

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

# BENTON COUNTY ARKANSAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE PERFECT BLEND OF PRIVACY AND CONVENIENCE LOCATED JUST OUTSIDE PEA RIDGE

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This stunning Benton County property offers a perfect combination of seclusion and accessibility, situated at the end of a quiet dead-end road just outside Pea Ridge, Arkansas. Enjoy the convenience of quick trips to the metro area while embracing a peaceful country lifestyle. Equipped with public water, electricity, a generator, and a septic system, the land features a mix of open spaces and towering timber, making it an ideal setting for your dream home or a family homestead.

As you approach the property, you'll find a two-bedroom, two-bath mobile home accompanied by several outbuildings, a storm shelter, and a small garden area. The landscape beautifully merges open fields with mature oak trees, providing endless opportunities for usability and expansion. An ATV trail through the woods leads to a seasonal creek that runs through the property, ideal for wildlife and setting up tree stands. Additional trails can easily be carved into the timber for accessibility of the entire perimeter. This property is brimming with potential, all while being conveniently close to town.





# PROPERTY FEATURES

PRICE: **\$449,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **60**

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- Dead-end road
- Electric on site
- Generator on site
- Public water on Site
- Septic on site
- Propane on site
- Privacy and seclusion
- 896 sq. ft. mobile home
- Trails
- Wet weather creek
- Hardwood timber
- Abundant wildlife
- Great hunting
- 20 minutes into Pea Ridge, AR
- 25 minutes to Rogers, AR





# HOME & OUTBUILDINGS

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As you approach the property, you'll find a two-bedroom, two-bath mobile home accompanied by several outbuildings, a storm shelter, and a small garden area.





