

MIDWEST LAND GROUP PRESENTS

.2 ACRES IN

BENTON COUNTY ARKANSAS

6655 WEST VALLEY VIEW ROAD, ROGERS, AR 72758



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING, SINGLE-LEVEL TOWNHOME IN A GATED COMMUNITY

Welcome to effortless elegance in this updated 3-bedroom, 2-bath townhome offering 1,923 square feet of refined living space—all on one level. Fresh paint, upgraded flooring, and stylish fixtures set a polished tone throughout. The kitchen is appointed with granite countertops and a gas cooktop, opening to a living room with soaring vaulted ceilings that create an airy, light-filled atmosphere. The primary suite features a large walk-in closet, blending luxury with practicality.

Outside, a private fenced courtyard with room for covered seating provides the perfect setting for morning coffee or evening gatherings. A two-car garage adds convenience, while the low-maintenance design allows you to fully enjoy your surroundings. Residents enjoy the security of a gated community plus access to exclusive country club amenities with social membership included—a lifestyle that balances comfort, leisure, and sophistication.



PROPERTY FEATURES

PRICE: **\$479,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **.2**

- 3 bedroom, 2 bath on one level
- Gated, country club community
- 1,923 square feet
- Large living room with vaulted ceiling
- Granite kitchen counters
- Courtyard-style fenced backyard
- Covered patio
- 2-car garage
- Jetted tub and double master vanity
- Spacious master closet
- Updated fixtures, paint, and flooring
- Included yard maintenance with HOA
- Easy walking distance to putting green

3-BED, 2-BATH ON ONE LEVEL

Effortless elegance in this updated townhome offering 1,923 square feet of refined living space—all on one level. Fresh paint, upgraded flooring, and stylish fixtures set a polished tone throughout.



