

MIDWEST LAND GROUP PRESENTS

90 ACRES

BENTON COUNTY, AR

16996 BILL BILLINGS RD, GARFIELD, ARKANSAS 72732



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE BENTON COUNTY ACREAGE LOADED WITH POTENTIAL

Tucked away in the rolling hills of Benton County, Arkansas, this remarkable 90 +/- acre property offers a rare blend of privacy, recreation, and versatility just minutes from town. Located less than 25 minutes from Bentonville and Rogers, and only 10 minutes outside Pea Ridge, the setting feels worlds away while remaining incredibly convenient.

The land showcases a beautiful mix of rolling hardwood ridges and flat hayfields, creating a diverse landscape that is both scenic and highly usable. A gorgeous creek winds through the property, adding to the natural charm while providing water for wildlife or livestock.

This tract has clearly been enjoyed as a full-time homestead with established hunting infrastructure and abundant wildlife, including deer and turkey. Whether you're an avid outdoorsman or simply looking for a

peaceful escape, the property delivers the kind of quiet seclusion that is increasingly hard to find in Northwest Arkansas.

Improvements include multiple outbuildings and a cozy one-bedroom, one-bath home that works perfectly as a weekend getaway but is also fully functional as a full-time residence. With utilities already in place, the groundwork is set for continued enjoyment or future expansion. The combination of scenic terrain, privacy, usable land, and existing improvements opens the door to a variety of potential uses — from a private recreational retreat or homestead to a unique small event venue or gathering space.

Properties of this size and character in Benton County rarely come available, especially with this level of accessibility to the thriving Northwest Arkansas corridor.



PROPERTY FEATURES

COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **90**

- Productive hayfields
- Established food plots and deer blinds
- Beautiful creek
- Multiple living quarters with utilities
- 4 outbuildings for storage
- Spring
- Great UTV trail system
- Additional build sites
- Excellent hunting history
- 20 minutes to Rogers
- 25 minutes to Bentonville
- 10 minutes to Pea Ridge