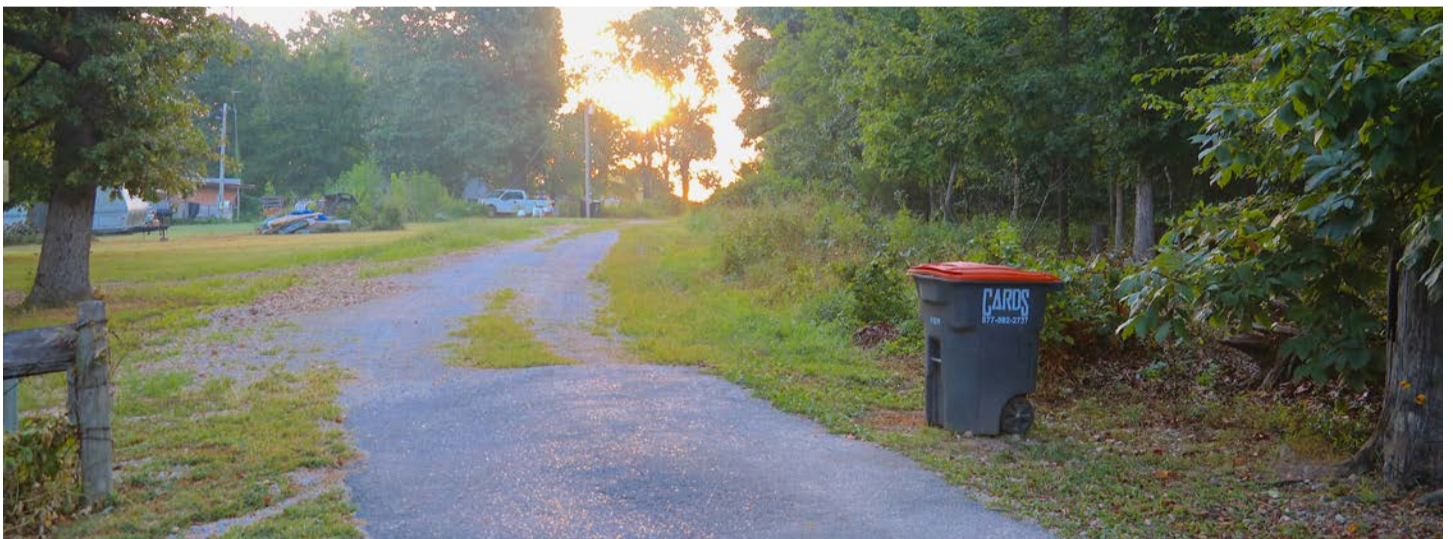
## UTILITIES ON SITE

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## DEAD-END ROAD SECULSION

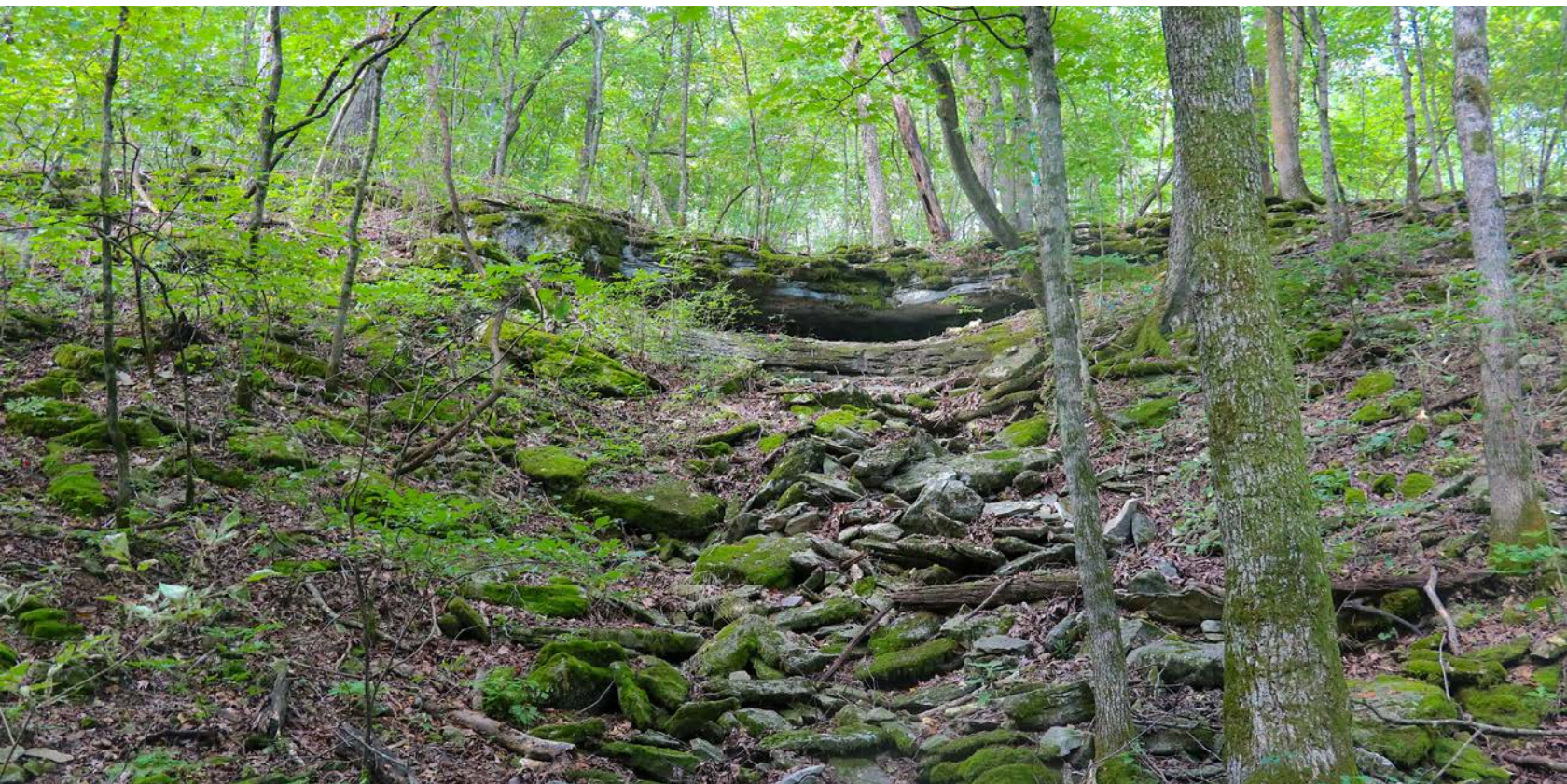
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# WET-WEATHER CREEK

