

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

BENTON COUNTY ARKANSAS



18596 FISHER FORD ROAD, SILOAM SPRINGS, AR 72761

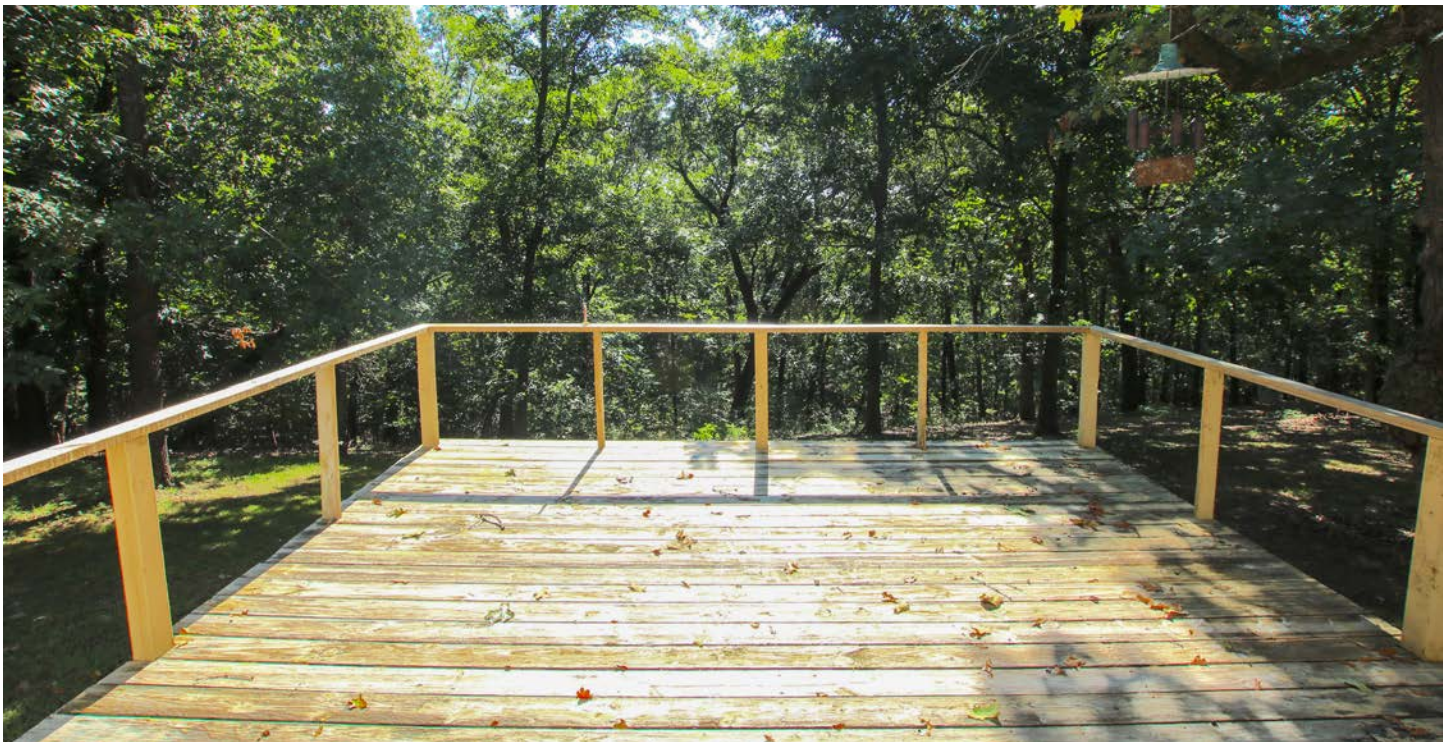
MIDWEST LAND GROUP IS HONORED TO PRESENT

50 +/- ACRES OF PRIVACY AND SECLUSION JUST MINUTES FROM TOWN

This stunning property in Benton County presents an exceptional opportunity, combining the tranquility of rural living with the convenience of being close to town. Upon entering, you will appreciate the open area surrounding the main residence, shop, tiny home, and additional outbuildings, all nestled among towering hardwood timber that provides the perfect amount of shade. The primary home is an incredibly well-maintained 3-bed, 2.5 bath doublewide, featuring a beautifully open floor plan that seamlessly connects the living room, kitchen, and office. The living area is equipped with a wood-burning stove for the winter months, complemented by central heating and air conditioning for year-round comfort. Adjacent to the main home, the tiny house offers a 1-bed, 1-bath space complete with a kitchen, while two additional shops provide great

storage for outdoor equipment and toys. An incredible year-round spring on-site supplies water to three 1,550-gallon storage tanks, which are connected to a filtration system and pressure tank for the homes. All items in the shop are negotiable.

