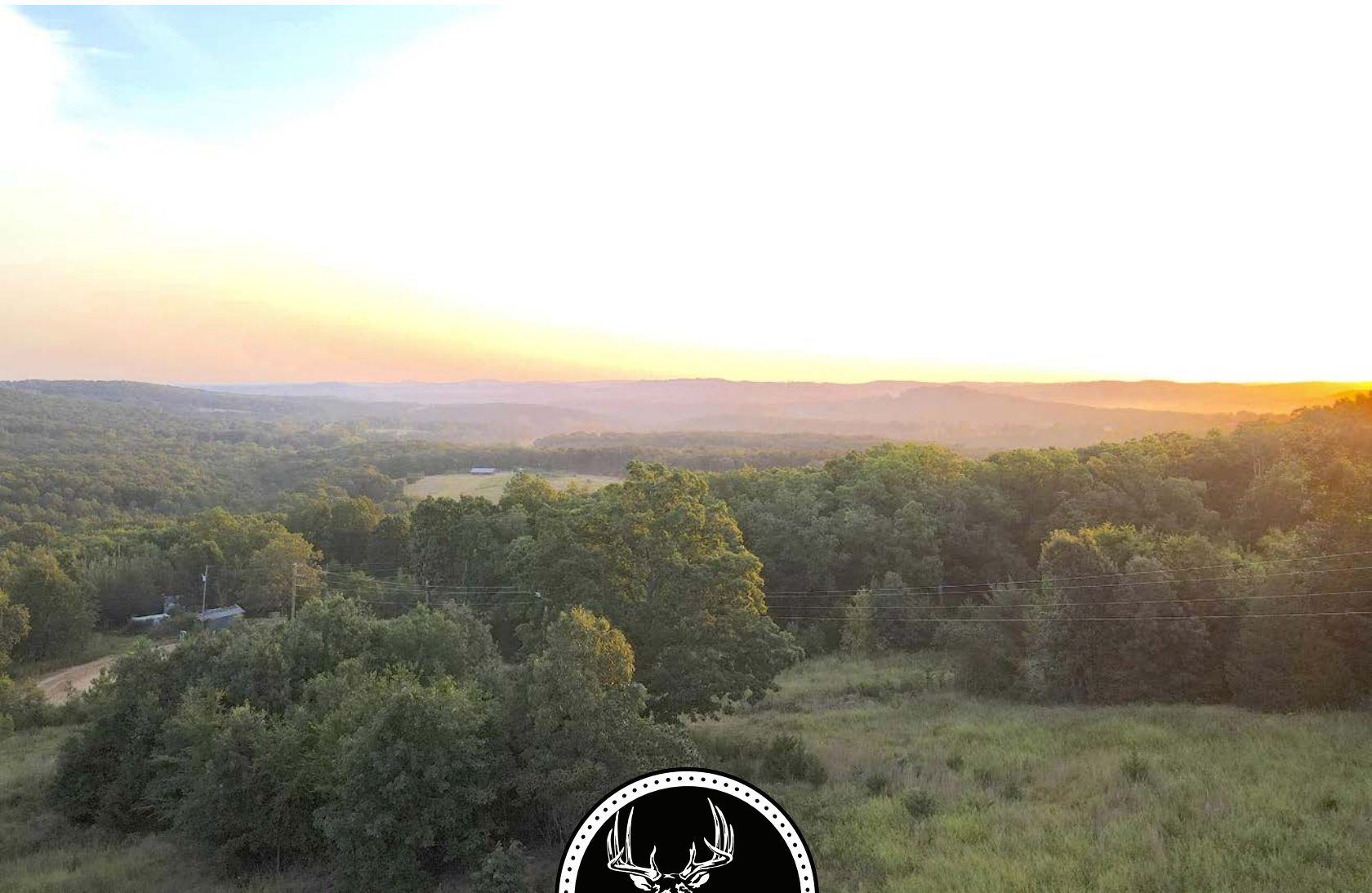


MIDWEST LAND GROUP PRESENTS

24.46 ACRES IN

MADISON COUNTY ARKANSAS

3541 MADISON 2405, HUNTSVILLE, AR 72740



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIMED BUILD SITE WITH PANORAMIC VIEWS AND UTILITIES ON SITE

This remarkable property offers unparalleled panoramic views and is equipped with ready-to-use utilities. Featuring two gated entrances and over 400 yards of county road frontage with minimal traffic, the well-maintained access road leads to a charming hunting cabin that boasts breathtaking vistas of the Ozark mountains. With high-speed fiber internet, electricity, rural water, a newly installed septic system capable of supporting multiple homes, and a new 500-gallon propane tank, the site is primed for development. Additionally, five

newly added outdoor freeze-proof spigots enhance its functionality. The landscape is a perfect blend of open fields and towering timber, providing ample opportunities to enjoy nature and observe wildlife. Well-kept trails meander through the property, guiding you to two hay barns and an old cellar. As you explore the wooded areas, you'll discover several seasonal creeks and stunning rock formations. This property is brimming with potential, offering a wealth of opportunities just waiting for you to seize.



