

MIDWEST LAND GROUP PRESENTS

31 ACRES IN

BENTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPAVINAW CREEK GETAWAY PROPERTY 15 MINUTES FROM BENTONVILLE, ARKANSAS

Imagine your very own acreage with a year-round, swimming hole quality creek, woods full of wildlife, and trails for exploring with the family, all under a half hour from the office on a Friday afternoon. And not just any creek, but the acclaimed Spavinaw Creek, known for its cool, spring-fed water flowing through Benton County on its way toward Oklahoma. This property includes two flat, open hayfields along the banks of the creek, as well as two more hilltop fields with scenic views. Plus, a large gravel bar provides the perfect recreational spot for campfires, outdoor games, sunbathing, swimming,

arrowhead hunting, and more. ATV trails connect the upper and lower fields, and the gravel bar is even accessible with a full-size pickup. Evidence of a great deer population is everywhere, and the habitat is fantastic. So many great features are packed into one tract, including fields, flowing water, mature hardwood trees, aesthetic rock bluffs, perennial springs, and more. As NWA continues to grow, so will the demand for creek front property, especially when it is this convenient to town. Call today to arrange a private tour, and see for yourself all that this incredible property has to offer.



PROPERTY FEATURES

PRICE: **\$495,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **31**

- Over 1,700 feet of Spavinaw Creek frontage
- Strong spring
- ATV trails
- 8 +/- acres of open fields
- Mature hardwood timber
- Accessible gravel bar
- Good hunting
- Scenic views
- 15 minutes to Bentonville, AR
- 5 minutes to Gravette, AR
- 20 minutes to XNA



SPAVINAW CREEK FRONTAGE

The acclaimed Spavinaw Creek, known for its cool, spring-fed water flowing through Benton County on its way toward Oklahoma, winds its way through the property providing over 1,700 feet of creek frontage.



MATURE HARDWOODS



8 +/- ACRES OF OPEN FIELDS



SCENIC VIEWS

This property includes two flat, open hayfields along the banks of the creek, as well as two more hilltop fields with scenic views.