Being so close to town, the recreational uses for this property are off the charts. Hunting, ATV riding, hiking, shooting, and the list goes on. As you wander deeper into the property, you will notice the different easy-to-navigate trail systems that all start from the main open area. As you explore further through the property, the woods feature both flat areas and gently sloping hills, perfect for creating additional paths. Opportunities like this are rare in Benton County, so don't miss out!



PROPERTY FEATURES

PRICE: **\$549,000** | COUNTY: **BENTON** | STATE: **KANSAS** | ACRES: **50**

- 1/2 mile of pavement frontage
- Electric on site
- Year-round spring on-site
- Three 1,550-gallon storage tanks
- Septic on-site
- Propane on-site
- 2,240 square foot home
- 576 square foot tiny home
- 22'x32' shop
- 12'x20' shop
- Trail systems
- Wet-weather creek
- Hardwood timber
- Abundant wildlife
- Great hunting
- Personal property is negotiable
- 6 minutes into Siloam Springs, AR
- 45 minutes to Bentonville and Rogers, AR



3-BED, 2.5-BATH DOUBLE WIDE

The primary home is an incredibly well-maintained 3-bed, 2.5 bath doublewide, featuring a beautifully open floor plan that seamlessly connects the living room, kitchen, and office. The living area is equipped with a wood-burning stove for the winter months complemented by central heating and air conditioning for year-round comfort.



WET-WEATHER CREEKS



TINY HOME



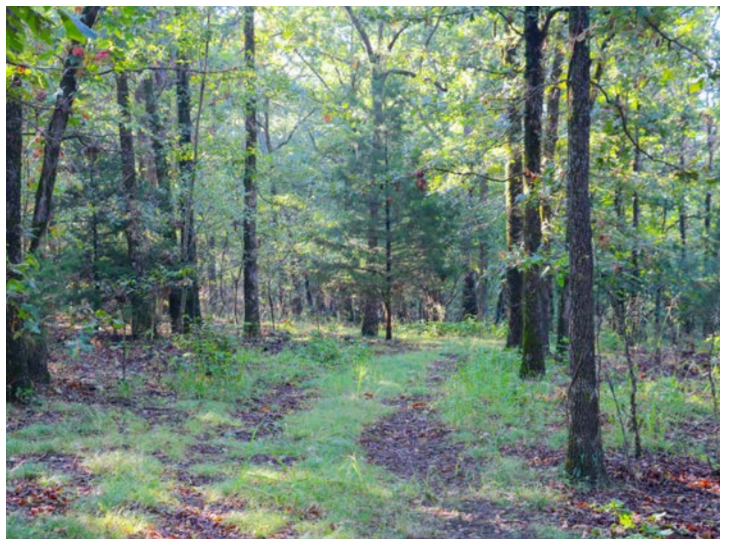
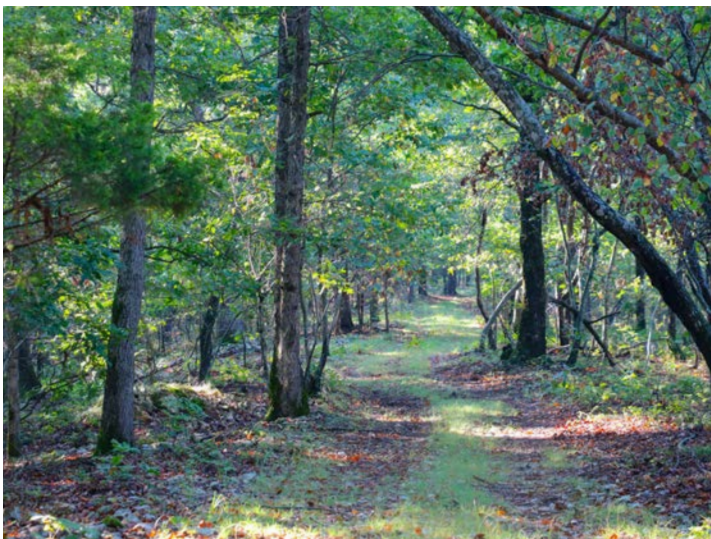
MULTIPLE SHOPS AND STORAGE TANKS



