MIDWEST LAND GROUP PRESENTS

METICULOUSLY MAINTAINED WITH 2 ACRE STOCKED BASS POND & UTILITIES



70 ACRES
MADISON COUNTY
ARKANSAS







METICULOUSLY MAINTAINED WITH 2 ACRE STOCKED BASS POND & UTILITIES

COUNTY: MADISON | **STATE:** ARKANSAS | **ACRES:** 70

Spanning an impressive 70 acres, this remarkable property offers an abundance of features that cater to both nature enthusiasts and those looking to build their dream home. As you approach from the county road, the expansive open pasture greets you, framed by the stunning views of the Ozark Mountains that create a beautiful backdrop. With rural water and electricity readily available on-site, the process of constructing your dream home becomes seamless and straightforward. One of the standout features of this land is the breathtaking 2 +/- acre stocked bass pond, which serves as a serene centerpiece. Surrounding the pond, you'll discover different timber pockets that present perfect opportunities for planting food plots, enhancing the natural beauty and utility of the landscape.

As you explore deeper into the property, you'll encounter meticulously maintained trails that are both level and easy to navigate, guiding you through the towering timber. The terrain remains consistently flat, making it accessible for various activities. These trails lead you to a hidden gem. A wet-weather creek is accompanied by stunning bluff overhangs and intriguing rock outcroppings, which remain concealed from view when gazing at the pasture from the front. Transporting you into a world of adventure and exploration, where the natural beauty of the Ozarks unfolds. Additionally, a smaller pond nestled within the timber attracts a variety of wildlife, further enriching the experience of this property. For those seeking the perfect blend of building potential and the peaceful Ozark lifestyle, this land is truly a remarkable find.

PROPERTY FEATURES

- County road frontage
- Survey on file
- 2 +/- acre stocked pond
- 1 smaller pond
- Open pasture
- Expansive trail system
- Electric on site
- Rural water on site
- Ozark Go Internet available
- Great views
- Beautiful rock outcroppings
- Wet-weather creek
- Fenced
- Multiple build sites
- Abundant wildlife
- Great mix of mature timber and open pasture
- 40 minutes to Fayetteville, AR
- 25 minutes to Huntsville, AR
- 1 hour 10 minutes to Rogers, AR



MULTIPLE BUILD SITES





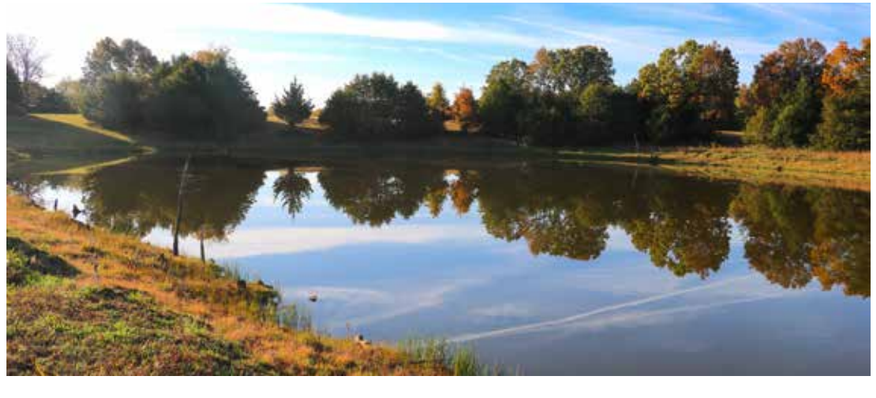
2 +/- ACRE STOCKED POND

One of the standout features of this land is the breathtaking 2 +/- acre stocked bass pond, which serves as a serene centerpiece. Surrounding the pond, you'll discover different timber pockets that present perfect opportunities for planting food plots, enhancing the natural beauty and utility of the landscape.

















