

138.71 Acres +/- S Main Street

Cave Springs, Ar 72718



List Price: \$6,900,000

MLS#: 1255619

Beds: 0

Garage: 0

Subdivision: -

Type: Land

County: Benton

School: Bentonville

Description

Prime Development Property! **One of the last remaining large parcels in NW Arkansas**138.71 acres in Bentonville Schools. Property has prime commercial frontage on Hwy 112 that is a half mile from Downtown Cave Springs. Beautiful pastureland with two ponds with the Osage Creek running through the front part, with flat pasture and hillside executive building sites on the backside. Perfect opportunity for development potential for residential, commercial, and retail in one of the fastest growing areas of Benton County. Property has been surveyed and can be subdivided but only in the following parcels – see MLX 1255620 for 78 acres, MLX 1255622 for house/18 acres, MLX 1255621 for 42.39 acres.

Survey attached. Sewer Lift Station to be completed in 2024 by the City of Cave Springs on the southwest corner on the front 42-acre parcel that can be connected to the back 78 acres. State approved widening of Hwy 112 and a roundabout in front of house. Buyer can go to ARDOT.com for more in

Property Details

Lot Size	138.71 Acres
Fencing	Wire
Listed By	Coldwell Banker Harris McHaney & Faucette-Bentonvi