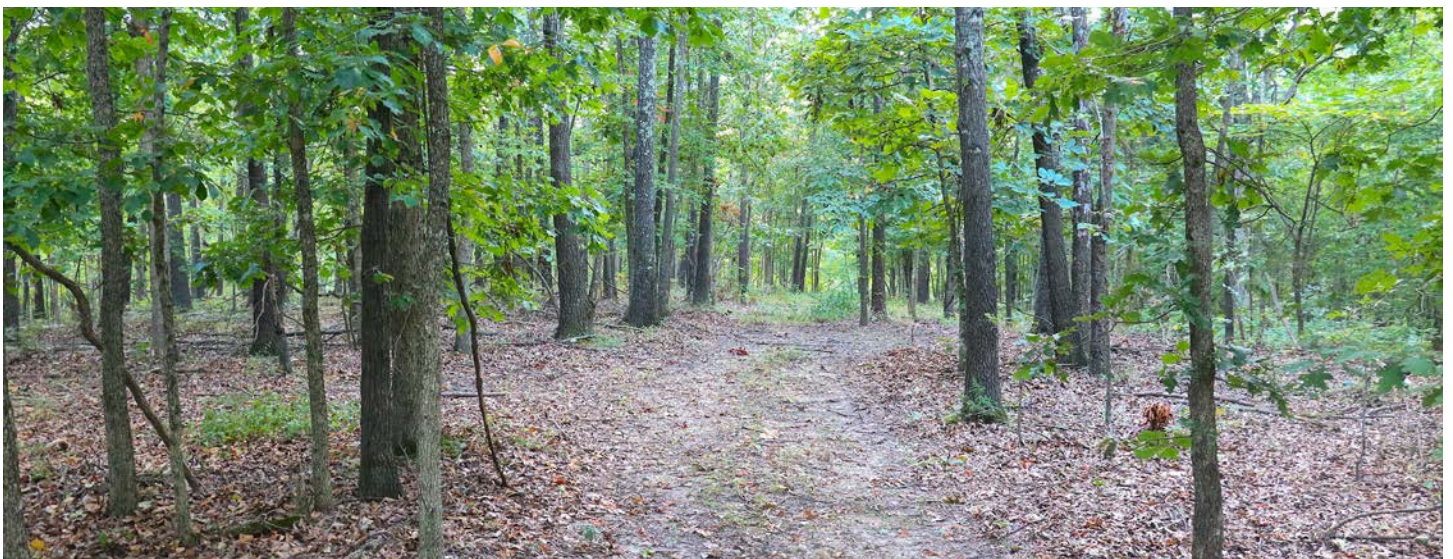
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# TRAILS

