

MIDWEST LAND GROUP PRESENTS

8.3 ACRES IN

BENTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RURAL FEEL WITH IN-TOWN CONVENIENCE

Welcome to your peaceful seclusion in the middle of town, with eight wooded acres and an excellent build site. As you approach this property along the private drive, it feels a little like stepping back in time to a simpler way of life. Enjoy the sights and sounds of the beautiful Osage Creek flowing through the property year-round, or stroll down to its banks for some fishing and swimming. Reclaim some lumber from the old barn to incorporate into your dream home perched atop the

central ridge with a sunset view over the creek, and sit back and enjoy the wildlife in your own backyard. Plus, this storybook homesite is within minutes of the Pinnacle Promenade, downtown Bentonville, and XNA airport! You don't have to shop northwest Arkansas real estate very long to realize what a rare find this is, especially when you combine the gorgeous creek, the wooded privacy, and the outstanding location.



PROPERTY FEATURES

PRICE: **\$689,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **8.3**

- 8.32 wooded acres
- Osage Creek frontage
- Space for multiple homes
- Abundant wildlife
- Drilled well
- Electricity on site
- Scenic views
- Dead-end privacy
- Bentonville School District
- 10 minutes to Pinnacle Promenade
- 15 minutes to Bentonville Square
- 10 minutes to Springdale
- 10 minutes to XNA



SPACE FOR MULTIPLE HOMES

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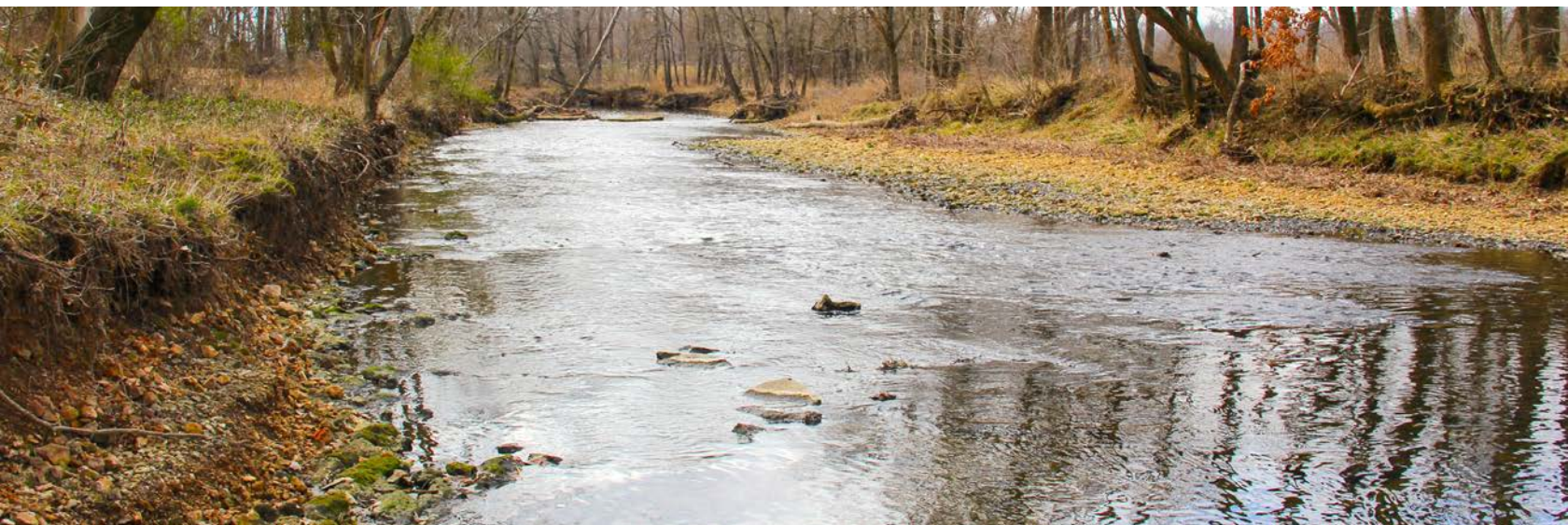
DRILLED WELL & ELECTRICITY ON SITE



