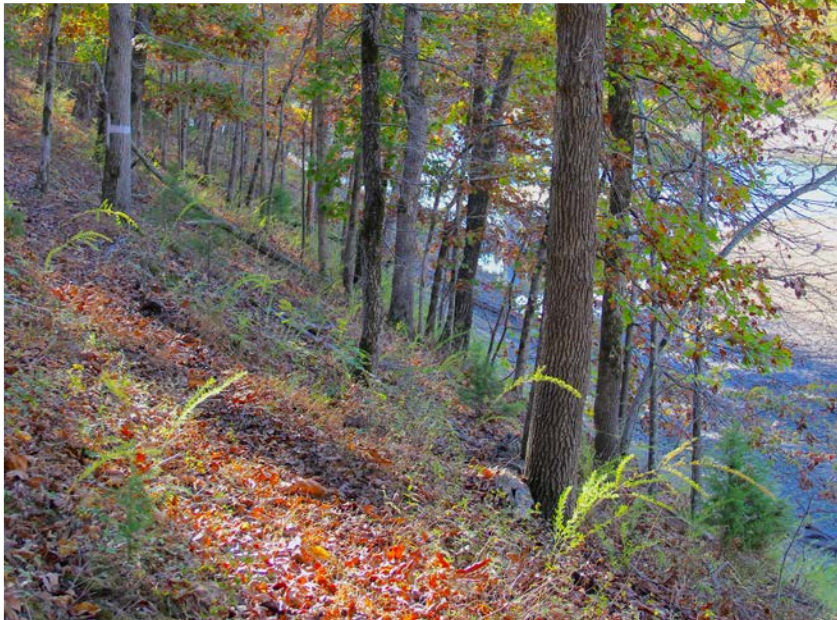
MIDWEST LAND GROUP PRESENTS

15 ACRES
BENTON COUNTY, AR

16501 Tomahawk Trail, Rogers, Arkansas 72756



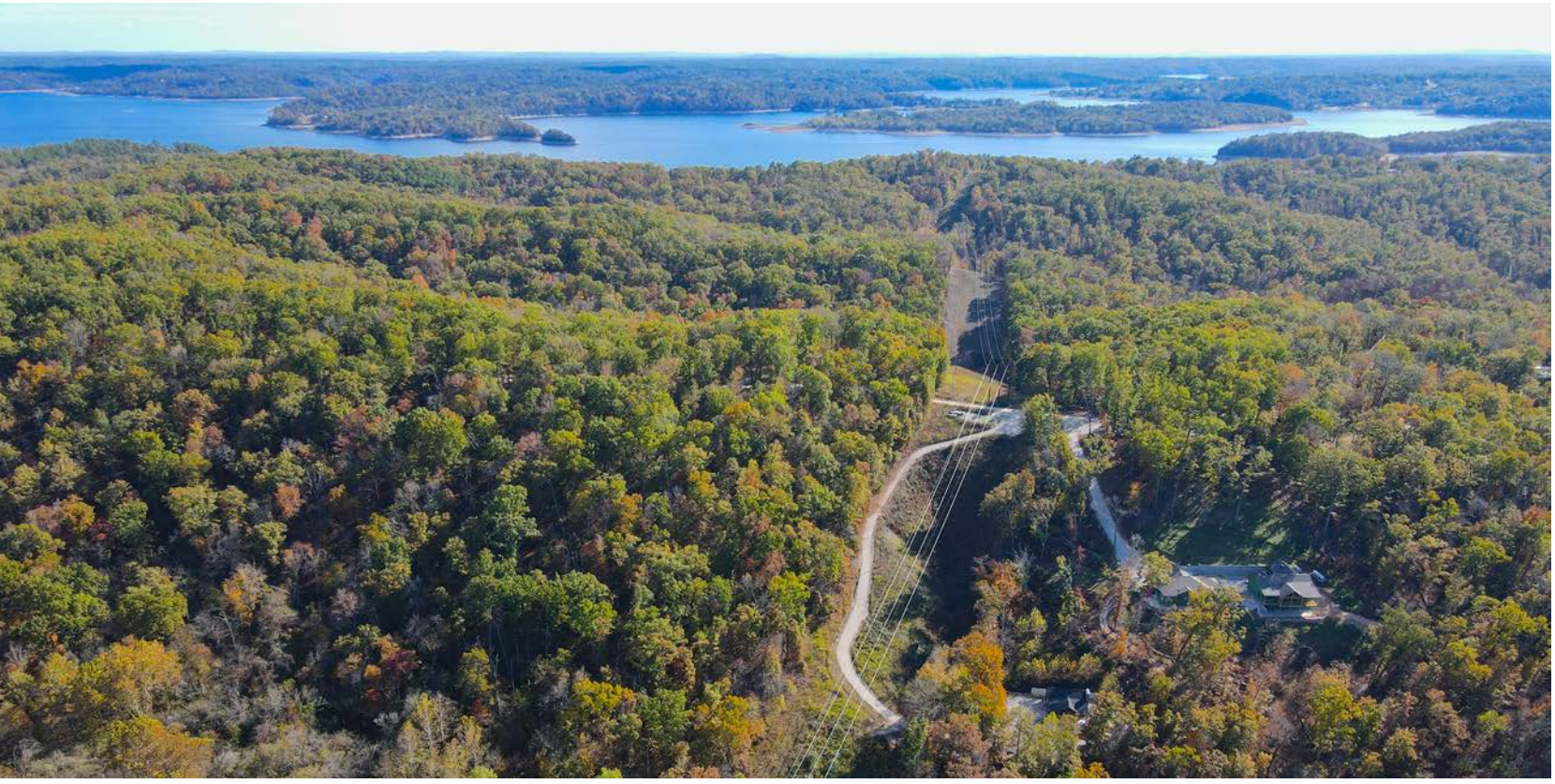


MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAVER LAKE RECREATIONAL OR HOMESITE ACREAGE WITH BOAT SLIP

Escape to your own private retreat on Beaver Lake with this beautiful 15 +/- acre tract offering a rare combination of lake frontage, recreational opportunities, and future building potential. Tucked into a quiet cove, the property features a charming 400 +/- square foot cabin with a spacious deck, kitchen, full bathroom, and two sleeping lofts—an ideal getaway for enjoying the lake and surrounding outdoors. A 10'x24' boat slip in a co-owned dock with swim deck provides convenient access to the water for boating, swimming, and relaxing; a jet ski sled also conveys along with the deeded boat slip.

