

MIDWEST LAND GROUP PRESENTS

21.76 ACRES IN

NEWTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

READY TO BUILD 21.76 ACRES WITH UTILITIES NEIGHBORING THE BUFFALO RIVER

This stunning 21.76-acre property is ideally situated in the heart of the Ozarks, boasting highway frontage on two sides. With utilities including water, electric, and fiber on site and breathtaking views, it offers an excellent opportunity for building a home or developing an RV park. Its prime location across from the Buffalo River Wildlife Management Area and just minutes from various trailheads and access points for floating the Buffalo River makes it a dream spot for outdoor enthusiasts and sportsmen alike. The panoramic views of the Ozark Mountains enhance the appeal, providing a picturesque

backdrop in nearly every direction. Conveniently located only 4 miles from both Ponca and Compton, this property allows easy access back to the metro without straying from paved roads. The surrounding region is rich with exploration opportunities, including attractions like Lost Valley Ranch and the Buffalo Outdoor Center, ensuring that adventure is always within reach. Whether you're looking to build a serene retreat or a vibrant recreational hub, this property offers the perfect canvas for your vision.



PROPERTY FEATURES

COUNTY: **NEWTON** | STATE: **ARKANSAS** | ACRES: **21.76**

- 21.76 surveyed acres
- Highway frontage on 2 sides
- Public water on site
- Electric on site
- Fiber on site
- Incredible views
- Abundant wildlife
- Incredible recreation potential
- Neighboring the Buffalo River WMA 34,600+ acres
- 4 miles to Ponca
- 4 miles to Compton
- 12 minutes to Lost Valley Ranch
- 7 minutes to the Buffalo Outdoor Center
- 1 hour 20 minutes from Fayetteville



21.76 SURVEYED ACRES



HIGHWAY FRONTAGE ON 2 SIDES



PUBLIC WATER, ELECTRIC, FIBER ON SITE



INCREDIBLE VIEWS



INCREDIBLE RECREATION POTENTIAL



4 MILES TO PONCA



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 4' 21.22, -93° 21' 50.65



Maps Provided By



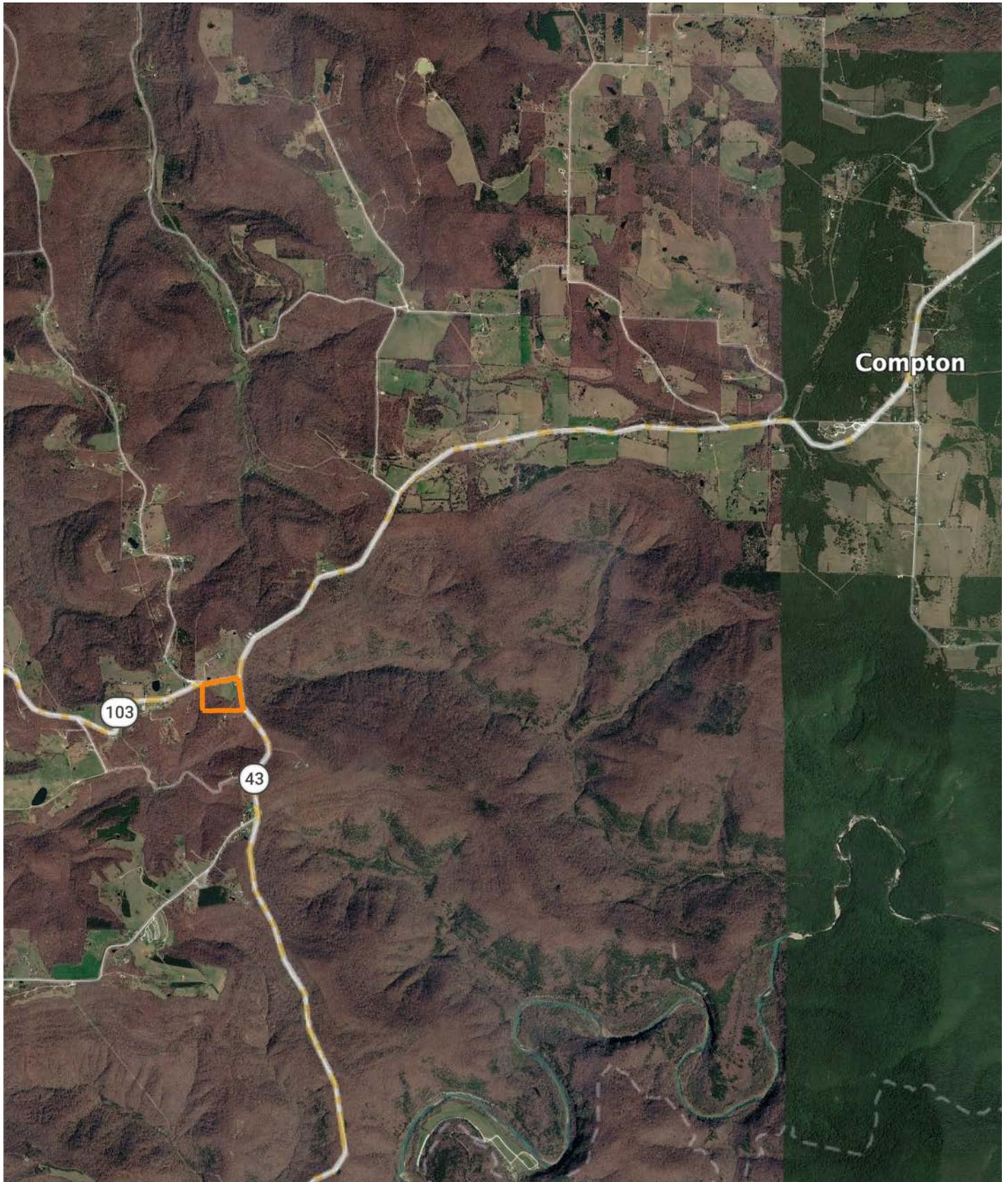
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1-16N-23W
Newton County
Arkansas



2/20/2026

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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