

# 12483 Lodge Drive Lot 3

Garfield, Ar 72732



**List Price:** \$1,500,000

**MLS#:** 1345196

**Beds:** 0

**Garage:** 0

**Type:** Land

**County:** Benton

**School:** Rogers

## Description

A rare opportunity to acquire +/- 6.85 acres with breathtaking, year-round views of Beaver Lake from one of the highest elevations in Benton County at 1,800 feet. Overlooking 487 miles of shoreline, this premier homesite or development tract offers exceptional topography and panoramic scenery that is increasingly difficult to find. All utilities are readily available on site, enhancing the property's development potential. Situated in the county with no official zoning, the site allows for a wide range of uses, including residential estate, short term rental cabins, retreat concepts, or future investment hold. Conveniently located just 1.7 miles east of Lost Bridge Marina and 2.7 miles west of Beaver Lake Sail Club, the property also offers strong regional connectivity. It is approx. 20 minutes to Rogers Executive Airport and 35 minutes to the new Walmart World HQ. This is a standout opportunity to secure a piece of highly desirable land in one of NWA's most sought after lake areas.

## Property Details

Lot Size	6.85 Acres
Fencing	None
Listed By	Keller Williams Market Pro Realty Bentonville West