

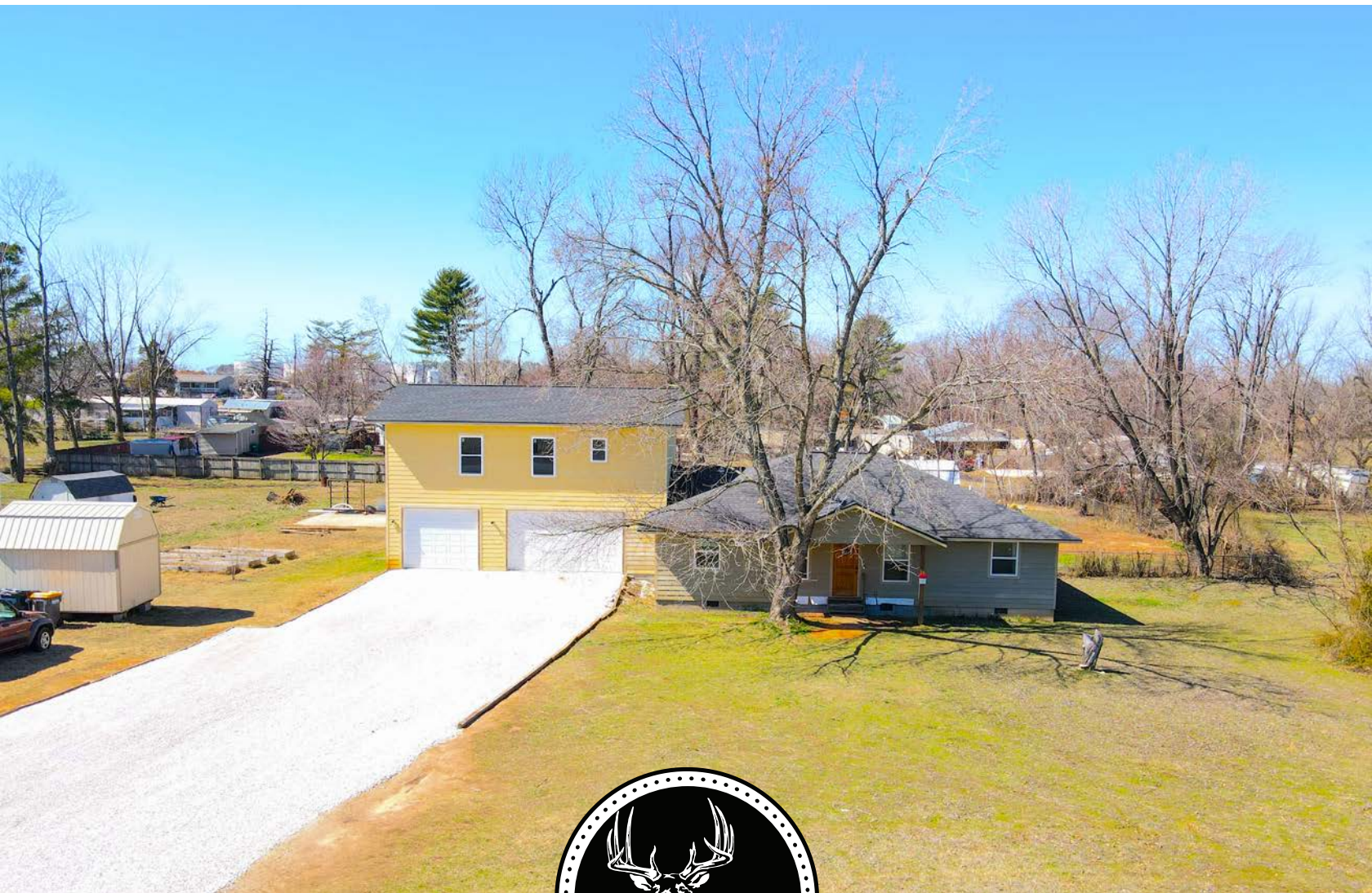
MIDWEST LAND GROUP PRESENTS

1.2 ACRES IN

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# BENTON COUNTY ARKANSAS

3008 N WOODS LANE, ROGERS, AR 72756



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 4 BED, 3.5 BATH HOME ON 1.2 ACRES 8 MINUTES FROM NEW WALMART HOME OFFICE

This 4-bedroom, 3.5-bathroom residence is nestled on 1.2 acres in the vibrant heart of Rogers, providing a blend of privacy and space in a rapidly developing area. The first floor boasts a generous open-concept kitchen and living area, along with three bedrooms, each featuring its own bathroom. The master bath is a standout, showcasing a stunning tile walk-in shower and a spacious standalone bathtub. Upstairs, you'll find an additional living area and a large bedroom, with a

bathroom that includes a convenient "wet space" where the walk-in shower and bathtub are combined. The backyard offers a serene environment with ample space for constructing an extra shop. Located directly across the street from Lost Springs Golf Club, this property is in a continually evolving area. It presents numerous opportunities, including potential rental income, and is conveniently situated just off Highway 12, making for a quick drive to the new Walmart Home Office.