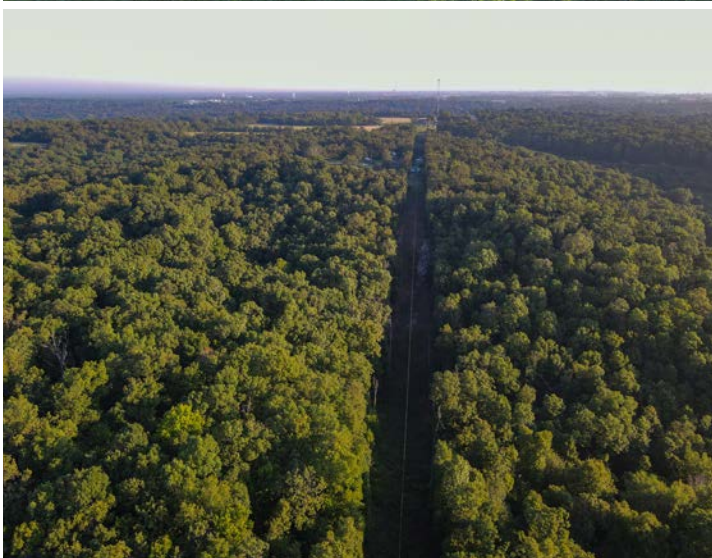
HARDWOOD TIMBER



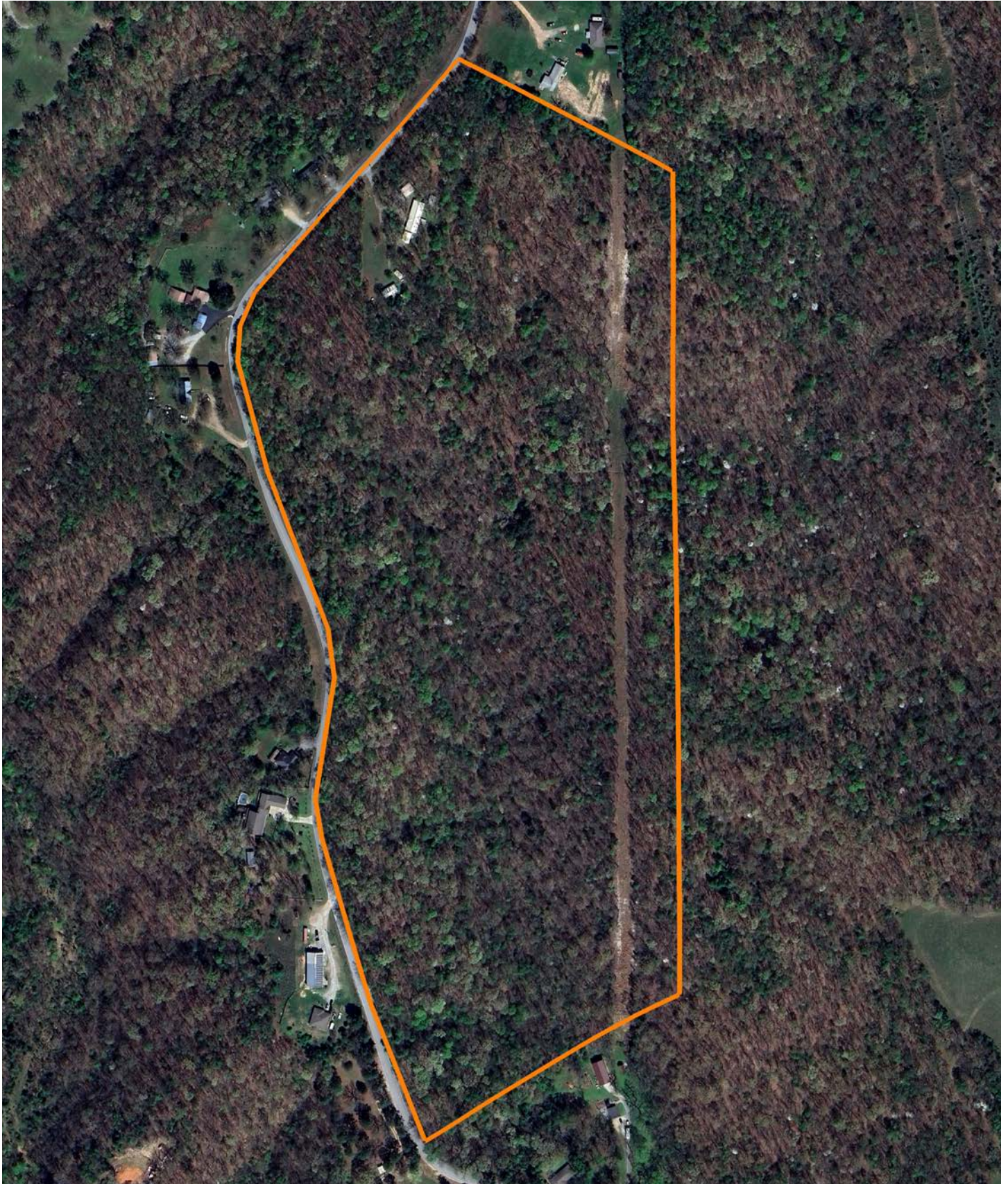
TRAIL SYSTEMS



