

**Agent:** Holly McMaster  
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## Lot 4 Edgewater Road

Rogers, Ar 72756



**List Price:** \$349,000  
**MLS#:** 1340657  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** Edgewater Sub Rurban  
**Type:** Land  
**County:** Benton  
**School:** Rogers

### Description

Terrific lakefront lot & community boat slip within 15 minutes of downtown Rogers! Hobbs State Park, with all its trails and treats, is about 10 minutes from the property. The neighborhood is the perfect lake enclave with only ten lots on the sprawling cul-de-sac. The land is ready for your vision; electricity & city water at street, and soil test report available as the lot requires septic. A 10X26 boat slip conveys and it's conveniently located next to the swim platform on the community dock. Concrete path allows for easy passage to the water and community dock. Your best lake life awaits!

### Property Details

Lot Size	1.49 Acres
Fencing	None