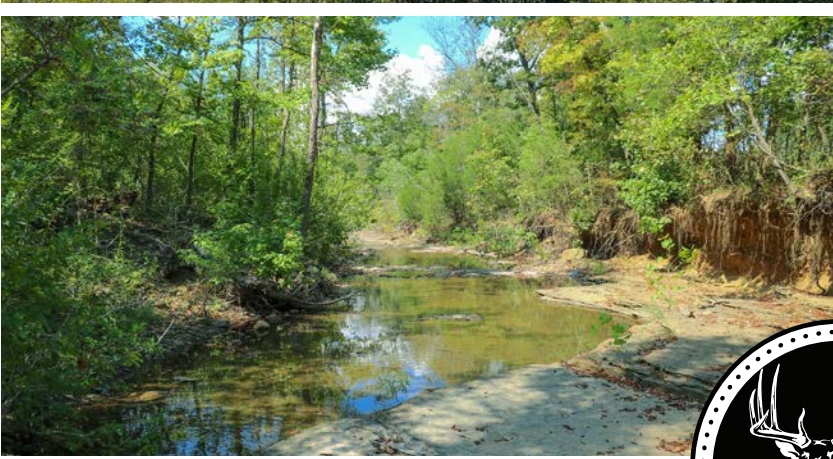


MIDWEST LAND GROUP PRESENTS

12.93 ACRES

MADISON COUNTY, AR

2451 COUNTY ROAD 3370, WITTER, ARKANSAS 72776



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

12.93 ACRE BUILD SITE WITH ROAD AND CREEK FRONTAGE

This stunning property spans 12.93 surveyed acres in the beautiful Ozark Mountains, featuring a creek, open pasture, and patches of hardwood timber that present endless possibilities. With electric, fiber internet, and a septic permit already established, it's an ideal spot for building your dream home or enjoying outdoor activities like hunting. The location strikes a perfect balance, offering ample space to explore while remaining

conveniently close to town for groceries and daily necessities. The property boasts Kecks Creek frontage, allowing the soothing sounds of nature to fill the air and attracting a variety of wildlife for your enjoyment. Level and open build sites simplify construction, making it easier to start your project without excessive groundwork. If you appreciate the natural beauty of the Ozarks, this property is a must-see!

PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **12.93**

- County road frontage
- Survey on file
- Septic permit on file
- Electric on site
- Fiber internet available
- Year-round creek
- Open pasture
- Fenced on road side
- Septic permit on file
- Multiple build sites
- Abundant wildlife
- 20 Minutes to Huntsville, AR
- 1 Hour to Fayetteville, AR
- 1 Hour to Rogers, AR



MULTIPLE BUILD SITES

Level and open build sites simplify construction, making it easier to start your project without excessive groundwork. With electric, fiber internet, and a septic permit already established, it's an ideal spot for building your dream home.



YEAR-ROUND CREEK



OPEN PASTURE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By



© AgriData, Inc. 2025

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,513.5

Max: 1,542.9

Range: 29.4

Average: 1,526.4

Standard Deviation: 4.53 ft

0ft 238ft 476ft

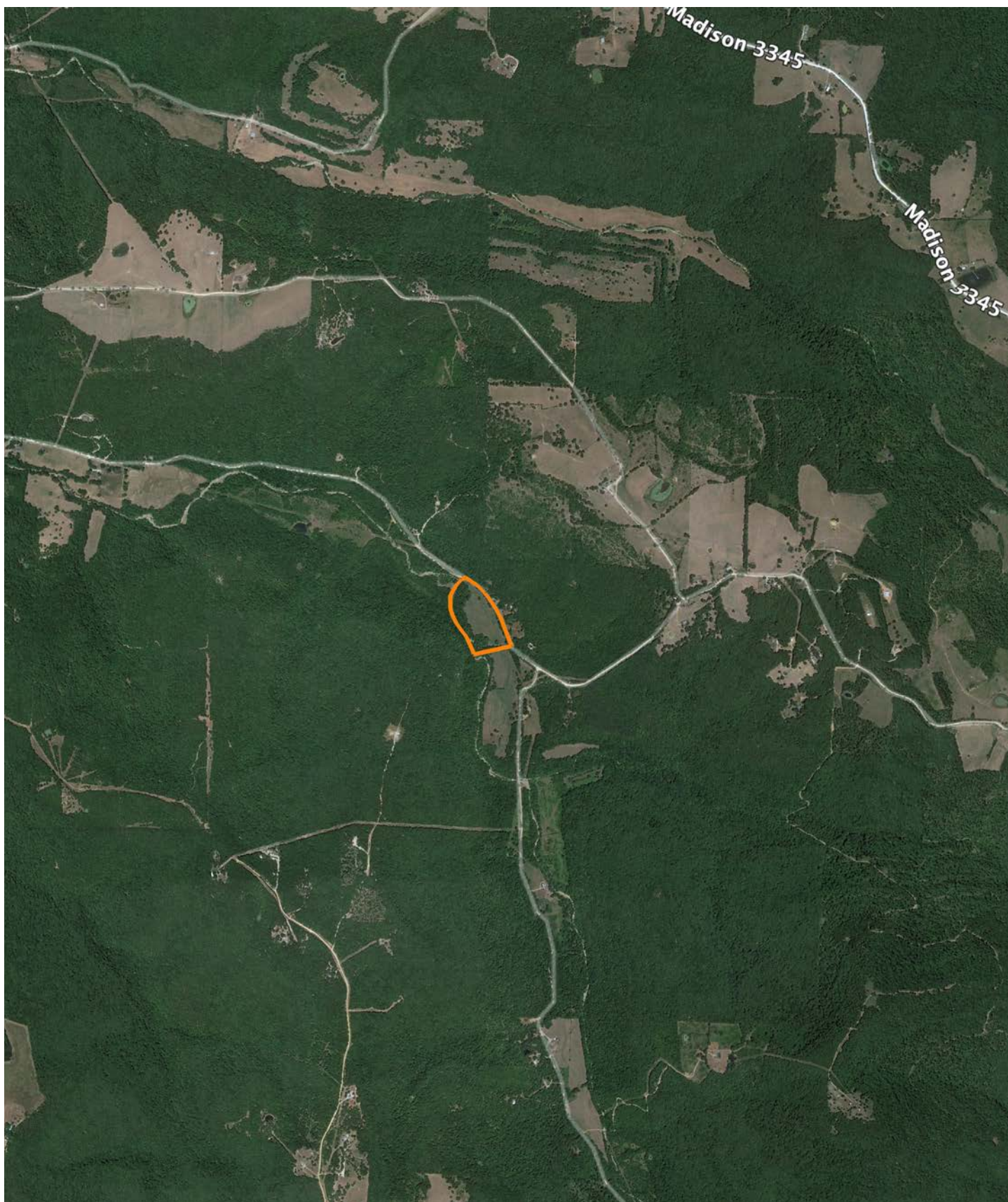


9/21/2026

29-15N-25W
Madison County
Arkansas

Boundary Center: 35° 55' 45.35, -93° 38' 45.47

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

479.487.0177

BWilliams@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.