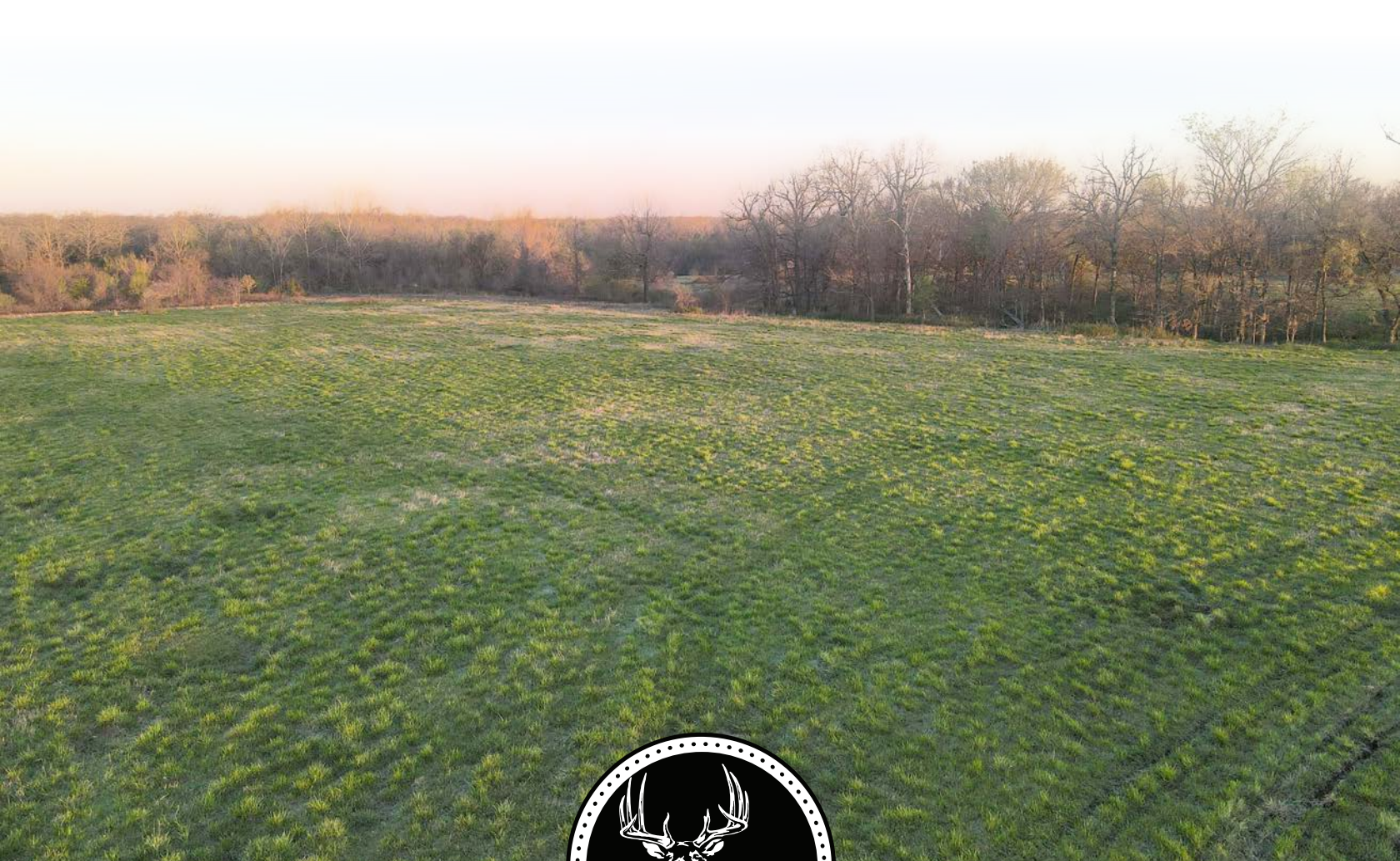


MIDWEST LAND GROUP PRESENTS

40 ACRES IN

---

# BENTON COUNTY ARKANSAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 40 +/- ACRES OF IDEAL MIXED USED ACREAGE WITH MULTIPLE BUILD SITES

---

This 40 +/- acre property just outside Gravette, Arkansas, offers an ideal blend of pasture and timber. Upon entering, you'll immediately notice the open, flat terrain. As you venture further, you'll discover expansive fields nestled among towering groves of trees.