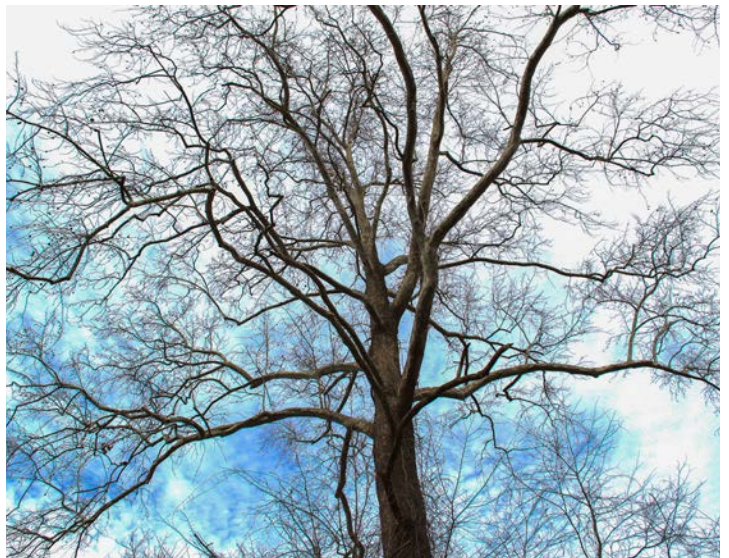
ABUNDANT WILDLIFE



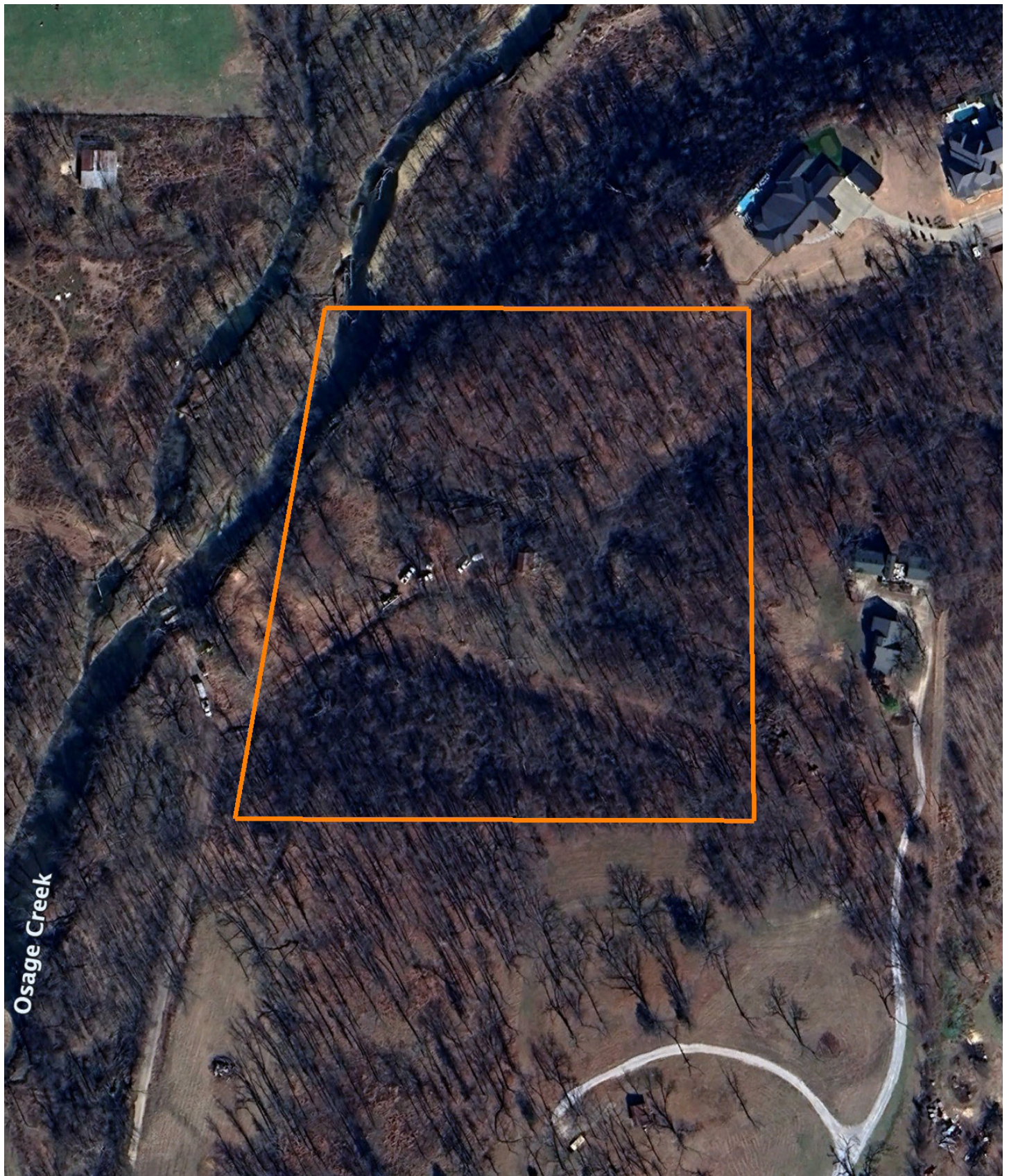