# PROPERTY FEATURES

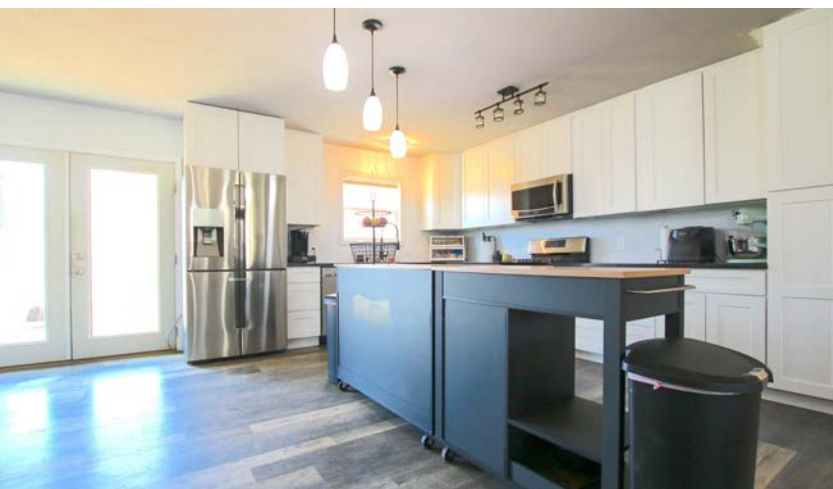
PRICE: **\$499,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **1.2**

- 4-bed, 3.5-bath home
- 2,568 sq. ft. home
- 1 +/- acre in amazing location
- Investment opportunity
- 3-car garage
- High rental income potential
- Modern remodel
- Across the street from Lost Springs Golf Club
- City water, gas, and electric
- Just off Hwy 12 in Rogers
- 8 minutes from Walmart Home Office
- 7 minutes to Bentonville Square
- 4 minutes to I-49
- 3 minutes to Northwest Arkansas Community College



# 2,568 SQ. FT. HOME

This 4-bedroom, 3.5-bathroom residence is nestled on 1.2 acres in the vibrant heart of Rogers, providing a blend of privacy and space in a rapidly developing area.



# 4-BED, 3.5-BATH



# MODERN REMODEL

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# "WET SPACE" BATH



# BENTONVILLE SCHOOL DISTRICT



# ADDITIONAL PHOTOS

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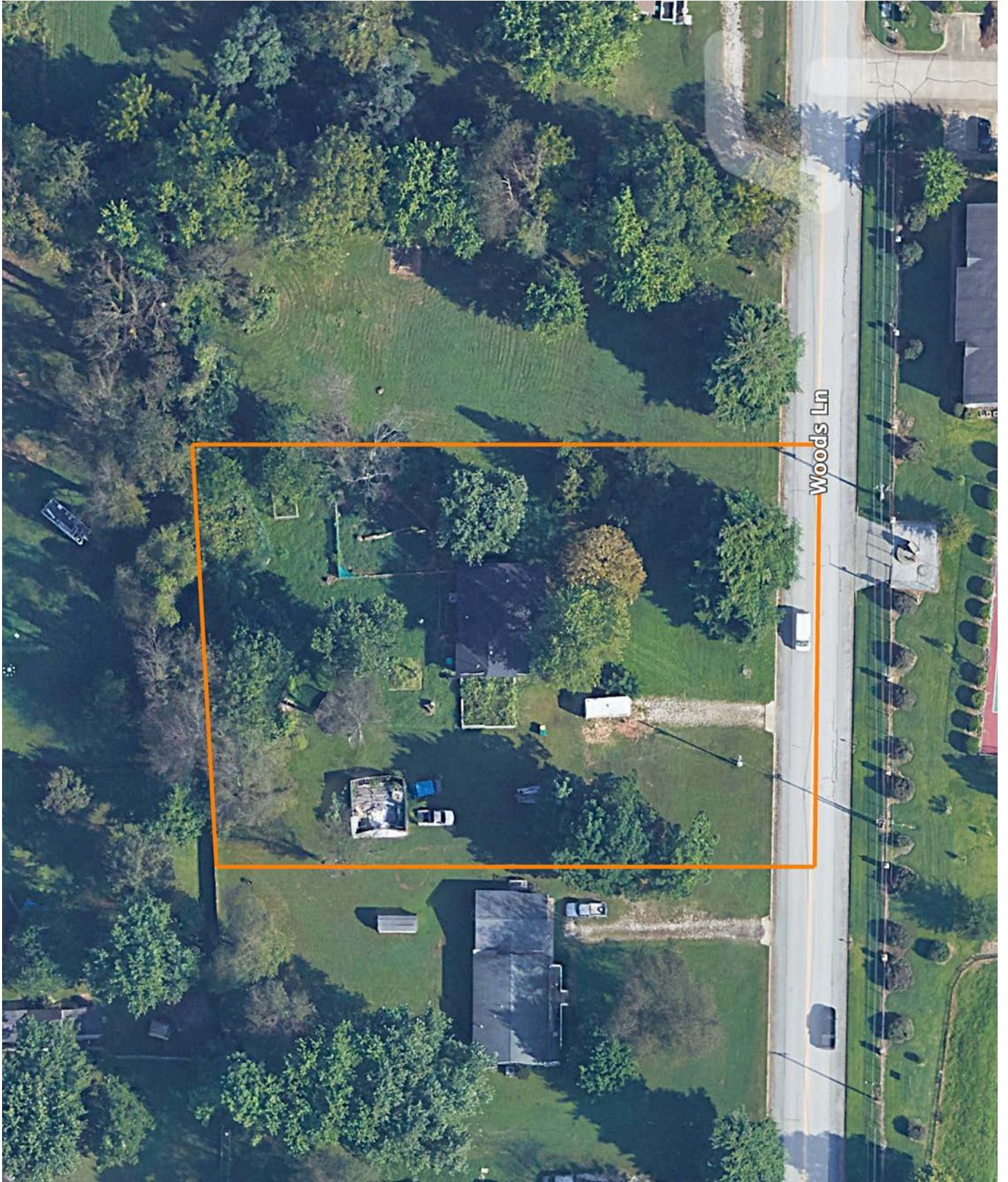


# 1 +/- ACRE IN AMAZING LOCATION

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# AERIAL MAP



# TOPOGRAPHY 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,**  
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**MidwestLandGroup.com**

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