

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

BENTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEVELOPMENT POTENTIAL CONVENIENT TO 412 BYPASS AND XNA AIRPORT ACCESS

This gently rolling 40 +/- acre property near Elm Springs is bursting with character, and poised for a multitude of development options. From its quaint old homestead on the east side, venture west up the rise to discover a beautifully plateaued pasture, 2 ponds, and approximately 9 +/- acres of gorgeous timber. Maintain its rural, bedroom community feel with a small handful of large homesites, or take advantage of its full potential

and excellent location with more dense development. This tract is positioned a comfortable 1/4 mile off the new 412 bypass, and just a convenient 3/4 mile from the new XNA Access interchange west of 612. Electricity, water, and cable are at the road, and the investment opportunity is undeniable. Call today for your private tour, and don't miss the chance at this excellent slice of northwest Arkansas ground.



PROPERTY FEATURES

PRICE: **\$1,200,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **40**

- Paved road frontage
- Utilities at the road
- Gentle topography
- About 70% of open grass
- Two ponds
- Fully fenced
- Proximity to 412/612 bypass
- Under 10 minutes to XNA Airport
- 5 minutes to Tontitown
- Springdale School District

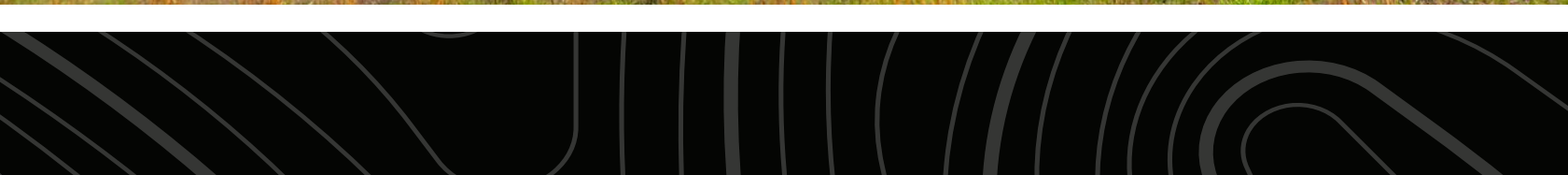
TWO PONDS



9 +/- ACRES OF TIMBER



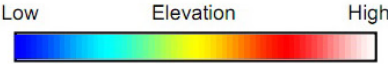
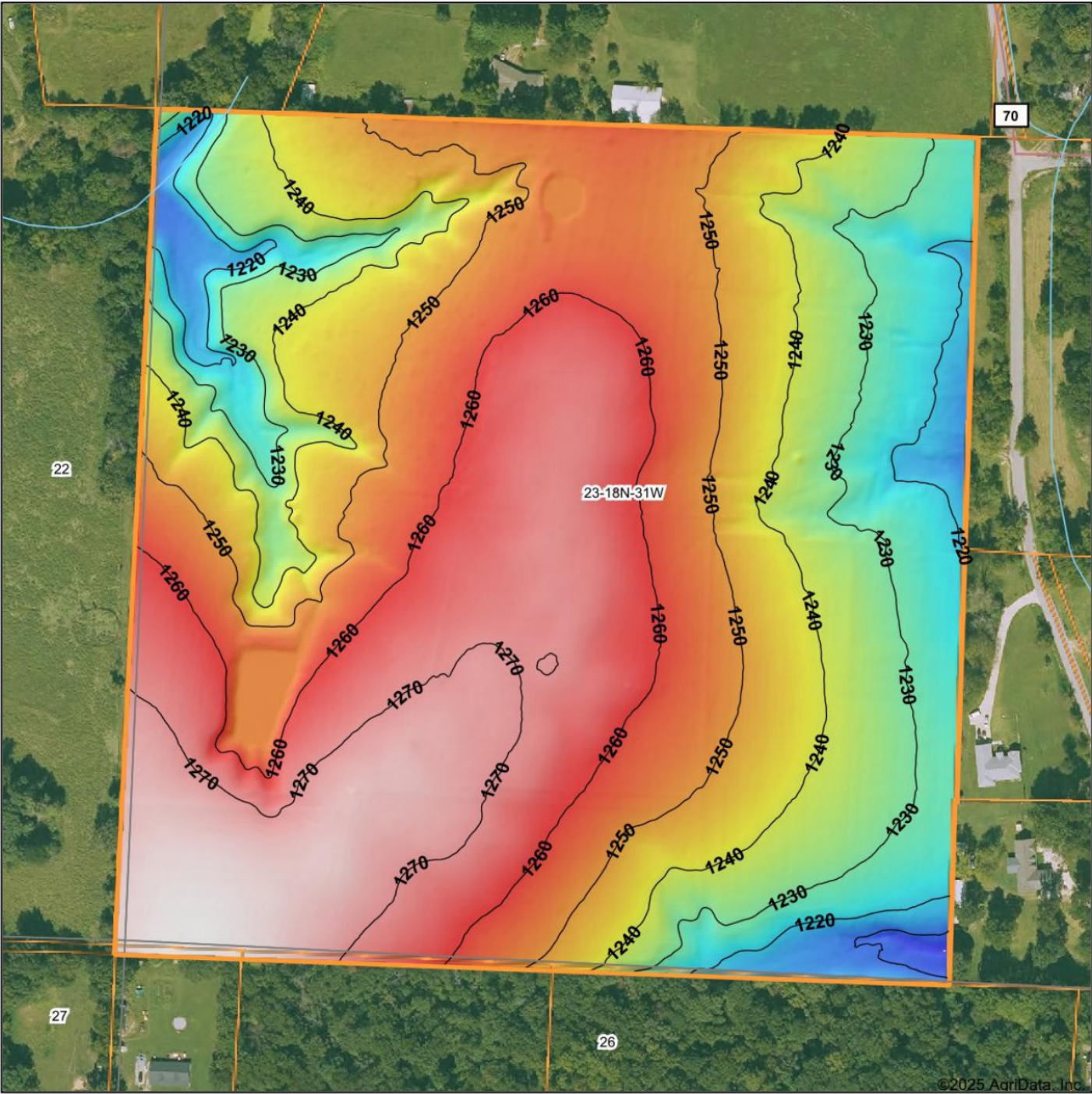
GENTLE TOPOGRAPHY



AERIAL MAP



HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,204.2

Max: 1,279.4

Range: 75.2

Average: 1,248.9

Standard Deviation: 16.7 ft

0ft 245ft 489ft



4/11/2025

23-18N-31W
Benton County
Arkansas

Boundary Center: 36° 12' 53.89, -94° 15' 35.23

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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