Deeper into the land, a substantial forest area provides a thriving habitat for wildlife. Along the pasture's edge, you can envision the potential for drivable trails weaving

through the timber, granting access to every corner of the property. With electricity and public water available at the road, this location is perfect for building your dream home. The surrounding pasture views create a sense of privacy and seclusion, all while being conveniently close to town. Whether you're looking to build, hunt, or establish a hobby farm, this stunning acreage is ready for you to make it your own.



## PROPERTY FEATURES

PRICE: **\$320,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **40**

---

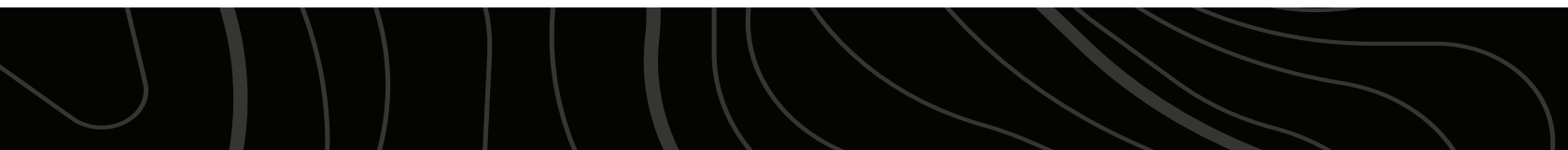
- 40 +/- acres
- Electric at road
- Public water at road
- Multiple build sites
- Fully fenced
- Scenic views
- Small pond
- Abundant wildlife
- Great mix of pasture and timber
- 2 miles off of the highway
- 10 minutes to Gravette, AR
- 30 minutes to Bentonville, AR



# MULTIPLE BUILD SITES

---

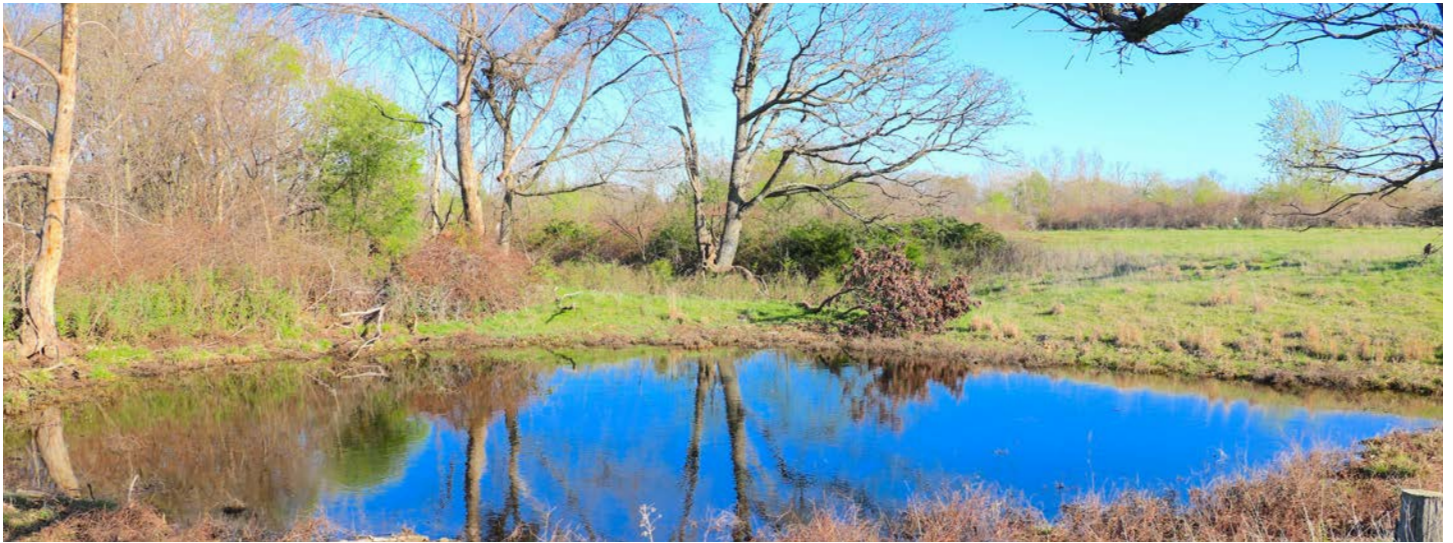
With electricity and public water available at the road, this location is perfect for building your dream home. The surrounding pasture views create a sense of privacy and seclusion, all while being conveniently close to town.