LARGE LIVING ROOM WITH VAULTED CEILING



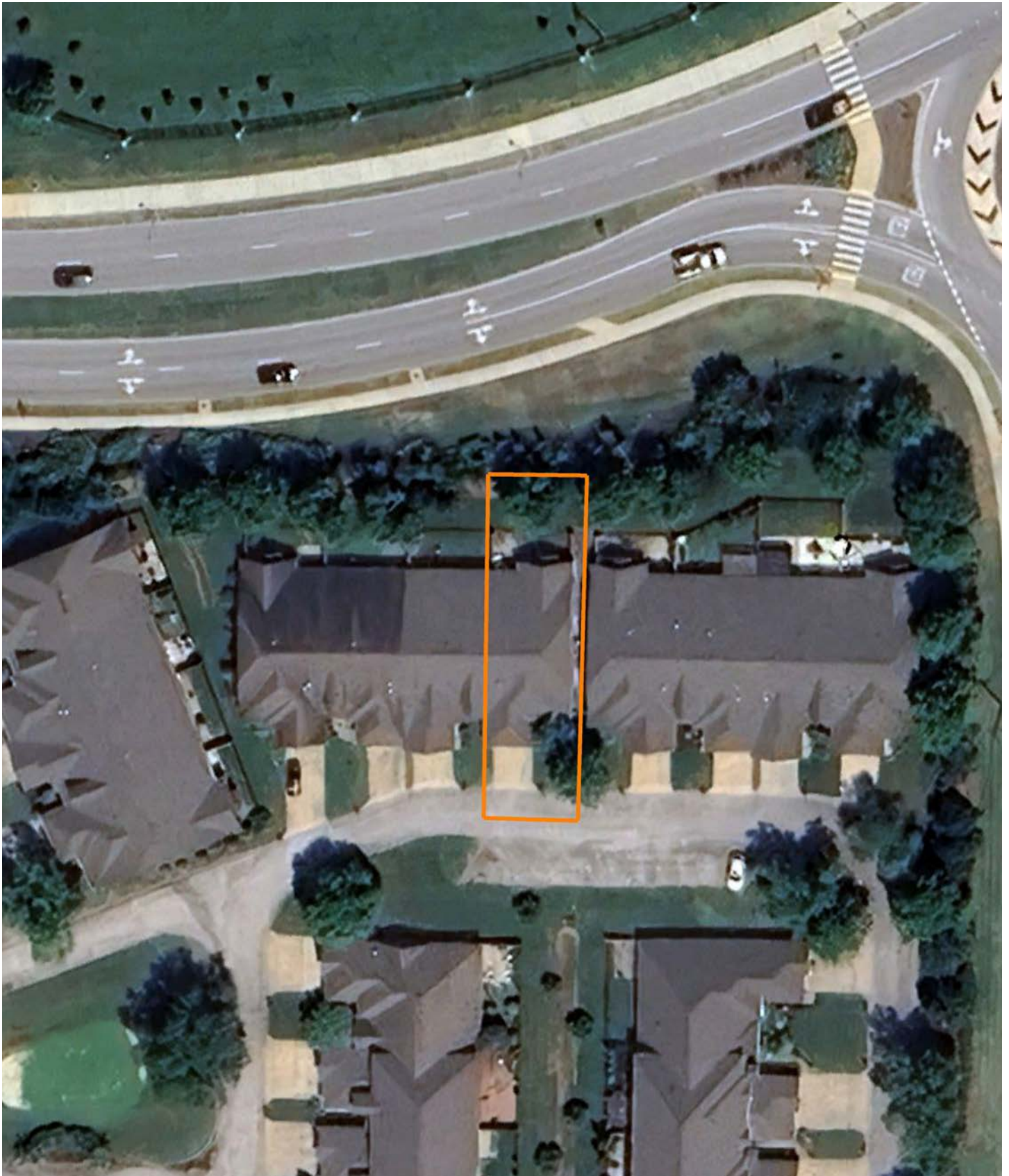
MASTER SUITE WITH JETTED TUB



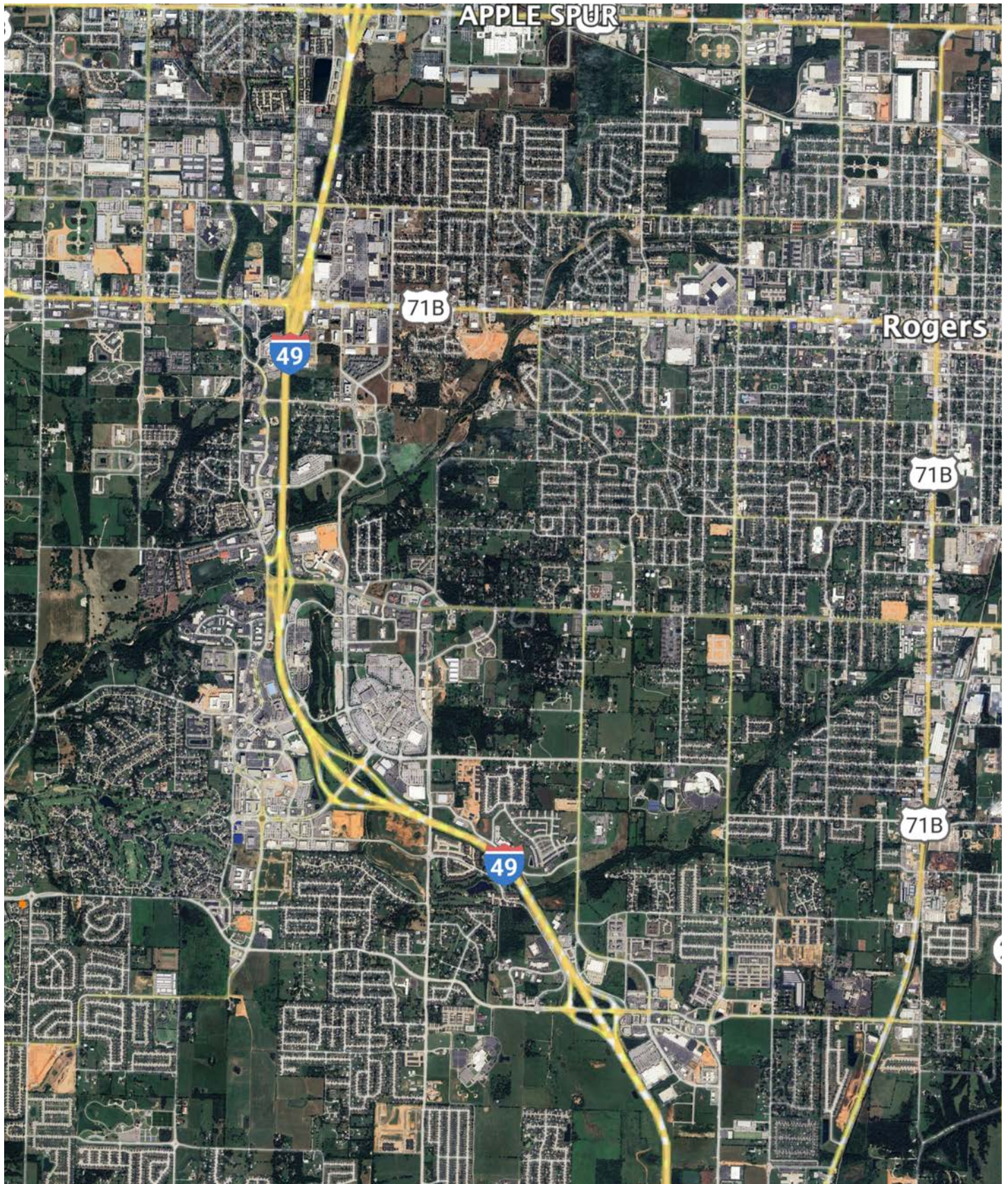
COURTYARD STYLE FENCED BACKYARD



AERIAL MAP



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.



MAX FARRELL,
ASSOCIATE LAND BROKER
479.426.8303
MFarrell@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 Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.