

MIDWEST LAND GROUP PRESENTS

**.3 ACRES IN**

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# **BENTON COUNTY ARKANSAS**

**10 TENNYSON LANE, BELLA VISTA, AR 72714**



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 2 BED, 2 BATH HOME WITHIN WALKING DISTANCE TO BLOWING SPRINGS PARK

This beautifully maintained 2 bedroom, 2 bathroom home boasts an ideal location, nestled along one of Bella Vista's scenic biking trails. Just a short 10 minute walk away lies the popular Blowing Springs Park and Beer Garden, making it a perfect spot for outdoor enthusiasts. Upon entering, you are greeted by a spacious living room featuring vaulted ceilings and large windows that flood the space with natural light. In addition to the two bedrooms, the home includes two generous bonus rooms, providing versatile options for use, such as a home office or additional living space. The home is equipped with central heating and air conditioning, complemented by a modern wood stove that provides warmth during the fall and winter months.

The kitchen is outfitted with stainless steel appliances, including an electric range, microwave, and dishwasher, along with a charming breakfast nook that offers a picturesque view of the forest behind the home. The master bedroom features a walk-in closet with a built-in safe and an en-suite bathroom with convenient built-in shelves. The two-car garage includes an additional room connected to the central heating and air system. Outside, the covered back deck invites you to relax and enjoy the views and sounds of the surrounding forest, while a 2-mile biking trail at the rear of the property connects to an extensive network of trails that define this vibrant area.



## PROPERTY FEATURES

PRICE: **\$315,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **.3**

- 2 bed, 2 bath
- 2 bonus rooms
- Located on biking trails
- Vaulted ceilings
- Wooded view
- Wood stove
- 2-car garage
- New HVAC
- Bentonville School District
- Stainless steel appliances
- Large storage area under the home
- 10 minute walk to Blowing Springs Park
- 10 minute drive into Bentonville



## 2 BED, 2 BATH HOME

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# INTERIOR PHOTOS

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## 2-CAR GARAGE

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## LARGE STORAGE UNDER HOME

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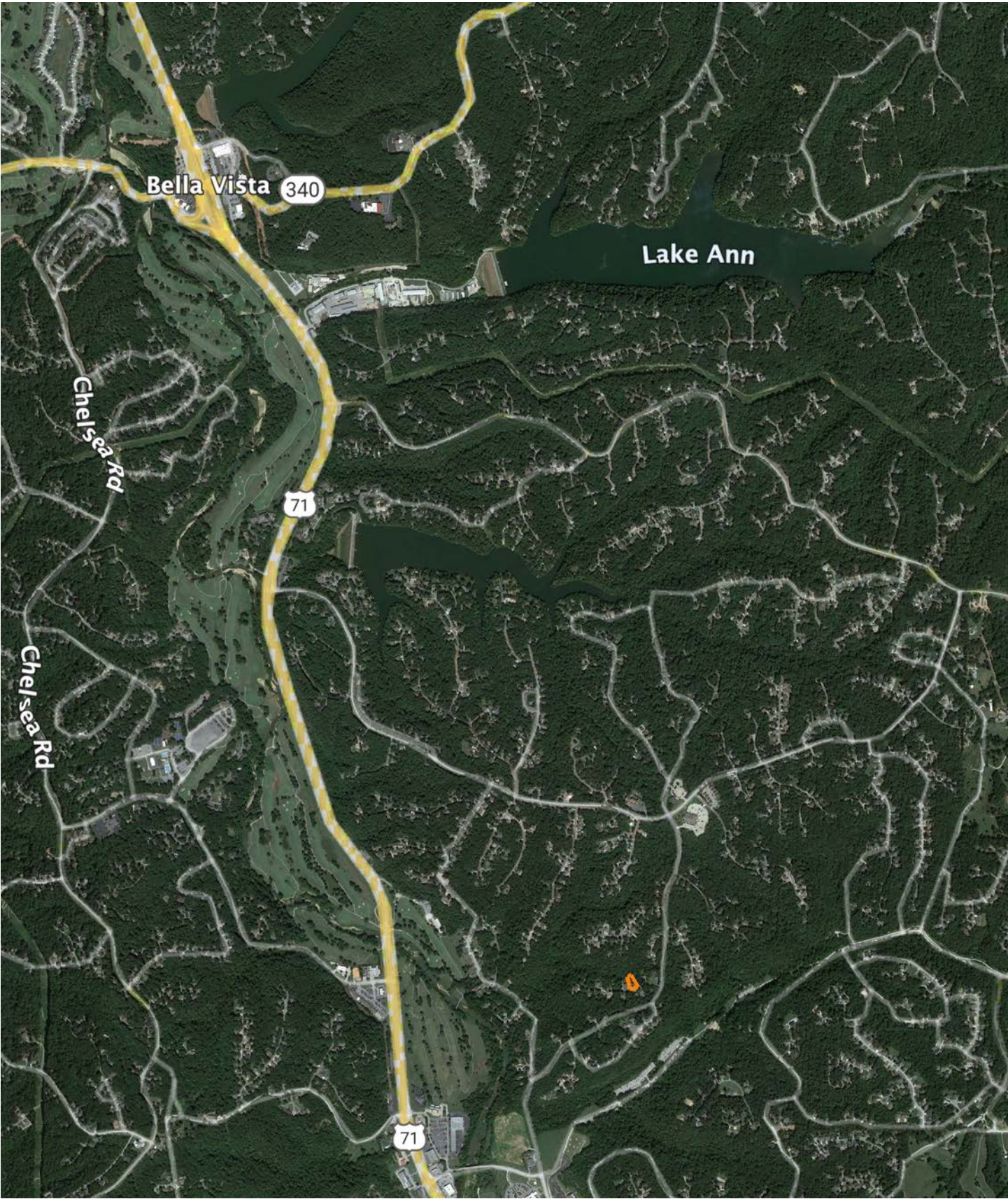
# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

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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, 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)



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## MidwestLandGroup.com

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