OPEN PASTURE







EXPANSIVE TRAIL SYSTEM















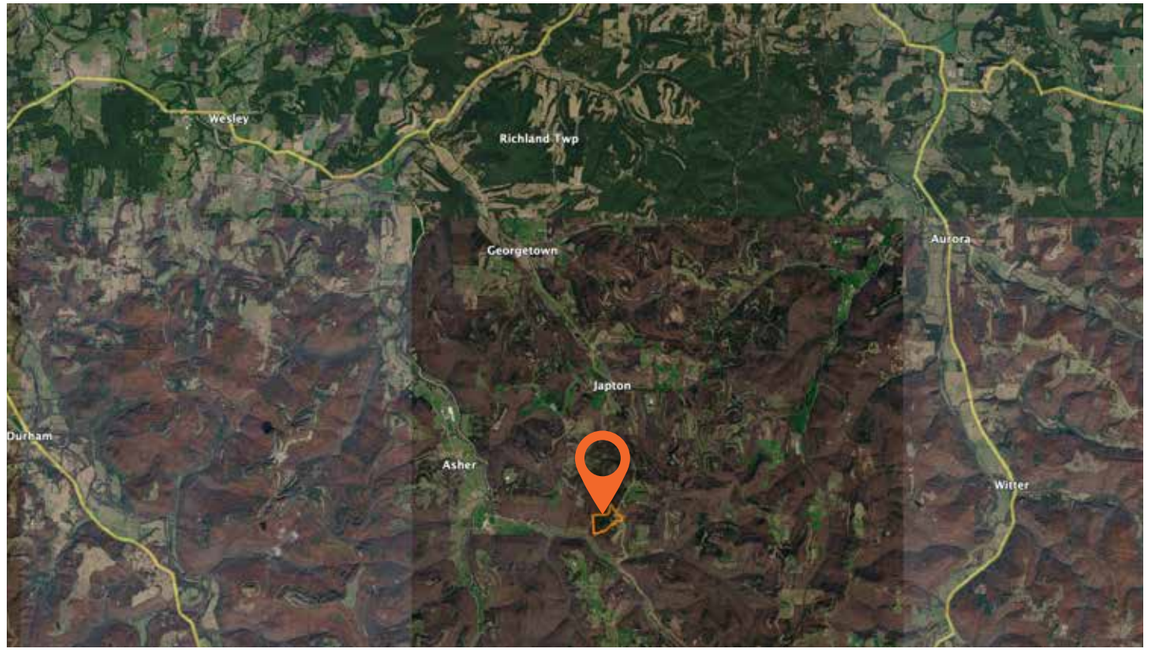




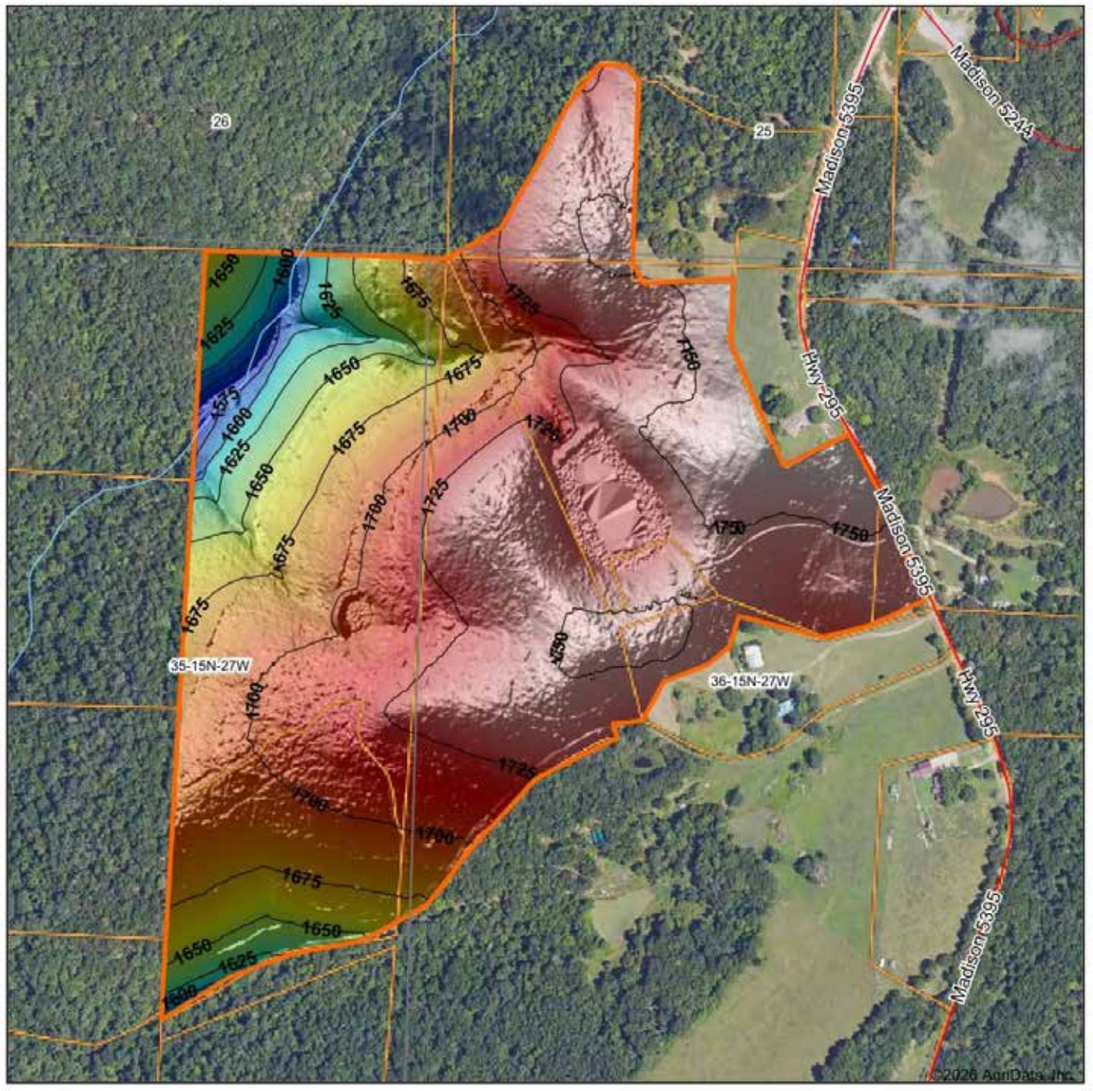


AERIAL MAPS





HILLSHADE MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc 2025 www.AgriDataInc.com

Source:	USGS 1 meter dem
Interval(ft):	25
Min:	1,559.3
Max:	1,764.5
Range:	205.2
Average:	1,706.6
Standard Deviation:	42.85 ft

0ft 445ft 891ft

10/30/2026

36-15N-27W
Madison County
Arkansas

Boundary Center: 35° 55' 45.47, -93° 48' 18.12

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 | Serving AR

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 AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.