3,789-square-foot home which has 6 beds, and 4.5 baths. This home is being sold fully furnished. The home is 80% handicap accessible and has proven successful as a nightly rental. From the front porch, you are able to enjoy breathtaking views of the surrounding landscape. With trails expanding to almost every corner of the

property, you can make your way through the forest with ease. Making your way down to the different creeks you will notice the beautiful wide open areas where wildlife likes to frequent, including elk, whitetail deer, and bears. A notable feature is a cave near the edge of one of the creeks. As you enter you will find yourself navigating through the impressive chambers within. Following the creek up the mountain, you will come across a spring that is nothing short of impressive. This spring flows year-round and has provided water to the people who used it for generations.

Enjoying no shortage of breathtaking Ozark staples. You can have a sense of seclusion and tranquility while also having convenient access to town. This property is a must-see and it's waiting for you to explore.



PROPERTY FEATURES

PRICE: **\$1,145,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **117**

- 117 +/- acres
- 6 bed 4.5 bath home
- 4 bed 2 bath shop home
- Multiple outbuildings
- Horse barn
- Cave
- Year-round spring
- Multiple creeks
- Pond
- Highway frontage
- Timber/pasture mix
- Horse property
- UTV trails
- Abundant wildlife including elk
- Excellent hunting
- Diverse topography
- Views
- Mature hardwoods
- 1 hour to Fayetteville, AR
- 50 minutes from Springdale, AR
- 25 minutes to Huntsville, AR



6 BATH, 4.5 BATH HOME

The driveway continues up the gradual hillside to the main 3,789-square-foot home which has 6 beds, 4.5 baths. This home is 80% handicap accessible and has proven successful as a nightly rental. From the front porch, you can enjoy breathtaking views of the surrounding landscape.

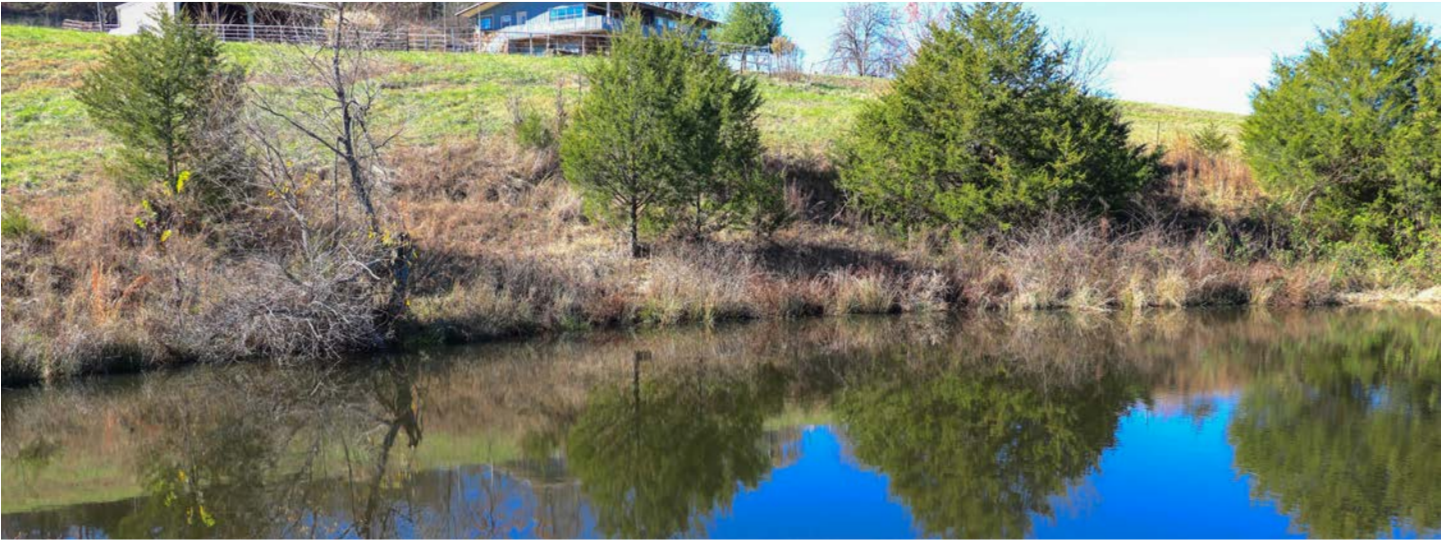


DIVERSE LANDSCAPE AND WILDLIFE

Making your way down to the different creeks you will notice the beautiful wide open areas where wildlife likes to frequent, including elk, whitetail deer, and bears. Enjoying no shortage of breathtaking Ozark staples.