MULTIPLE LIVING QUARTERS



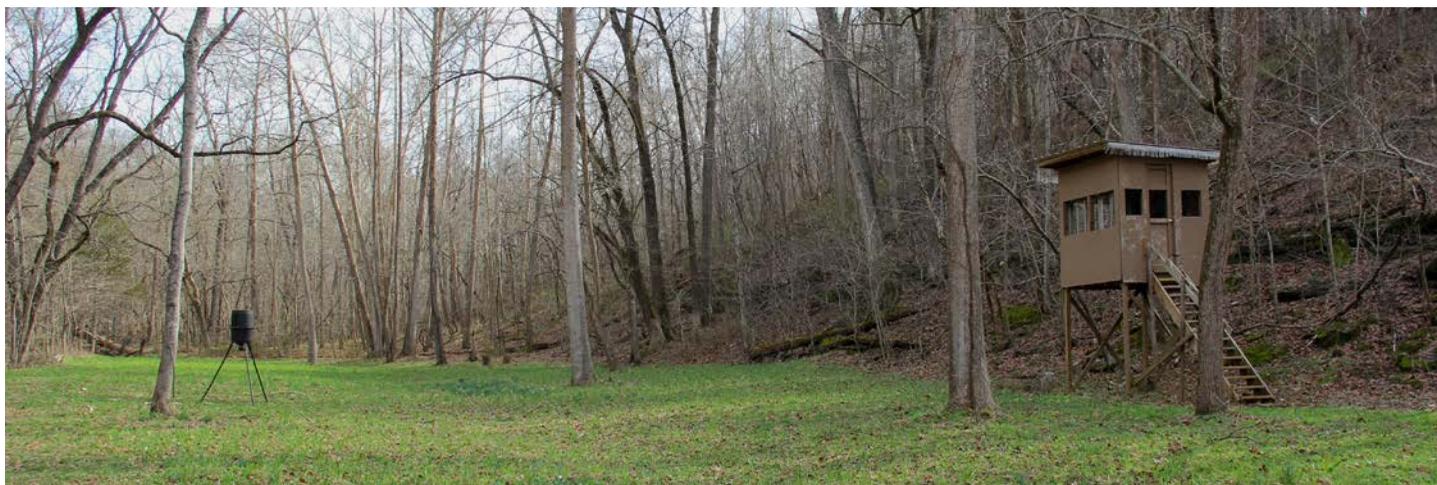
MULTIPLE LIVING QUARTERS CONTINUED