OSAGE CREEK FRONTAGE



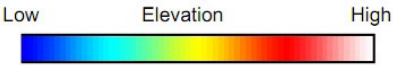
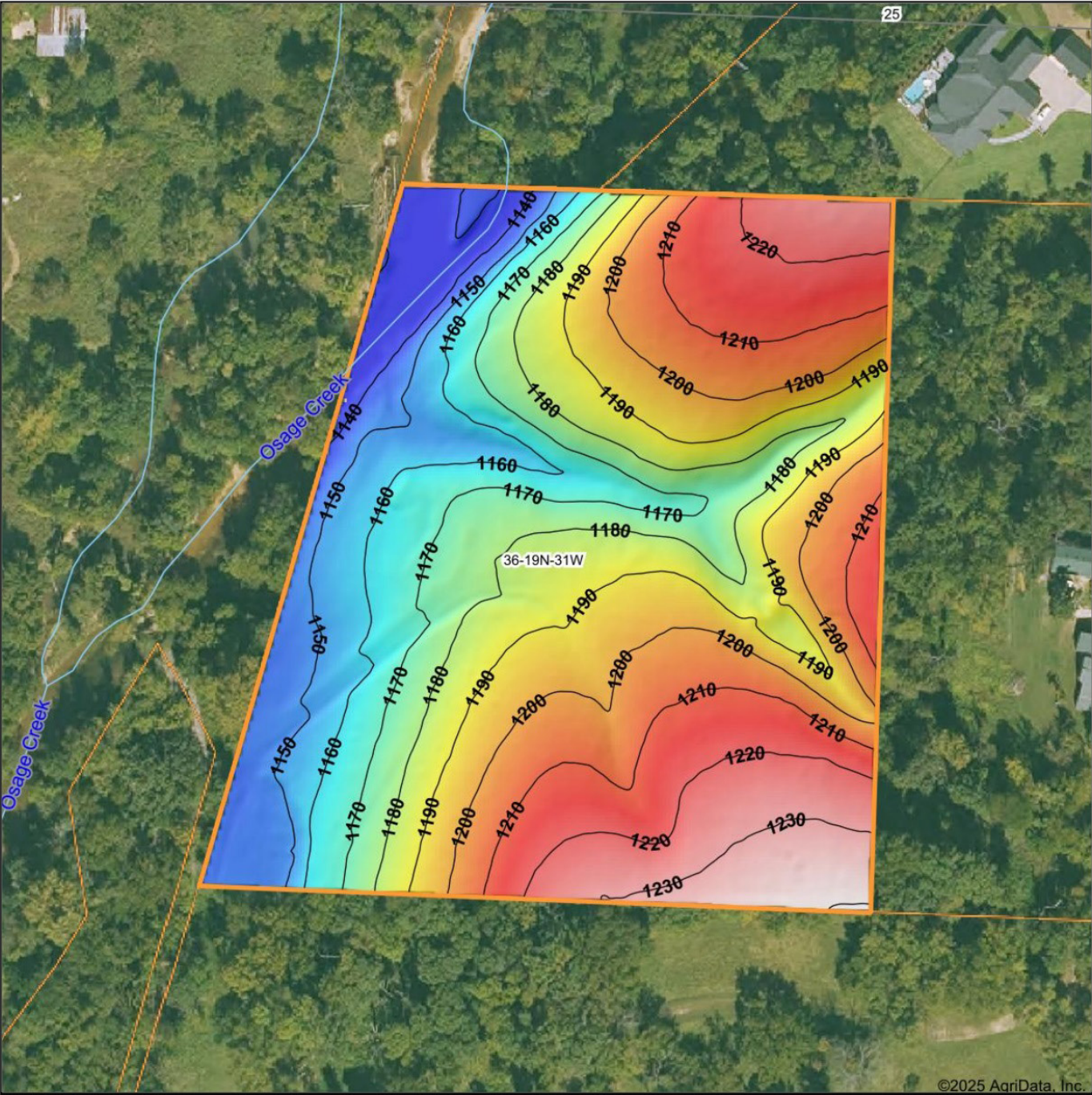
ADDITIONAL PHOTOS