POND



MULTIPLE OUTBUILDINGS



CAVE WITH YEAR-ROUND SPRING

A notable feature is a cave near the edge of one of the creeks. As you enter you will find yourself navigating through the impressive chambers within. Following the creek up the mountain, you will come across a spring that is nothing short of impressive. This spring flows year-round and has provided water to the people who used it for generations.



MATURE HARDWOODS



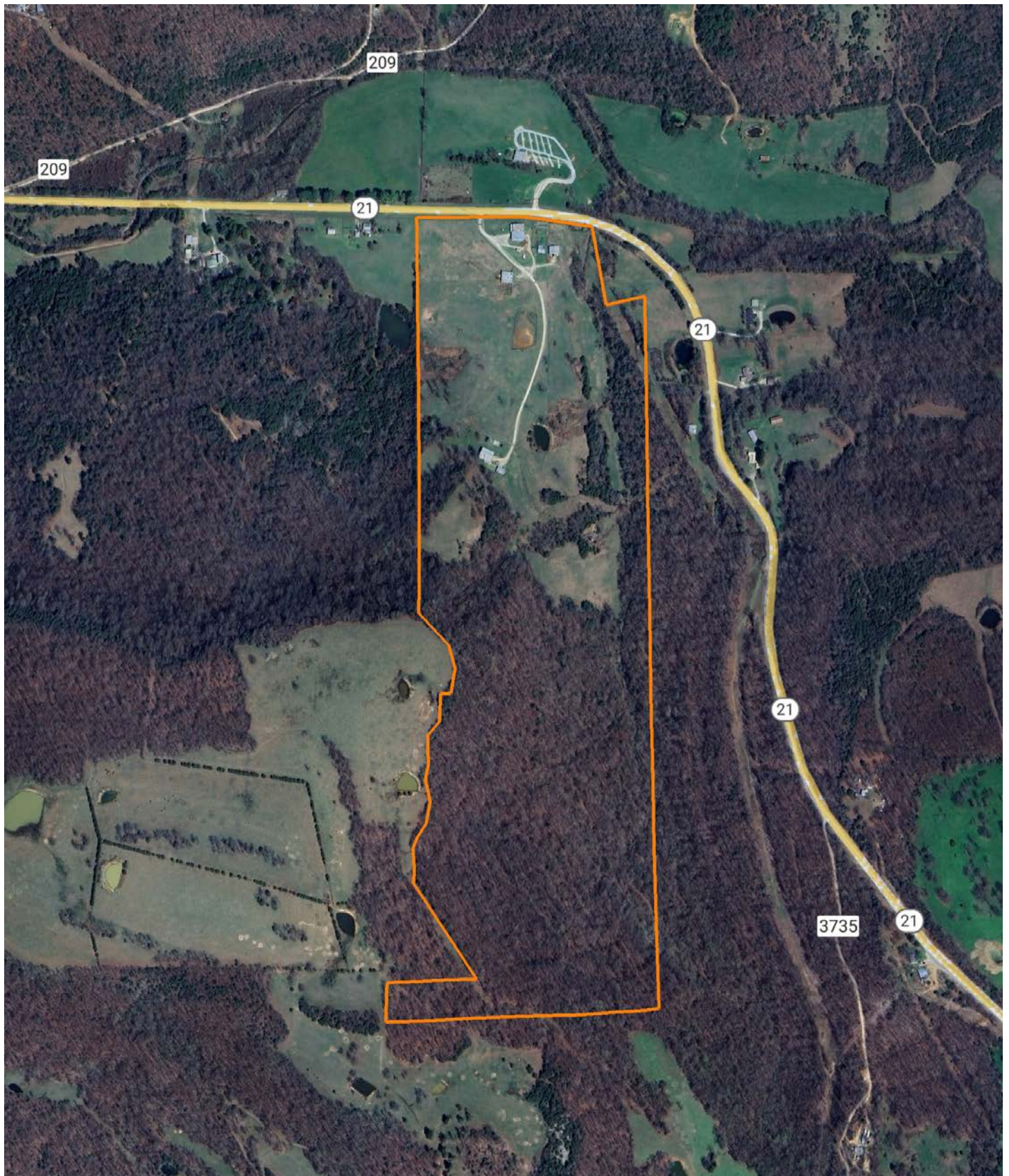
HIGHWAY FRONTAGE



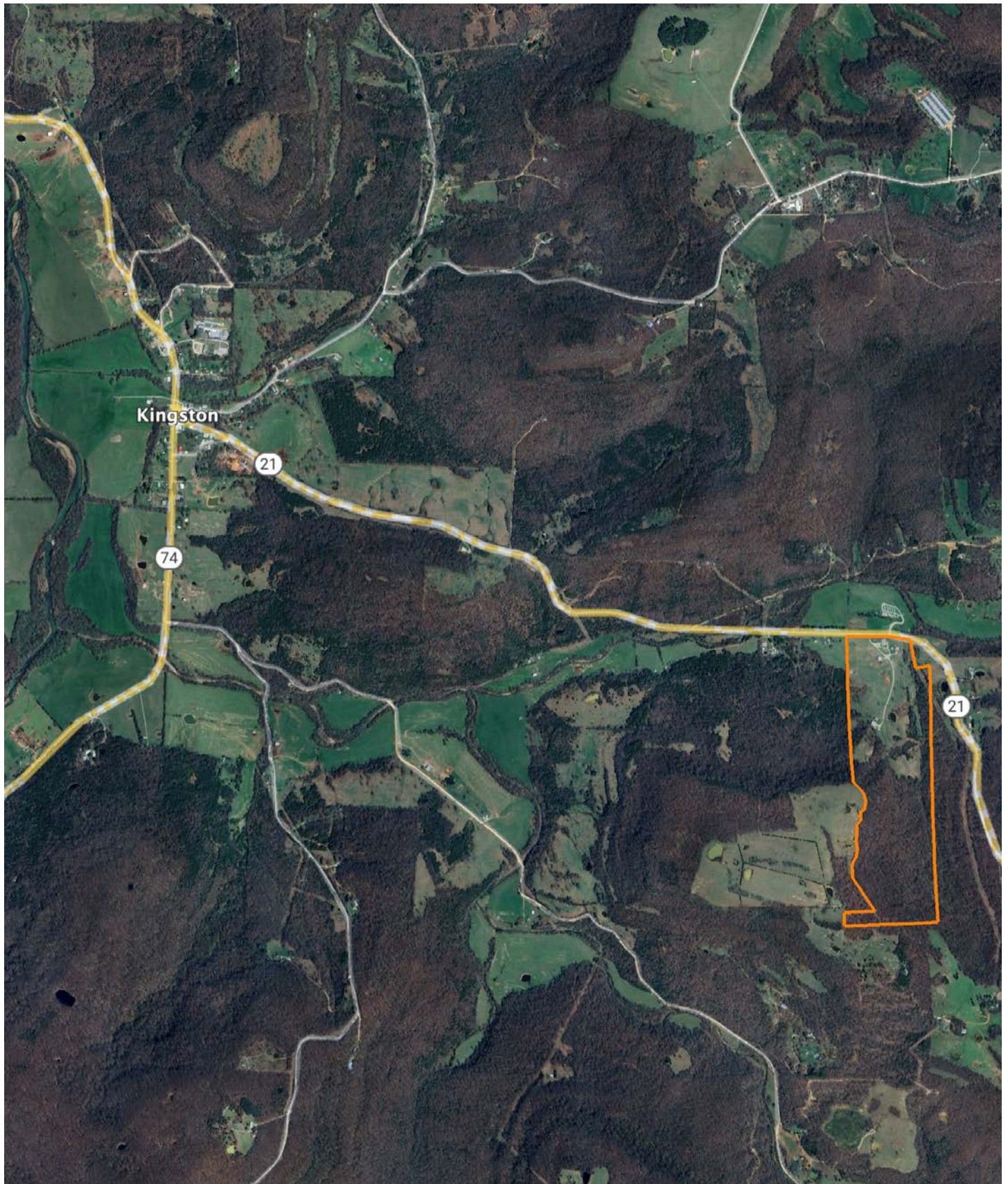
ADDITIONAL PHOTOS



AERIAL MAP



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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