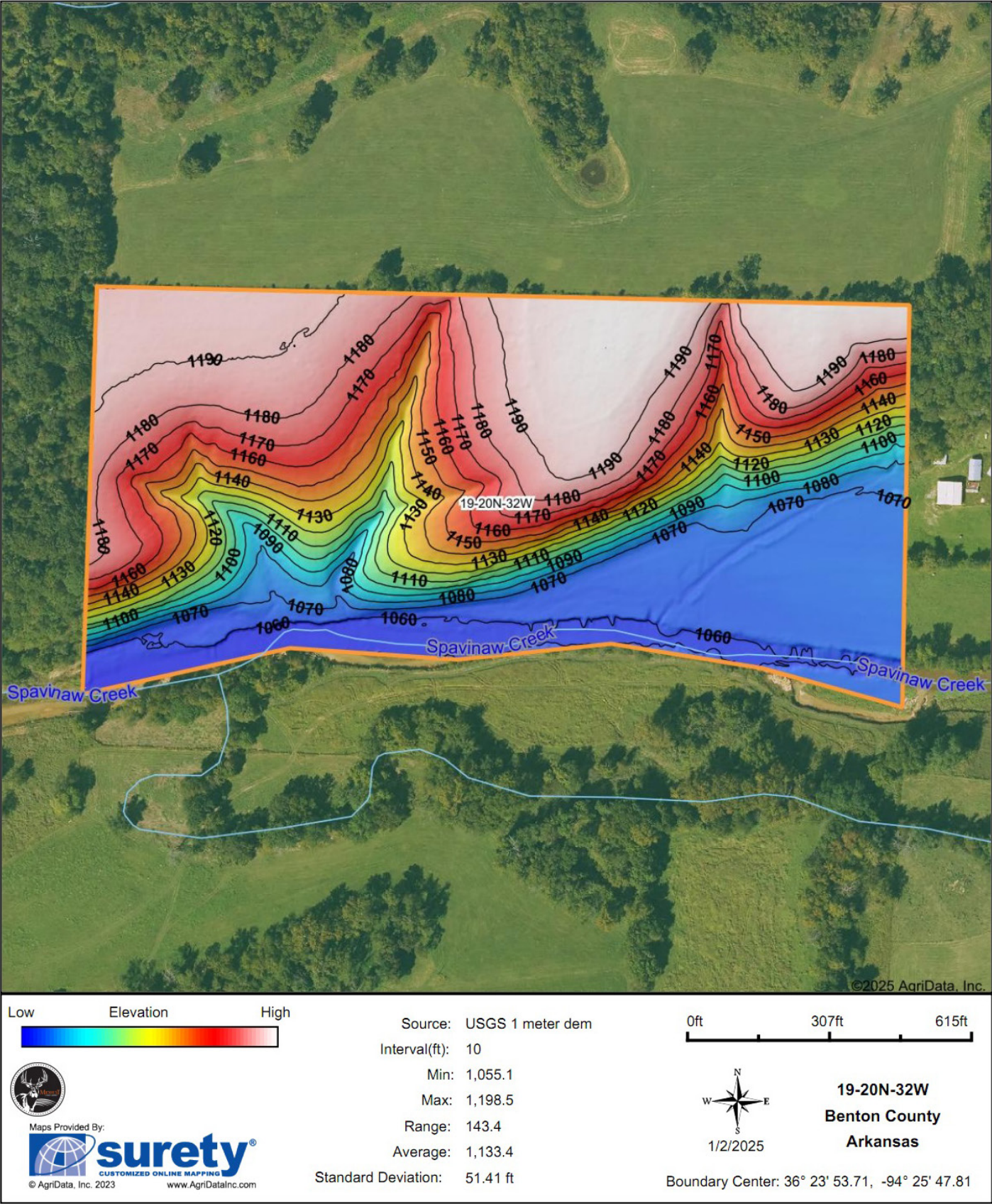
ADDITIONAL PHOTOS



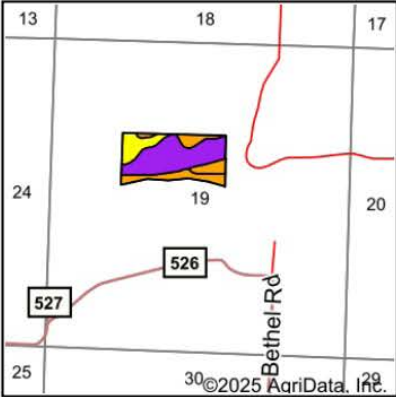
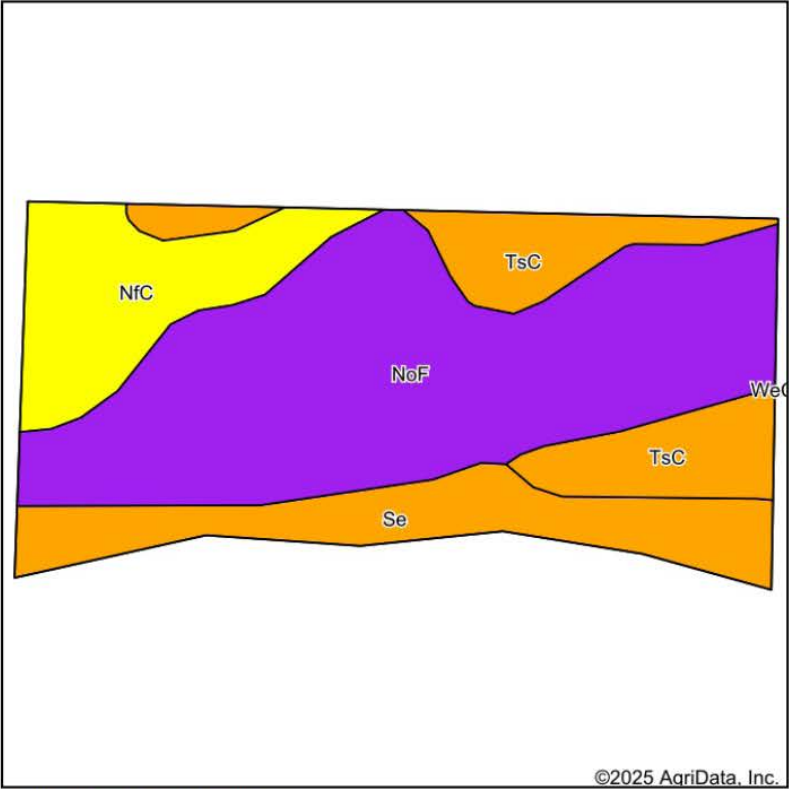
AERIAL MAP



HILLSHADE MAP



SOILS MAP



State: **Arkansas**
County: **Benton**
Location: **19-20N-32W**
Township: **Wallace**
Acres: **32.56**
Date: **1/2/2025**