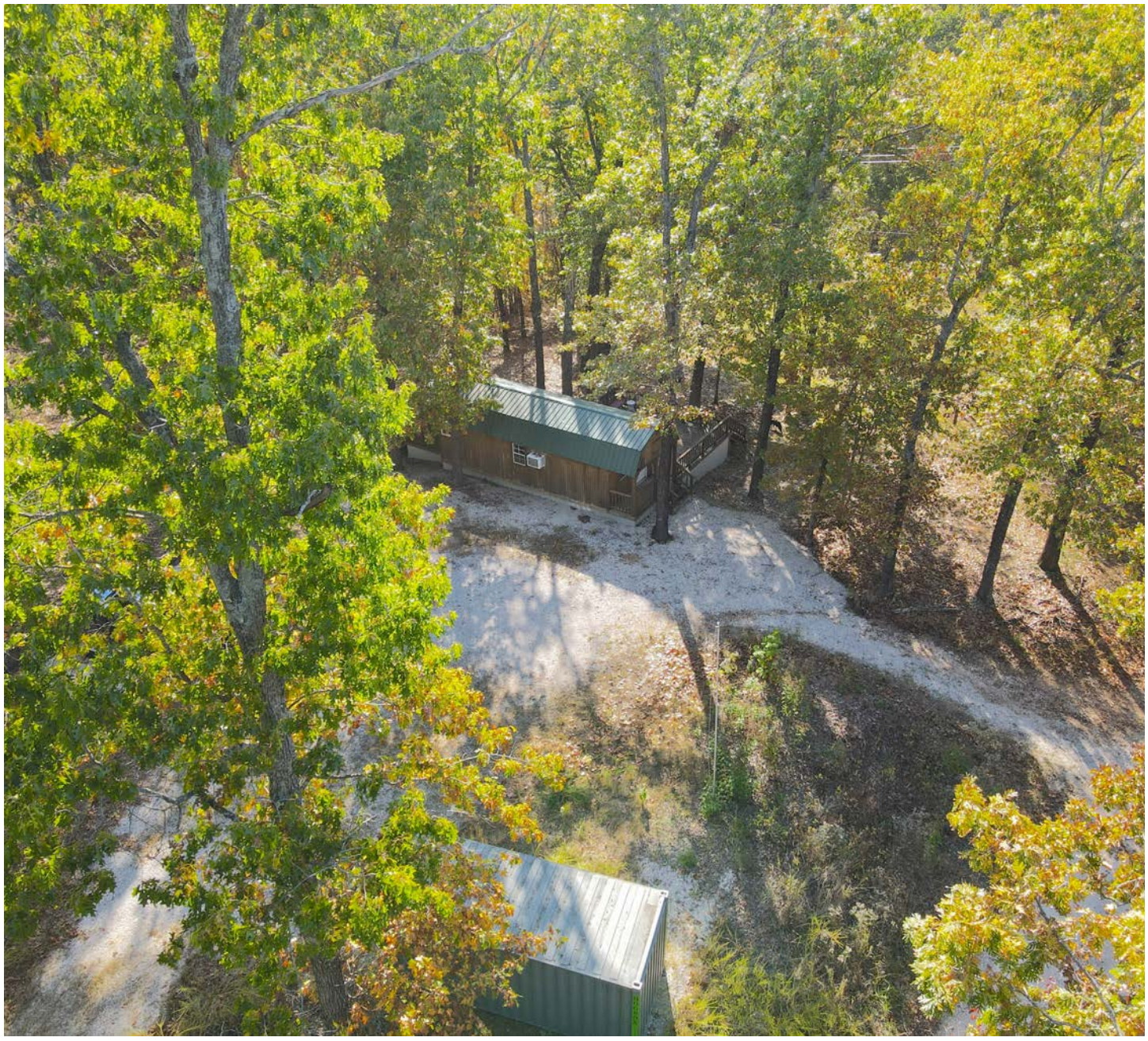
The property boasts abundant wildlife and a rich deer hunting history, with adjoining Corps of Engineers land extending along the back of the cove, creating a sense of privacy and recreational space well beyond the property's 15 +/- acres. A well-maintained, semi-private access road provides convenient access while preserving the peaceful setting. With room to build additional homes and a completed perc test for a 4 bedroom, 4 bathroom septic system, the property offers excellent potential for expansion or a future lake retreat. Located just 25 minutes from downtown Rogers, this unique offering combines the best of Beaver Lake recreation, hunting, privacy, and proximity to town.



PROPERTY FEATURES

COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **15**

- Beaver Lake Frontage for over 500 ft. of Corp Line
- 400 sq. ft. cabin w/ kitchen and full bath
- 10'x24' boat slip in co-owned dock
- Swim deck and jet ski sled
- Deeded access to boat dock from property
- Great deer hunting
- Multiple build sites for additional home(s)
- Completed soil test for 4 bedroom home
- Quiet, low-traffic lake cove
- 25 minutes to downtown Rogers
- 35 minutes to Bentonville
- Well-maintained semi-private access road



400 SQUARE FOOT CABIN

Tucked into a quiet cove, the property features a charming 400 +/- square foot cabin with a spacious deck, kitchen, full bathroom, and two sleeping lofts—an ideal getaway for enjoying the lake and surrounding outdoors.