AERIAL MAP

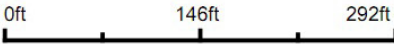


HILLSHADE MAP



Maps Provided By:
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,137.1
Max: 1,240.6
Range: 103.5
Average: 1,188.0
Standard Deviation: 25.89 ft

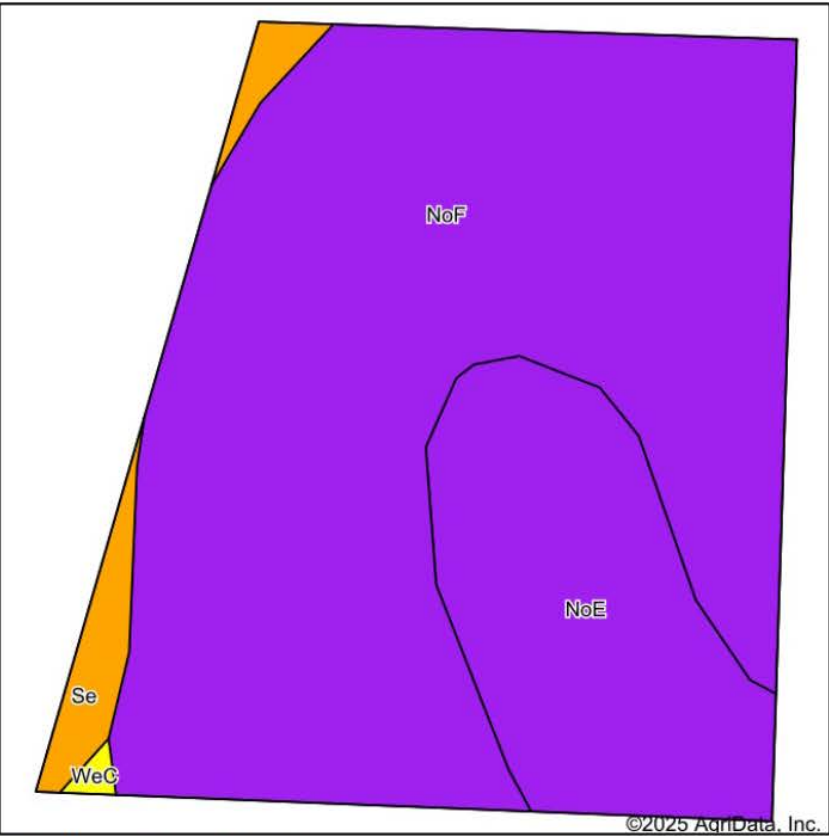


2/13/2025

36-19N-31W
Benton County
Arkansas

Boundary Center: 36° 17' 0.75, -94° 13' 32.88

SOILS MAP



State: **Arkansas**
County: **Benton**
Location: **36-19N-31W**
Township: **Colville**
Acres: **8.31**
Date: **2/13/2025**