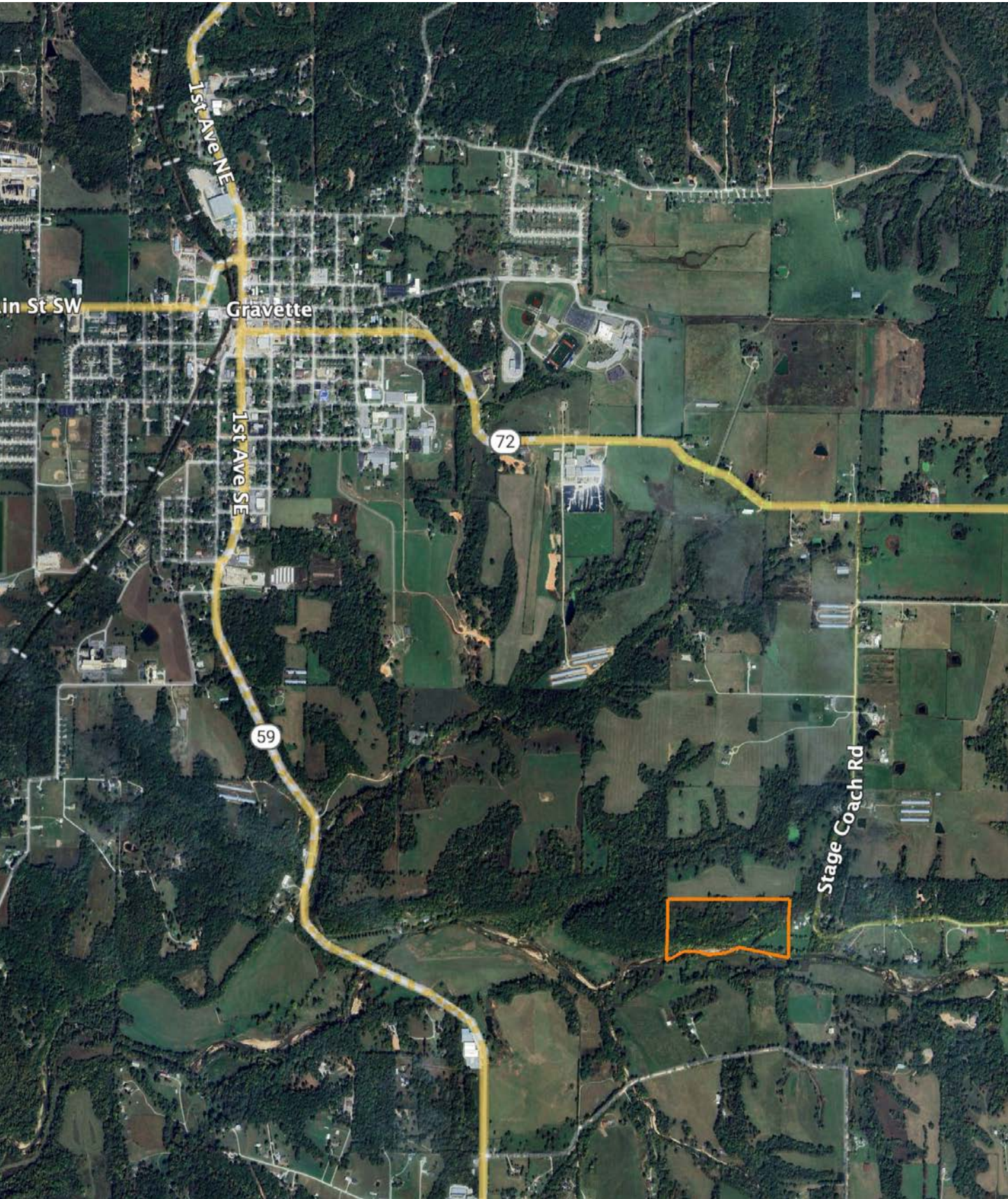
Maps Provided By:



Area Symbol: AR007, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
NoF	Noark very gravelly silt loam, 20 to 40 percent slopes	17.16	52.7%		VIIe	10	10	4	9
Se	Secesh gravelly silt loam, 0 to 3 percent slopes, occasionally flooded	5.26	16.2%		IIIw	61	61	43	56
TsC	Tonti gravelly silt loam, 3 to 8 percent slopes	5.21	16.0%		IIIe	42	39	27	42
NfC	Nixa very gravelly silt loam, 3 to 8 percent slopes	4.93	15.1%		IVs	31	31	19	21
Weighted Average					5.26	*n 26.5	*n 26.1	*n 16.3	*n 23.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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