# SMALL POND

---



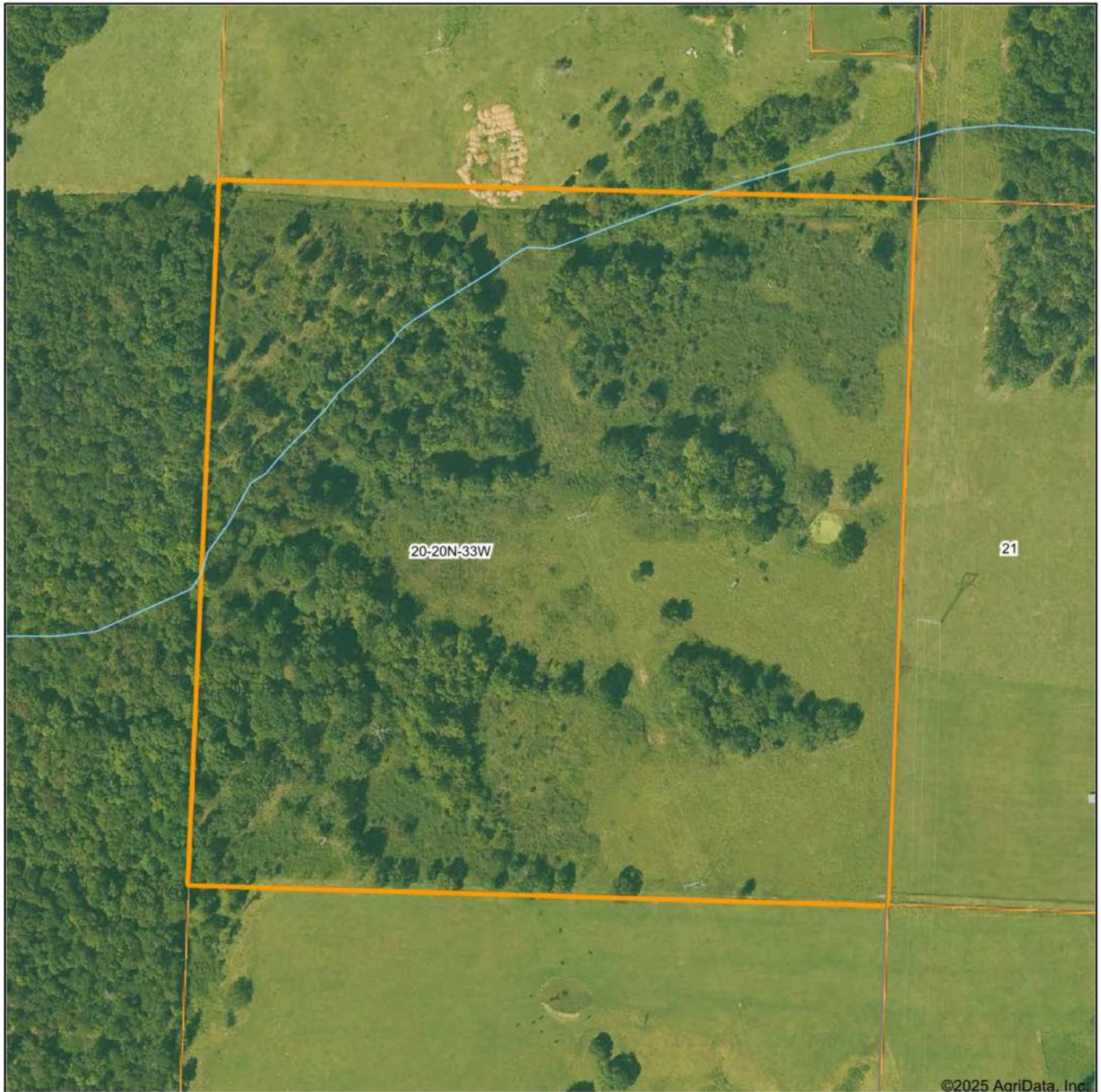
# TIMBER

---





# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 36° 23' 59.15, -94° 30' 36.74

