

## Lot 9 of Block 8 Bosworth Circle

Bella Vista, Ar 72714



**List Price:** \$24,000

**MLS#:** 1291586

**Beds:** 0

**Garage:** 0

**Subdivision:** Leicester Sub Bvv

**Type:** Land

**County:** Benton

**School:** Bentonville

### Description

Lake View! Spring Fed Lake Ann, motorboat friendly! Bentonville Schools, on a paved road and Priced to Sell. 1 Mile from Flo Ride / Pinyon Creek Trailhead. Perc Test Scheduled Less than 2 miles from Kingsdale Golf Complex (9 and 18 Hole Courses). Lake Ann is a 112 acre lake and is one of 3 motor boat friendly lakes. Lake Ann stands out and is known for her incredible shoreline of rocky limestone bluffs and outshoots. Due to this, Lake Ann is the most popular for nature lovers. Capitalizing on its unique beauty, Lake Ann has amenities on both ends of the lake and is stocked with a wide variety of indigenous fish. Amenities at the boat ramp include a courtesy dock, Lake Ann Pavilion, a fish cleaning station, picnic tables, a grill and a restroom. Amenities at Lake Ann's dam include a multi-use dock, a fishing-only dock, a fish cleaning station, an automatic fish-feeder, nighttime fishing lights and restrooms. Her Limestone walls and clear Spring water is what gives Ann her beautiful,

### Property Details

Lot Size	0.55 Acres
Fencing	None
Listed By	Simplicity Real Estate Solutions