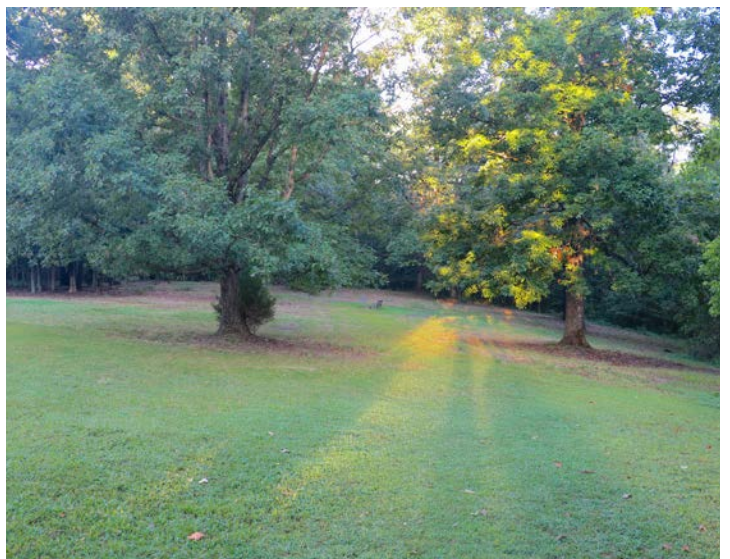
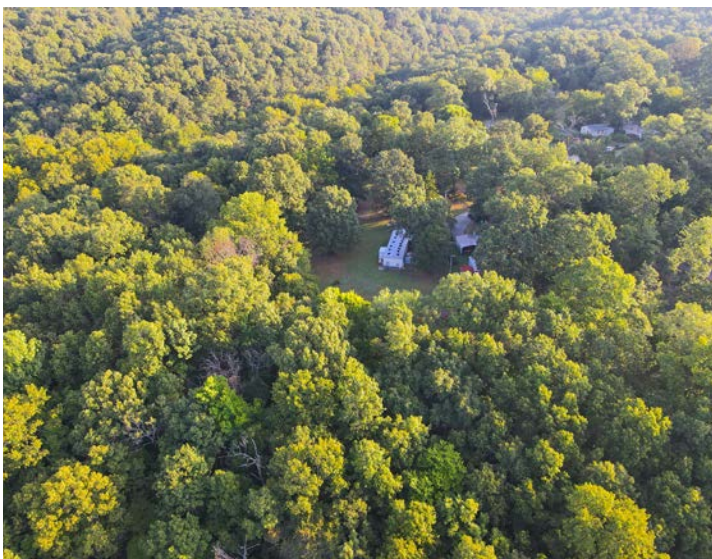
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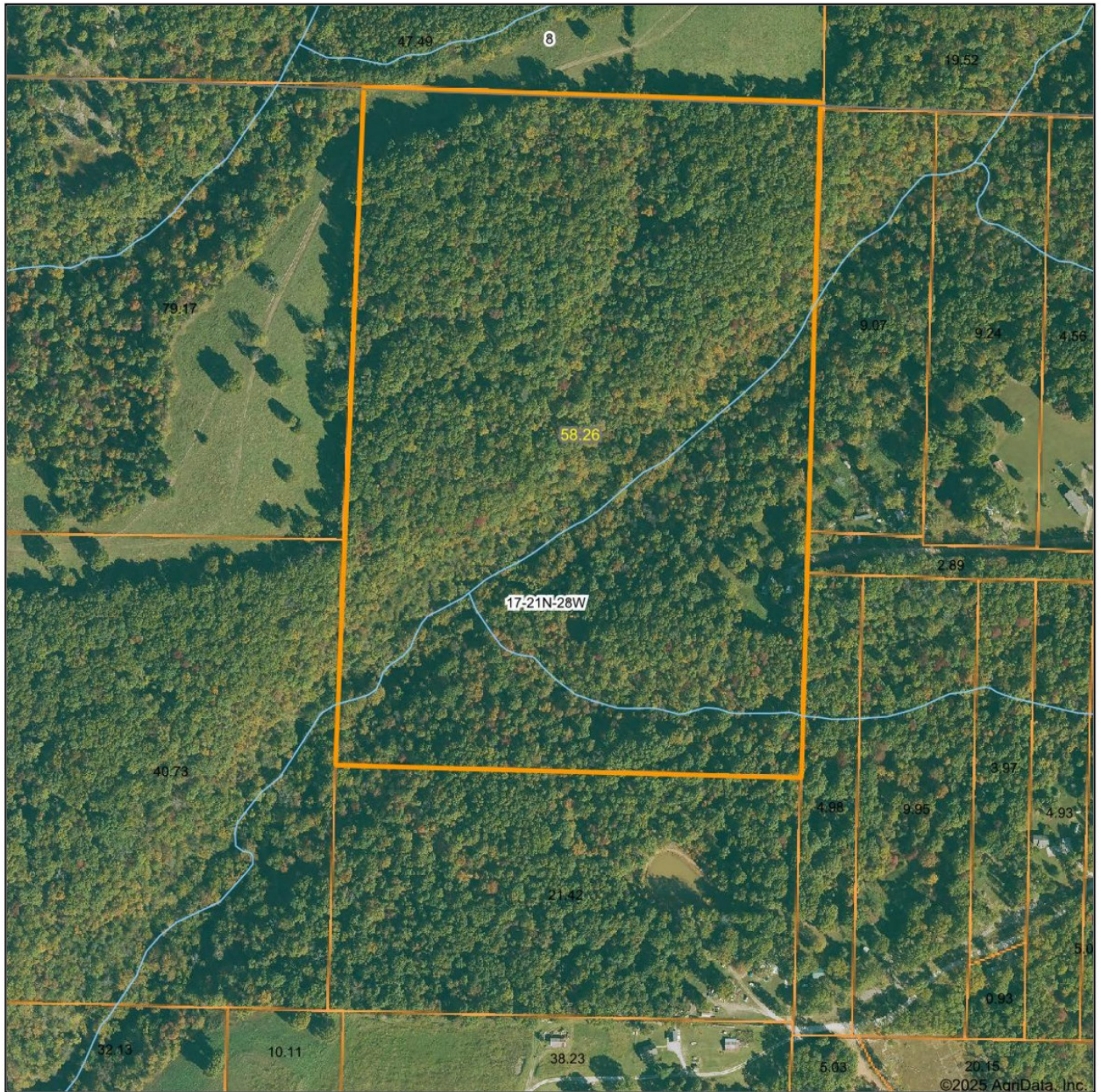
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 36° 29' 40.5, -93° 58' 42.19