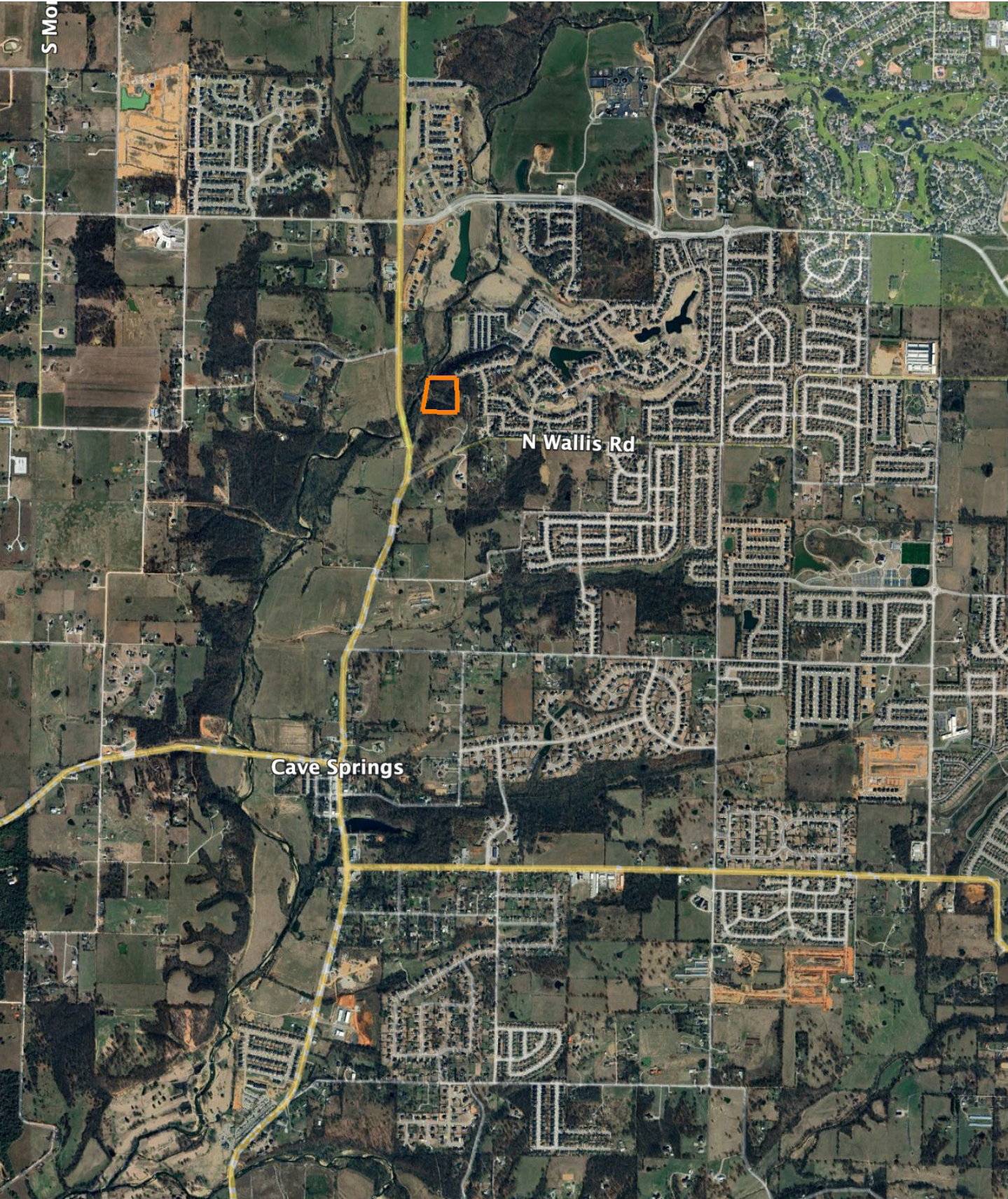
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Area Symbol: AR007, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
NoF	Noark very gravelly silt loam, 20 to 40 percent slopes	6.20	74.6%		Vlle	10	10	4	9
NoE	Noark very gravelly silt loam, 12 to 20 percent slopes	1.81	21.8%		Vle	51	48	30	51
Se	Secesh gravelly silt loam, 0 to 3 percent slopes, occasionally flooded	0.30	3.6%		Illw	61	61	43	56
Weighted Average					6.64	*n 20.8	*n 20.1	*n 11.1	*n 19.8

*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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