PROPERTY FEATURES

PRICE: **\$249,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **24.46**

- Electric on site
- Rural water on site
- High-speed fiber on site
- New septic on site
- New 500-gallon propane tank
- 5 freeze-proof spigots
- Incredible panoramic views
- Small hunting cabin
- Wet-weather creeks
- Abundant wildlife
- 2 hay barns
- 25 minutes to Huntsville, AR
- 55 minutes to Fayetteville, AR
- 1 hour to Rogers, AR

UTILITIES ON SITE

With high-speed fiber internet, electricity, rural water, and a newly installed septic system capable of supporting multiple homes, the site is primed for development.



INCREDIBLE PANORAMIC VIEWS



SMALL HUNTING CABIN



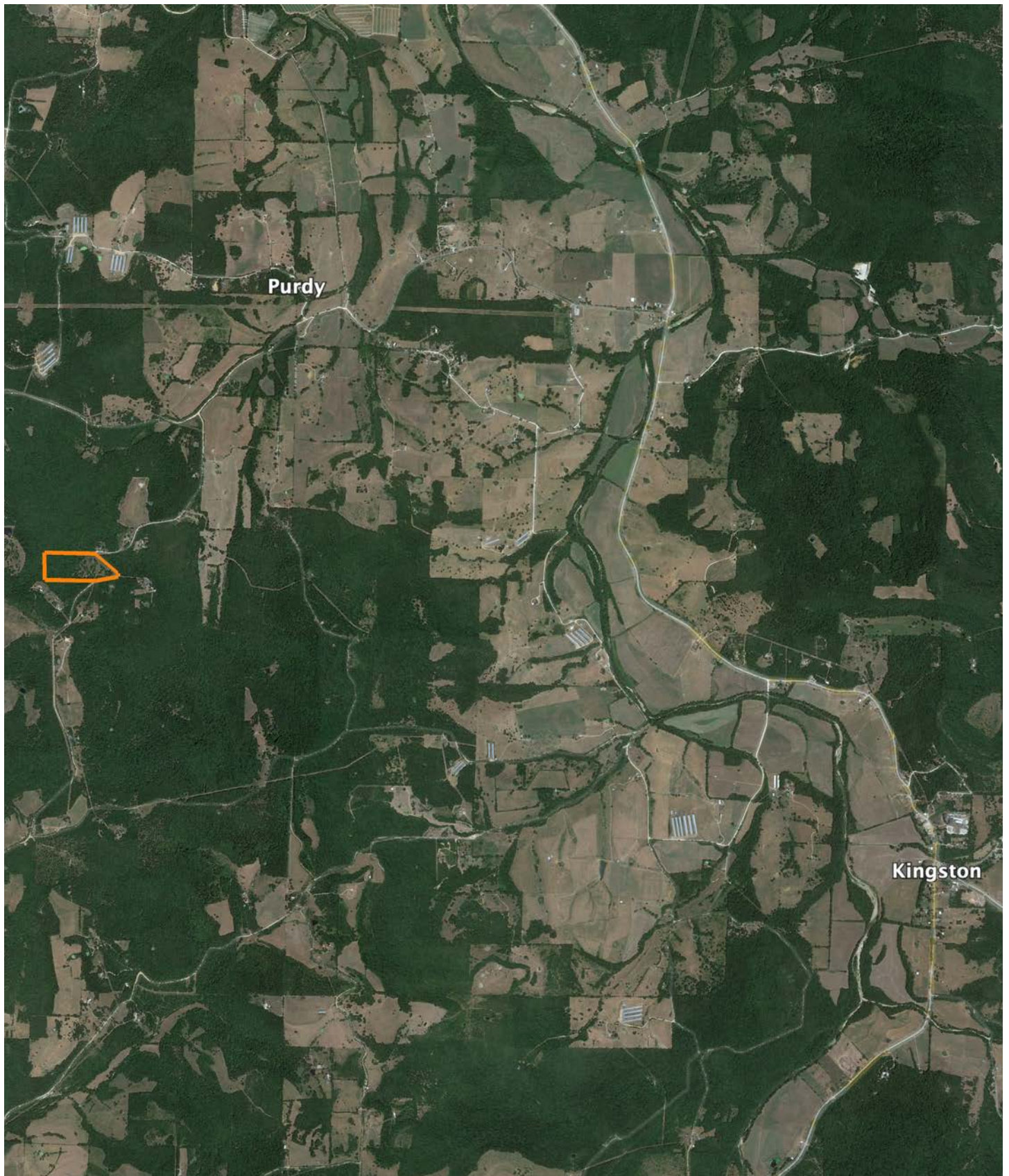
ADDITIONAL PHOTOS



AERIAL MAP



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.



BEN WILLIAMS,

LAND AGENT

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