0ft 443ft 886ft



Maps Provided By:



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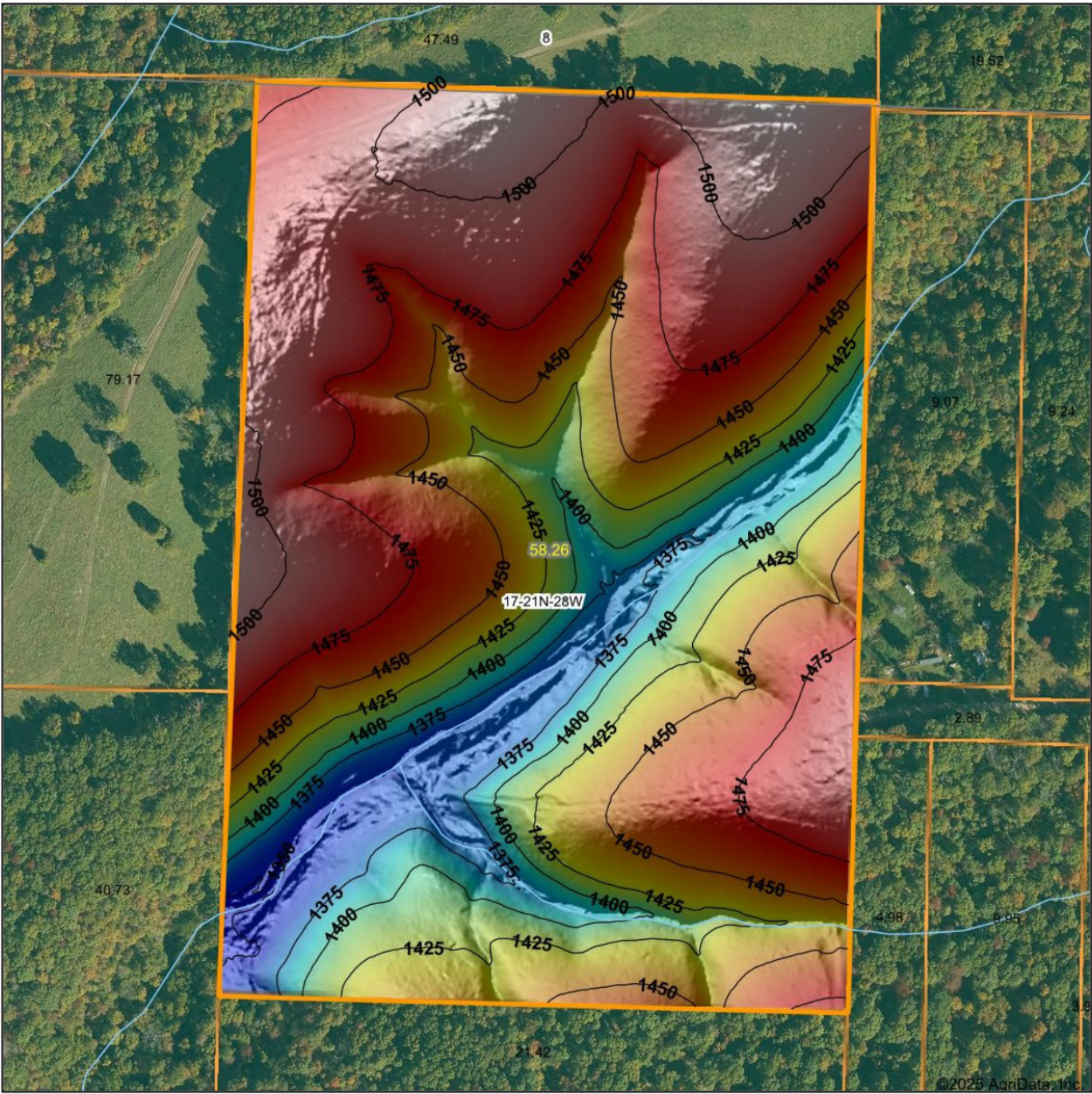
**17-21N-28W**  
**Benton County**