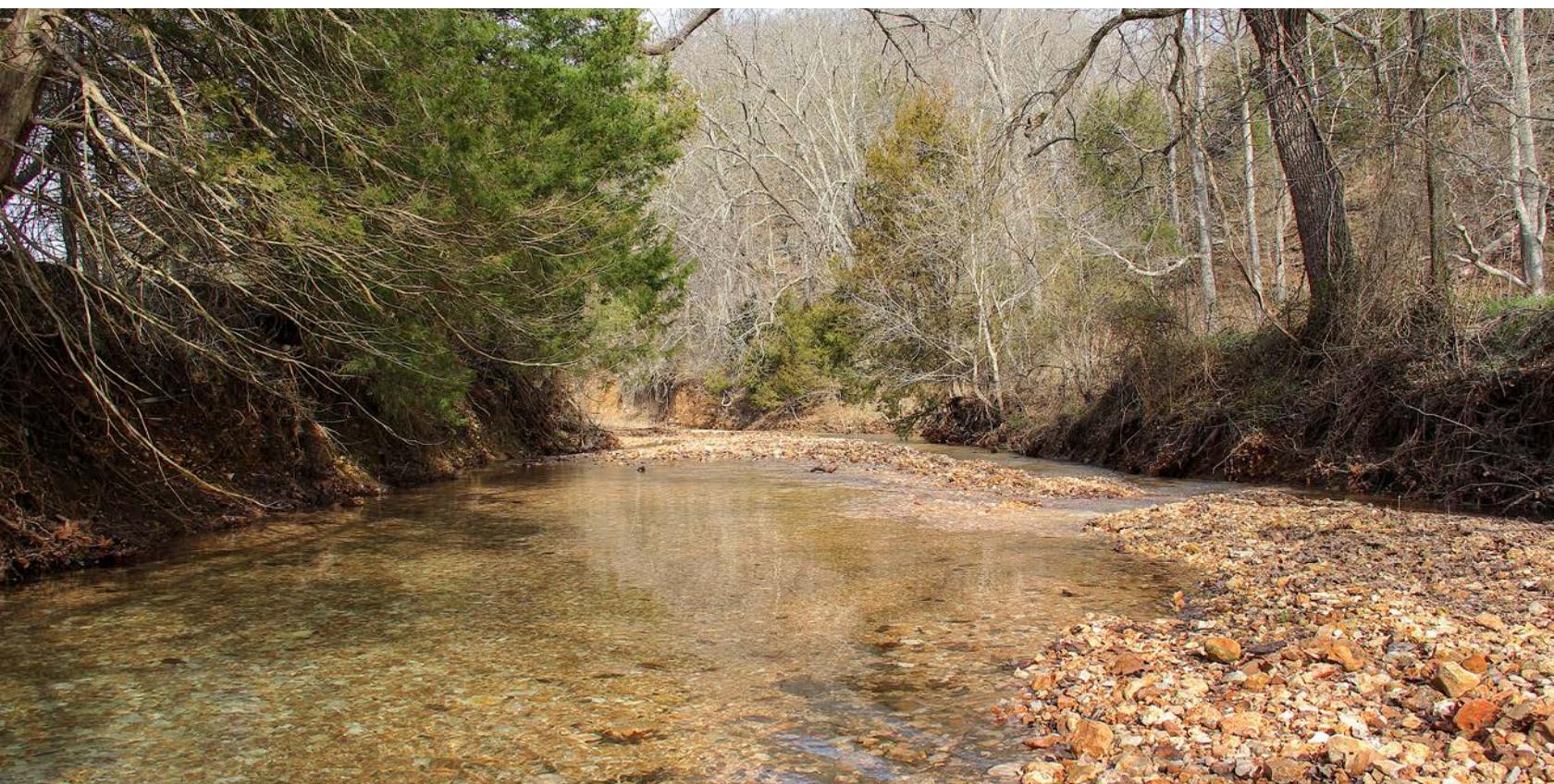
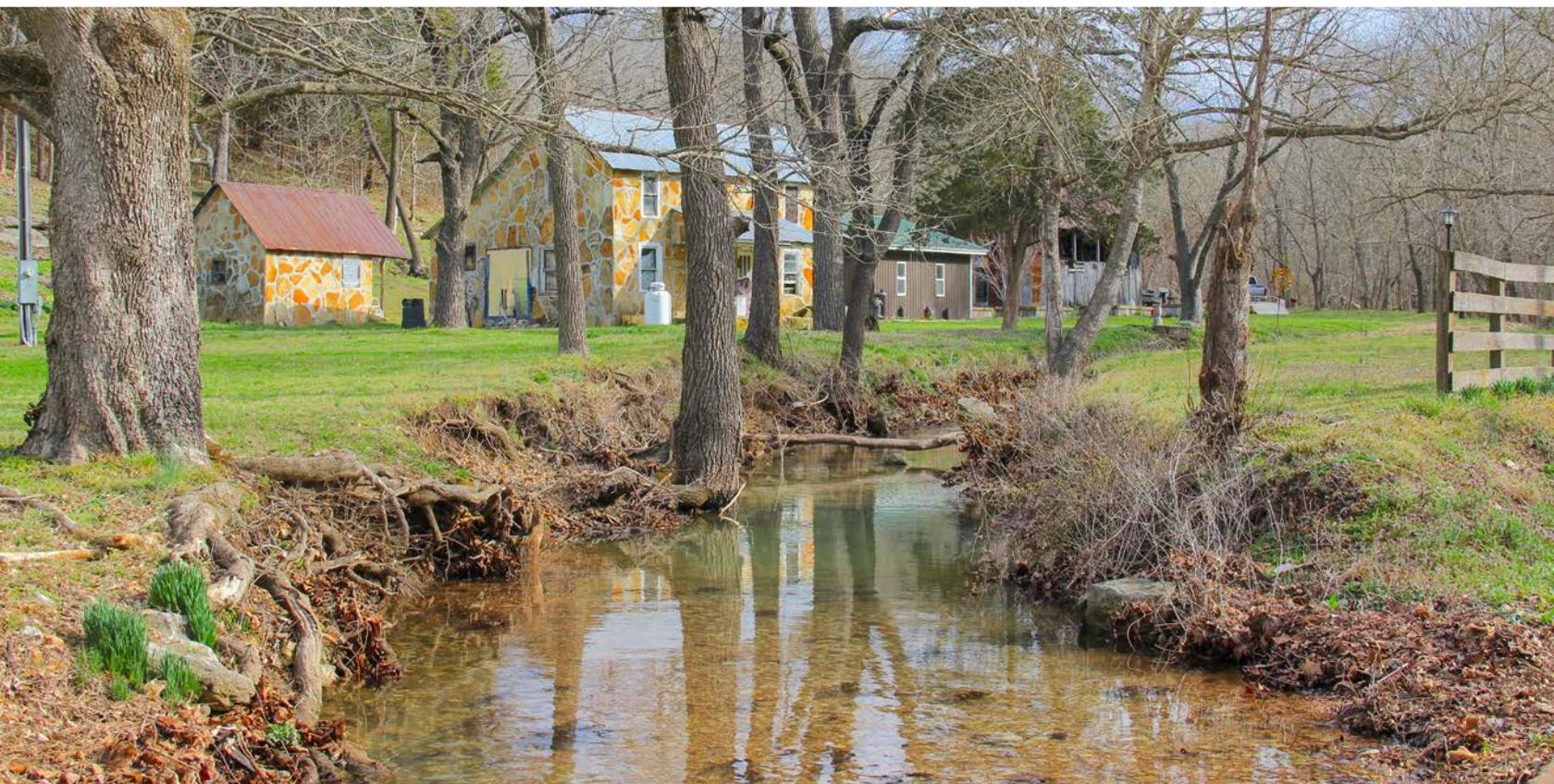
PRODUCTIVE HAYFIELDS