BOAT SLIP IN CO-OWNED DOCK



SWIM DECK AND JET SKI SLED







BEAVER LAKE FRONTAGE

Escape to your own private retreat on Beaver Lake with this beautiful 15 +/- acre tract offering a rare combination of lake frontage, recreational opportunities, and future building potential.





GREAT DEER HUNTING

The property boasts abundant wildlife and a rich deer hunting history, with adjoining Corps of Engineers land extending along the back of the cove, creating a sense of privacy and recreational space well beyond the property's 15 +/- acres.









MULTIPLE BUILD SITES









ADDITIONAL PHOTOS





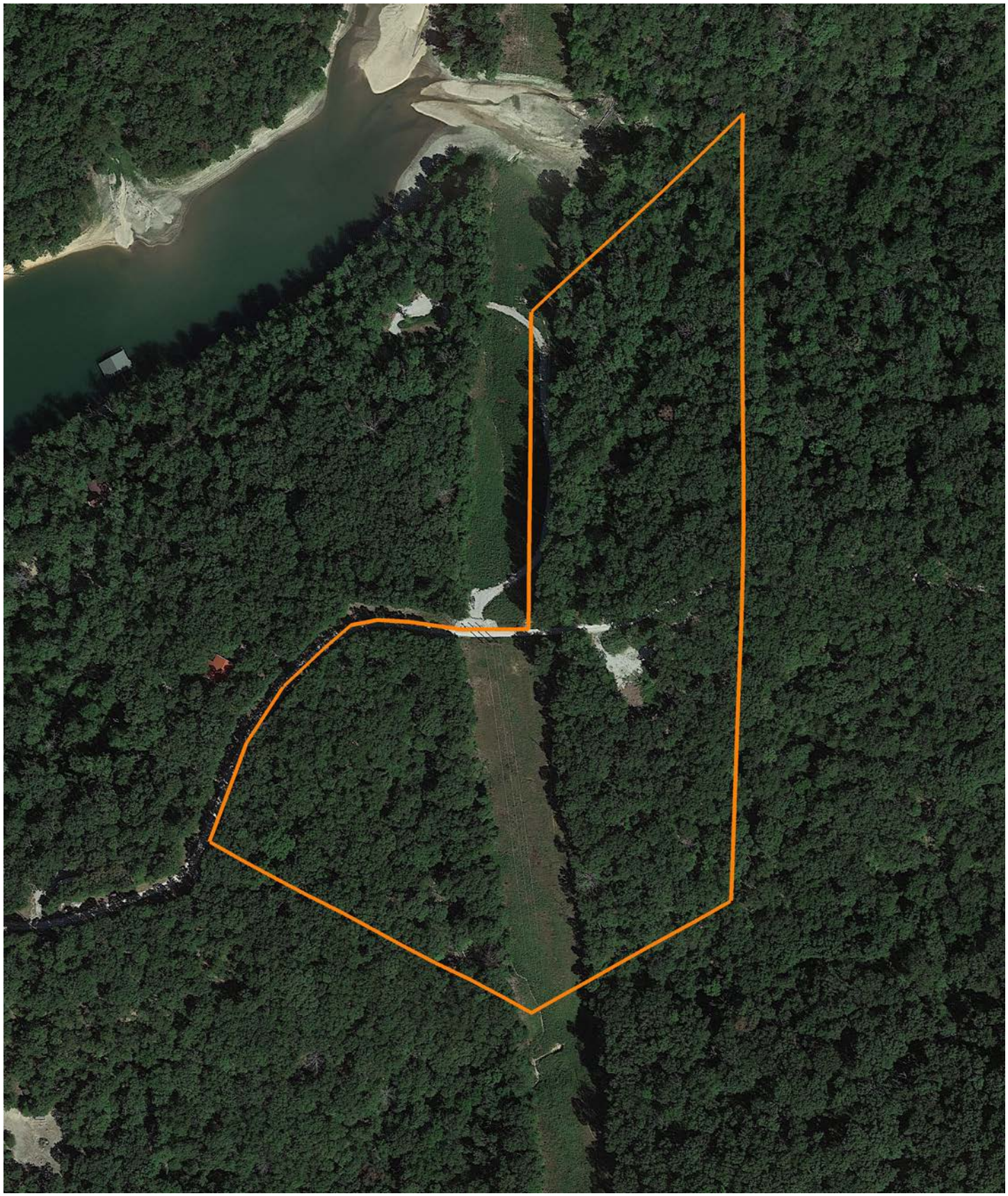




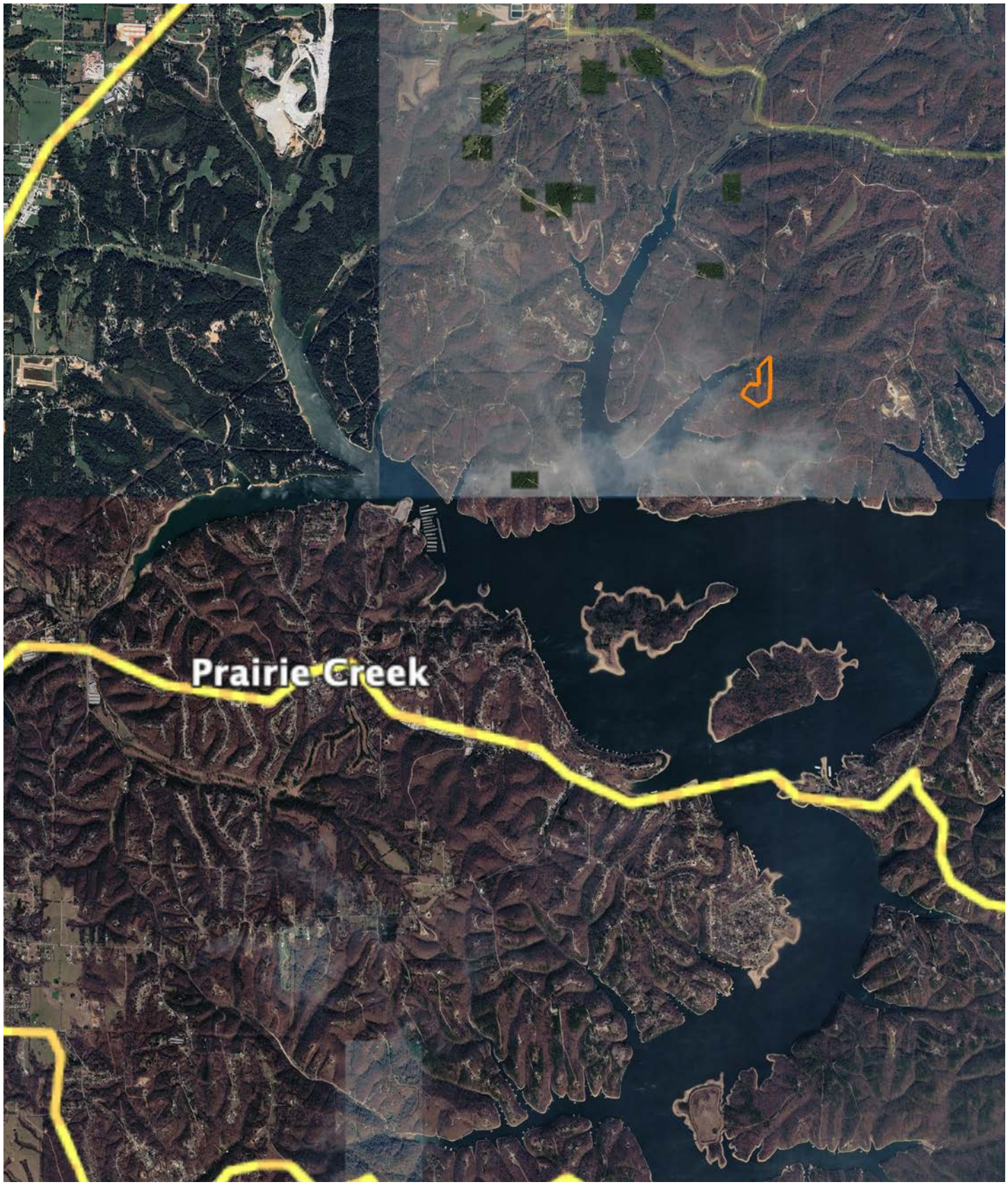




AERIAL MAP



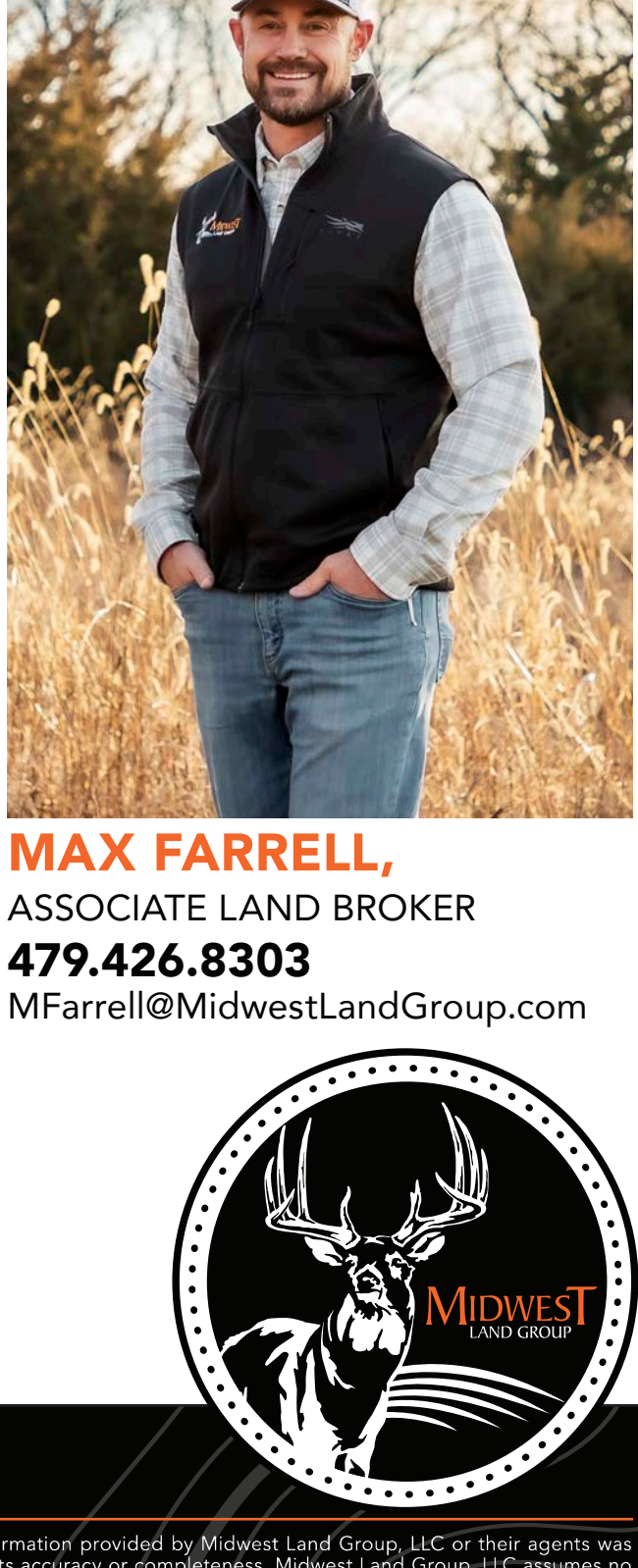
OVERVIEW MAP



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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