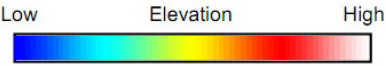
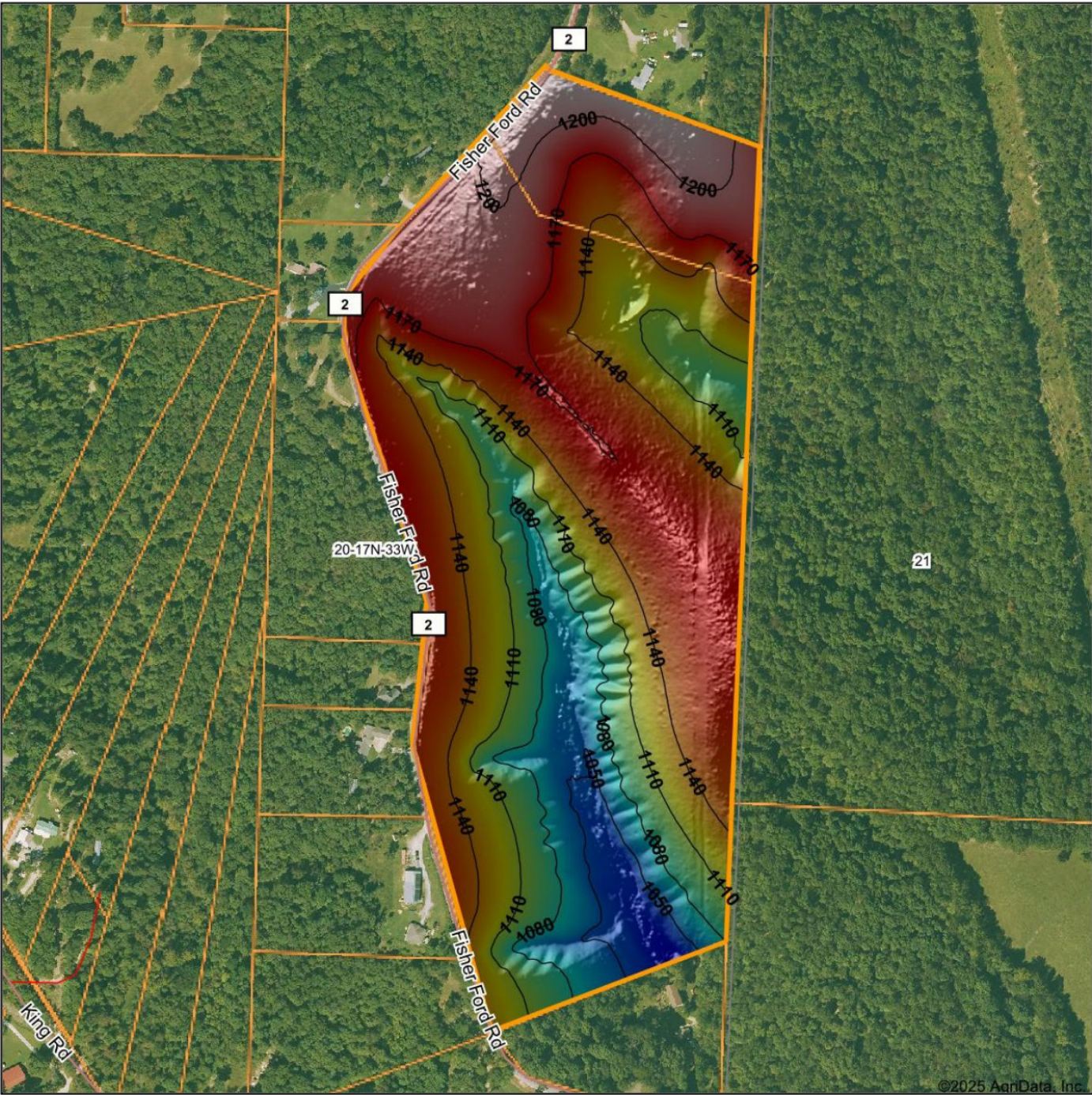
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