ESTABLISHED FOOD PLOTS & DEER BLINDS



BEAUTIFUL CREEK



4 OUTBUILDINGS FOR STORAGE



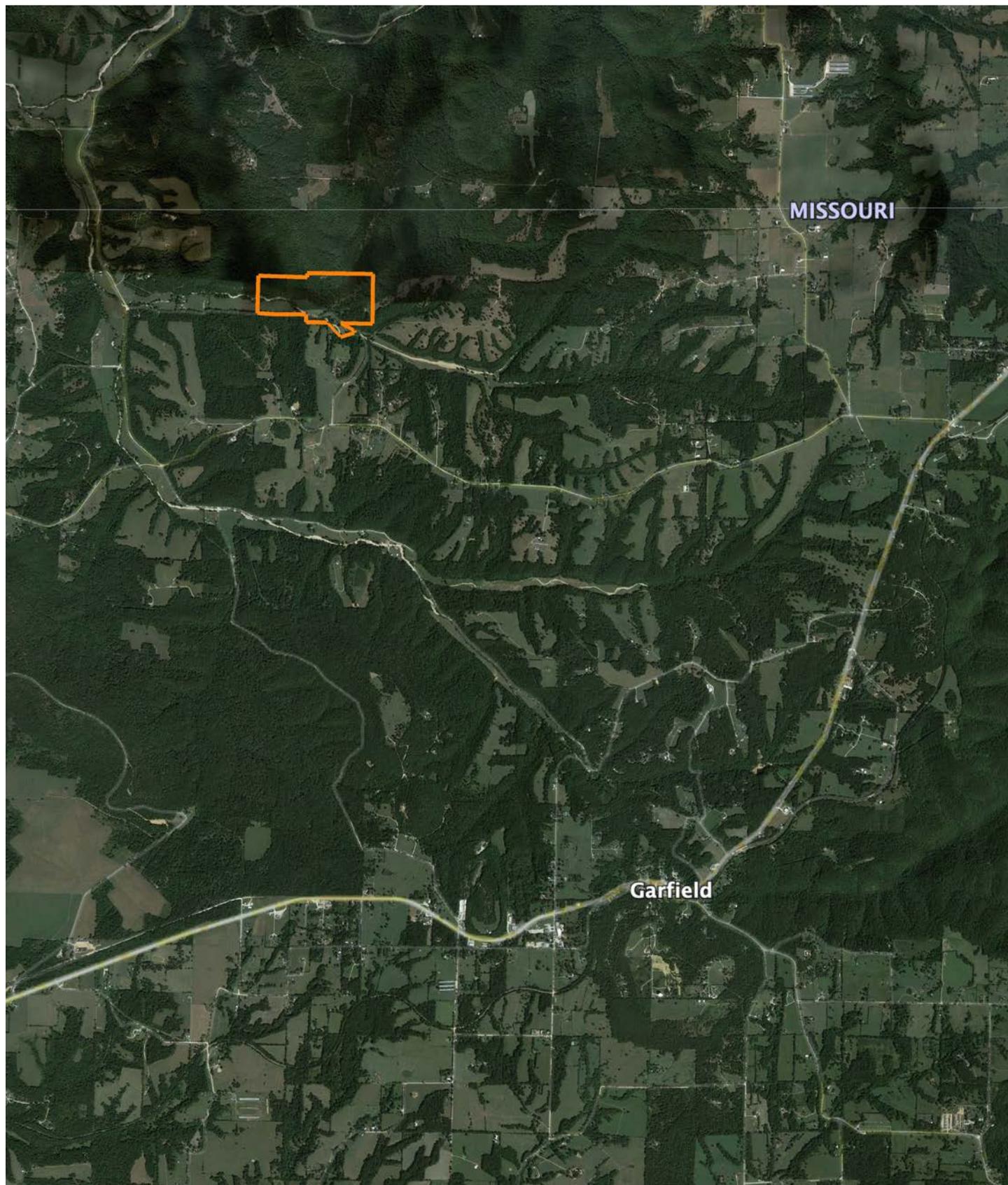
ARROWHEADS & HUNTING HISTORY



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.



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