

18020 Y City Road

Decatur, Ar 72722



List Price: \$7,600,000
MLS#: 1325176
Beds: 7
Baths Full: 6
Garage: 30
Square Feet: 22,500
Price / Square Foot: \$337.78
Subdivision: 19-19-32-RURAL
Type: Residential
Built: 2013
County: Benton
School: Gentry

Description

Discover Twelve Stones Ranch — a 145-acre destination in Northwest Arkansas offering a rare combination of beauty, function, and potential. Behind a gated entrance, a half-mile drive winds past rolling pasture, custom pipe fencing, and double ponds, leading to the heart of the property. Here, a 2,500 square foot barndominion-style homestead provides four bedrooms, four bathrooms, a full kitchen, dining room, and living room with fireplace. A wide porch opens to sweeping views, creating the perfect place to gather and unwind. Connected to the home, a 20,000 square foot shop delivers unmatched capability. Ten roll-up bay doors, advanced climate control, office space, tornado shelter, backup power, and Starlink internet make this space ideal for ranching, hosting, storage, or business operations. Additional improvements include a three-bedroom ranch manager's home with full utilities and tornado shelter, as well as a livestock watering system and thoughtfully designed infrastructure through the property.

Property Details

Lot Size	145.26 Acres
Air Condition	CentralAir
Amenities	GraniteCounters, None
Appliances	Dishwasher, GasCooktop, Disposal, HotWaterCirculator, Microwave, Refrigerator, SolarHotWater
Driveway	GravelDriveway
Exterior	MetalSiding
Fencing	Partial
Fireplace	FamilyRoom
Listed By	CBRE, Inc-Fayetteville