8/26/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 25

Min: 1,346.0

Max: 1,515.4

Range: 169.4

Average: 1,447.6

Standard Deviation: 42.81 ft

0ft 328ft 656ft



8/26/2025

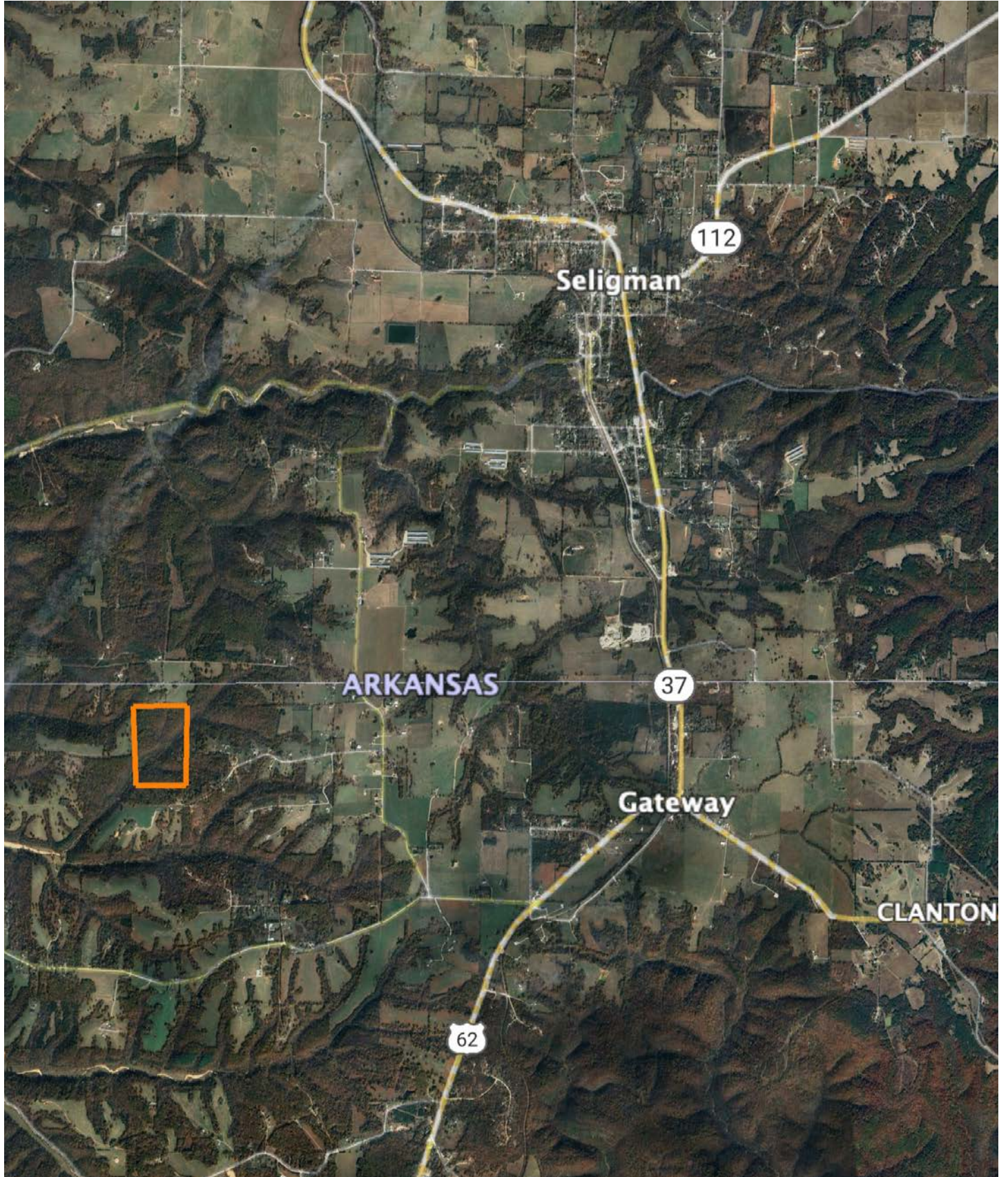
17-21N-28W

Benton County

Boundary Center: 36° 29' 40.5, -93° 58' 42.19



# 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

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## MidwestLandGroup.com

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