**20-20N-33W**  
**Benton County**  
**Arkansas**

0ft 292ft 584ft

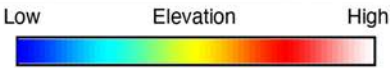
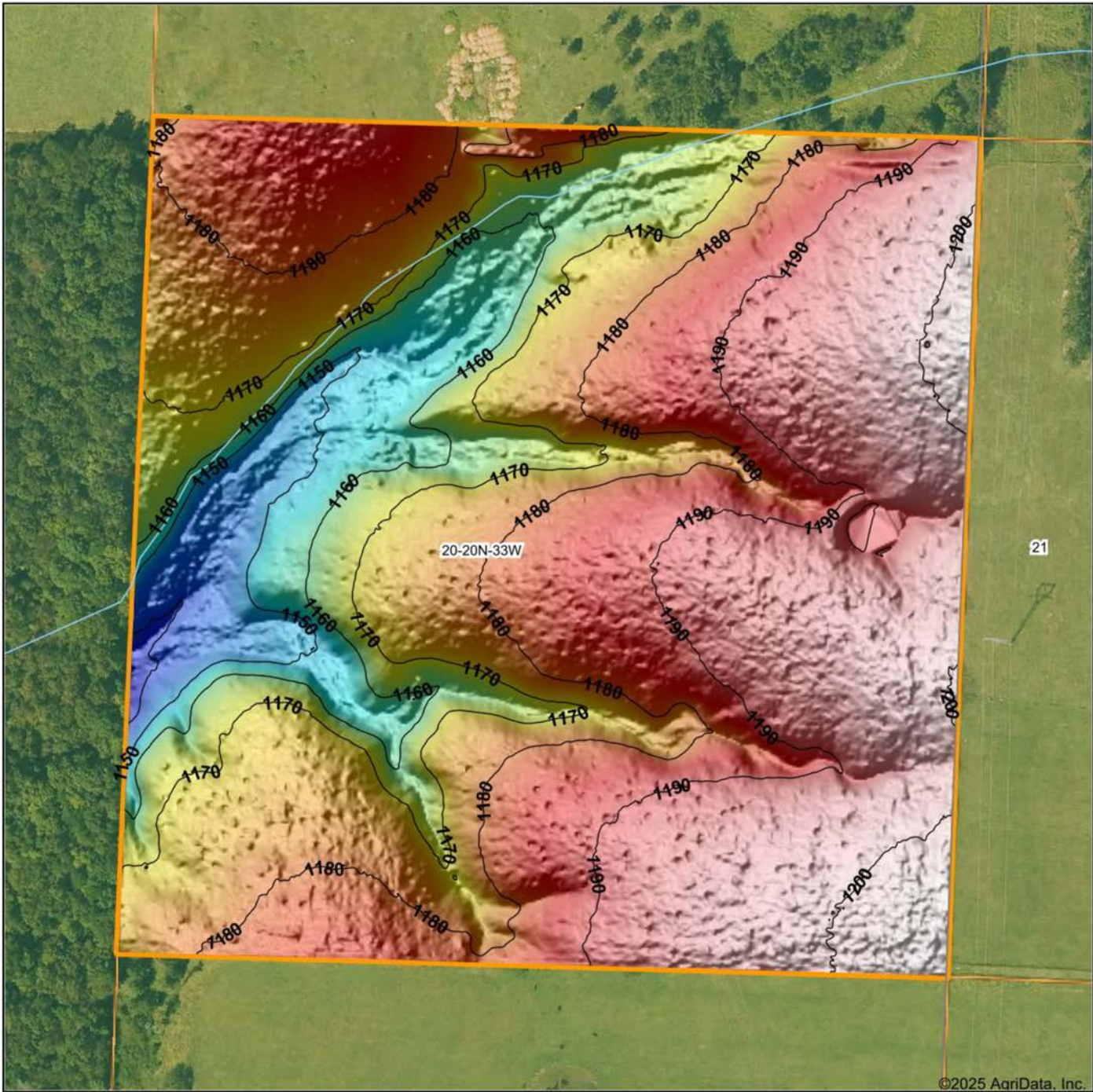


4/8/2025

Field borders provided by Farm Service Agency as of 5/21/2008.



# HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10

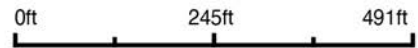
Min: 1,136.8

Max: 1,202.8

Range: 66.0

Average: 1,179.2

Standard Deviation: 14.73 ft



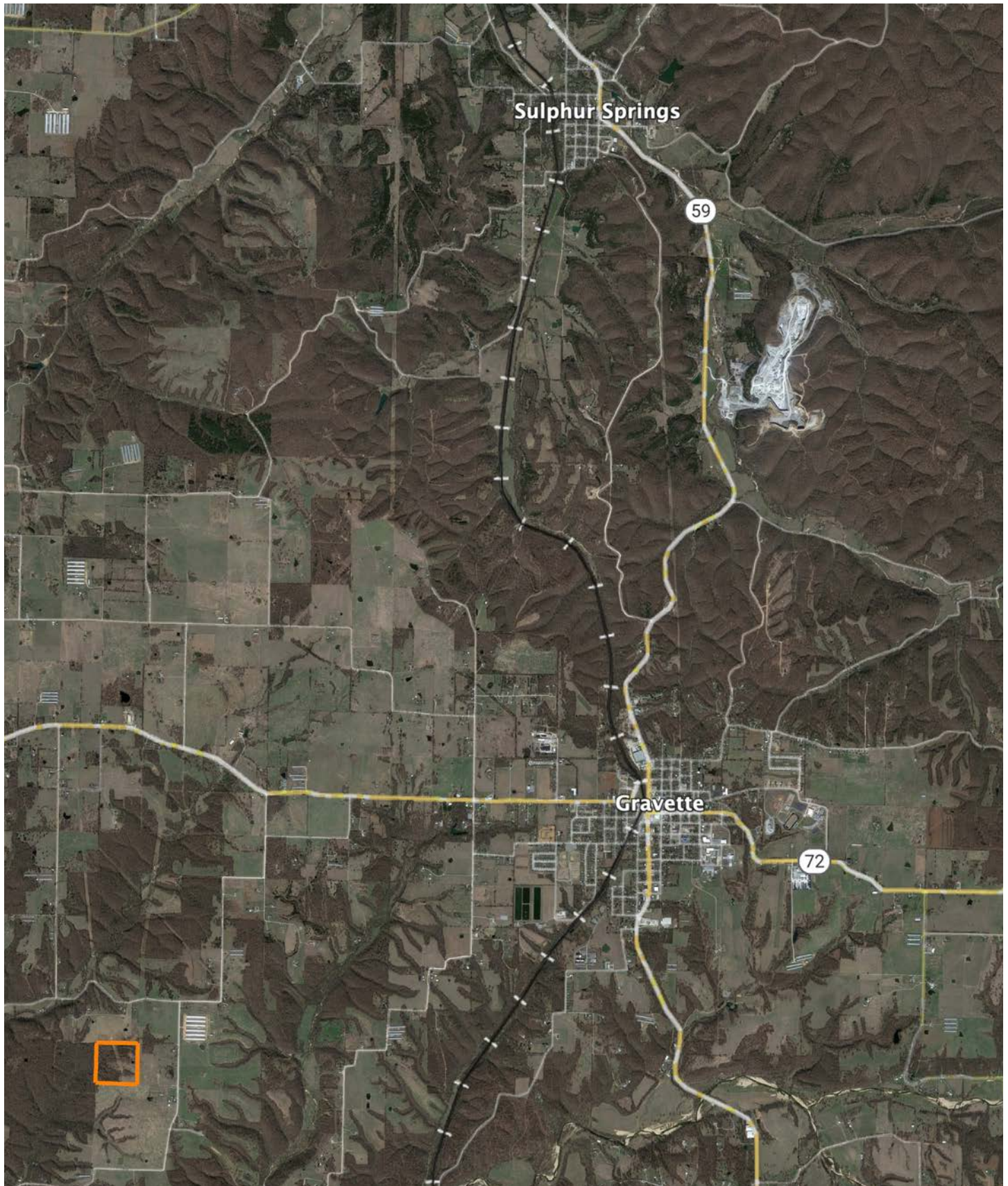
4/8/2025

**20-20N-33W**  
**Benton County**  
**Arkansas**

Boundary Center: 36° 23' 59.15, -94° 30' 36.74



# 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

**479.487.0177**

[BWilliams@MidwestLandGroup.com](mailto:BWilliams@MidwestLandGroup.com)



---

## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.