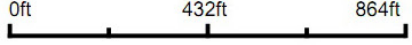
Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 30
Min: 1,027.5
Max: 1,215.1
Range: 187.6
Average: 1,134.3
Standard Deviation: 42.88 ft

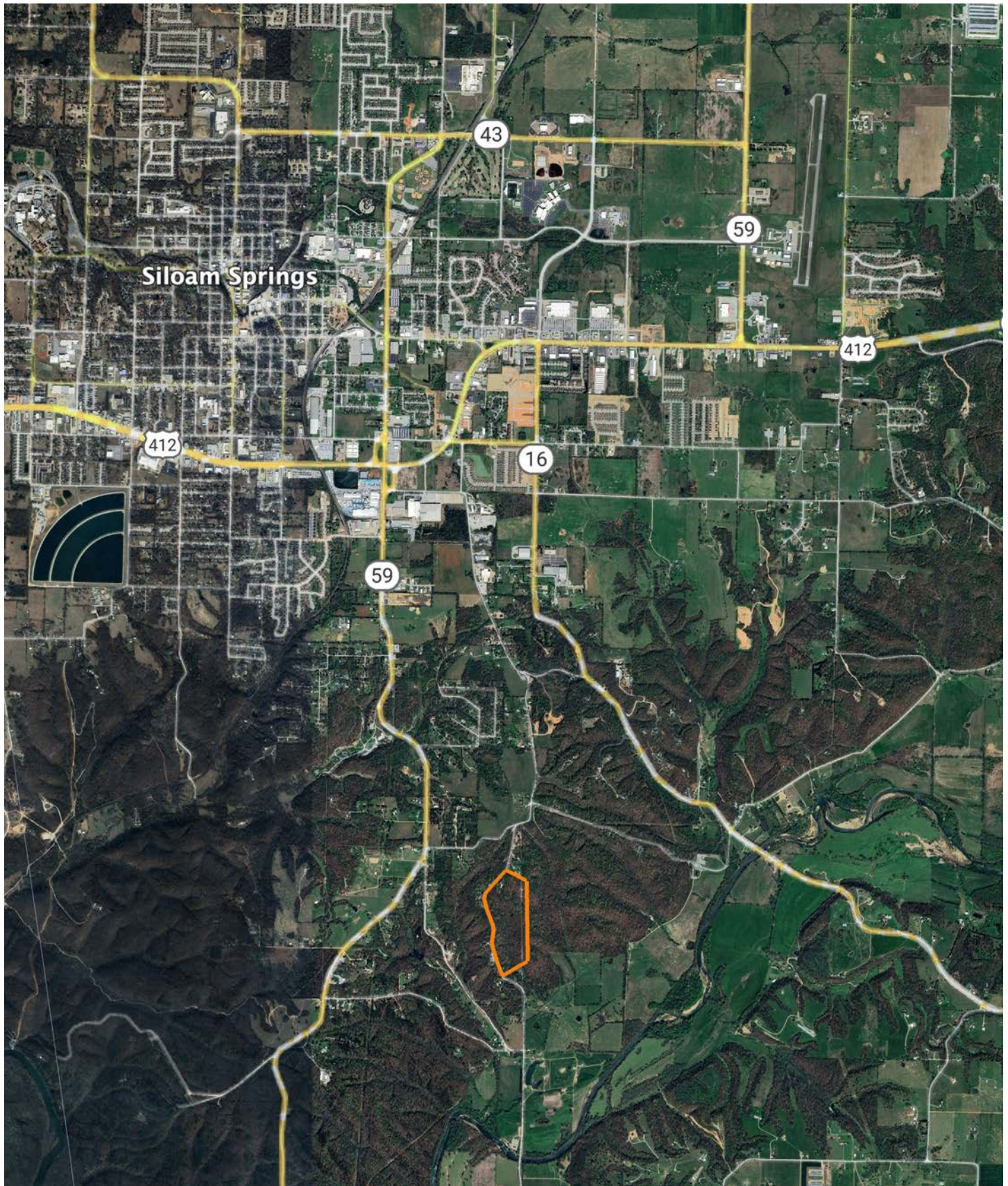


8/23/2025

20-17N-33W
Benton County
Arkansas

Boundary Center: 36° 8' 23.13, -94° 31' 2.39

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, don't hesitate to give Ben a call. He'll go above and beyond to ensure you find exactly what you're searching for.



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