

# Phillips Cemetary

Bentonville, Ar 72713



**List Price:** \$6,945,300

**MLS#:** 1352515

**Beds:** 0

**Garage:** 0

**Subdivision:** Notta

**Type:** Land

**County:** Benton

**School:** Bentonville

## Description

This beautiful 47 +/- acre property is currently in 5 parcels, with the potential for reconfiguration through lot line adjustments. After a new survey, each parcel will feature frontage on Phillips Cemetery Road. Most parcels will be approximately 10 acres, with the exception of the northeast parcel, which is 6.9 acres and includes a scenic pond it is also a Separate MLS #1352510. Located minutes from key Northwest Arkansas destinations:

12 minutes to the Pinnacle Hills area, 15 minutes to Interstate access, 20 minutes to Downtown Bentonville, and Quick access to XNA Airport. Despite its convenience, the property offers a peaceful, rural atmosphere perfect for those seeking space to enjoy nature, raise chickens, or keep a few pets. Chicken houses across road have been torn down. Whether you're looking for a serene home site or a smart investment opportunity, this land is a rare find in a rapidly growing area.

## Property Details

Lot Size	47.00 Acres
Fencing	Partial
Listed By	Collier & Associates- Rogers Branch