

**Agent:** Renee Hudock  
**Company:** Lindsey & Assoc Inc Branch

**Email:** rhudock@lindsey.com  
**Cell:** (479) 381-0003  
**Phone:** (479) 202-5385

## 3.23AC Tanglewood Road

Rogers, Ar 72756



**List Price:** \$120,000  
**MLS#:** 1262861  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** Tanglewood Estates Rurban  
**Type:** Land  
**County:** Benton  
**School:** Rogers

### Description

Fabulous 3.23-acre Beaver Lake area buildable property, near Rocky Branch Marina, Hobbs State Park, Shaddox Hollow Trail, and War Eagle Mill! Water line available, with water meter and two spigots included. Buyer to pay cost to hook up at Beaver Water District. Electric at street. Septic needed. Large metal pole barn and partial fencing are also included. Build a personal, vacation home, cabin or Airbnb! Dreaming of building a Beaver Lake area cabin in the Ozarks? Come see this gorgeous property today! Approx. 1.4 miles to Rocky Branch Marina!

### Property Details

|          |              |
|----------|--------------|
| Lot Size | 3.23 Acres   |
| Fencing  | Partial,Wire |