

Discover 18 pristine acres of high-potential land
000 Rader Road
Rogers, AR 72758

\$330,000
18± Acres
Benton County



**Discover 18 pristine acres of high-potential land
Rogers, AR / Benton County**

SUMMARY

Address

000 Rader Road

City, State Zip

Rogers, AR 72758

County

Benton County

Type

Hunting Land, Lot, Business Opportunity, Timberland,
Undeveloped Land, Recreational Land

Latitude / Longitude

36.407867 / -94.084091

Taxes (Annually)

\$41

Acreage

18

Price

\$330,000

Property Website

<https://mossyoakproperties.com/property/discover-18-pristine-acres-of-high-potential-land-benton-arkansas/114227/>



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PROPERTY DESCRIPTION

Discover 18 pristine acres of high-potential land positioned in Northwest Arkansas's explosive growth corridor. Located just minutes from Rogers Arkansas. The historic birthplace of Walmart and one of the fastest-growing economic hubs in the country-this rare acreage offers the ultimate blend of booming development potential and natural paradise.

Whether you are looking to build a private luxury estate, create a family compound, or capitalize on the region's massive expansion, this property puts you in the center of it all.

Enjoy unrivaled convenience with quick, seamless access to regional airports, commercial centers, and corporate headquarters.

Situated just a short drive from the breathtaking shores of Beaver Lake, famous for its crystal-clear water and world-class bass fishing.

This parcel provides a blank canvas for immediate development, a long-term land investment, or a private retreat.

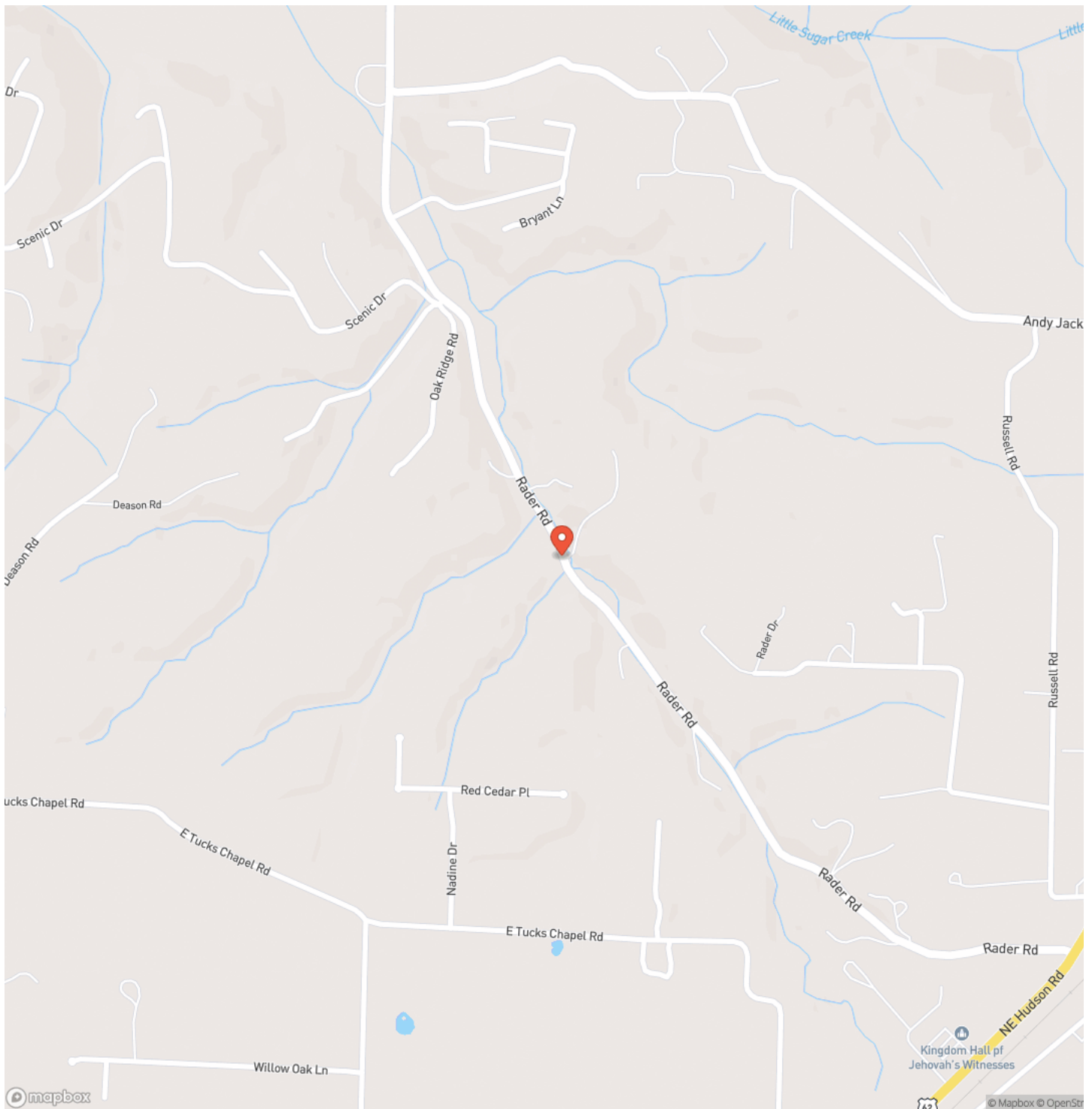
Don't miss your chance to own a piece of land where historic heritage meets unlimited future growth.

To find out more call or text **Dustin Lewis 417.839.1899** or email at Dlewis@mossyoakproperties.com

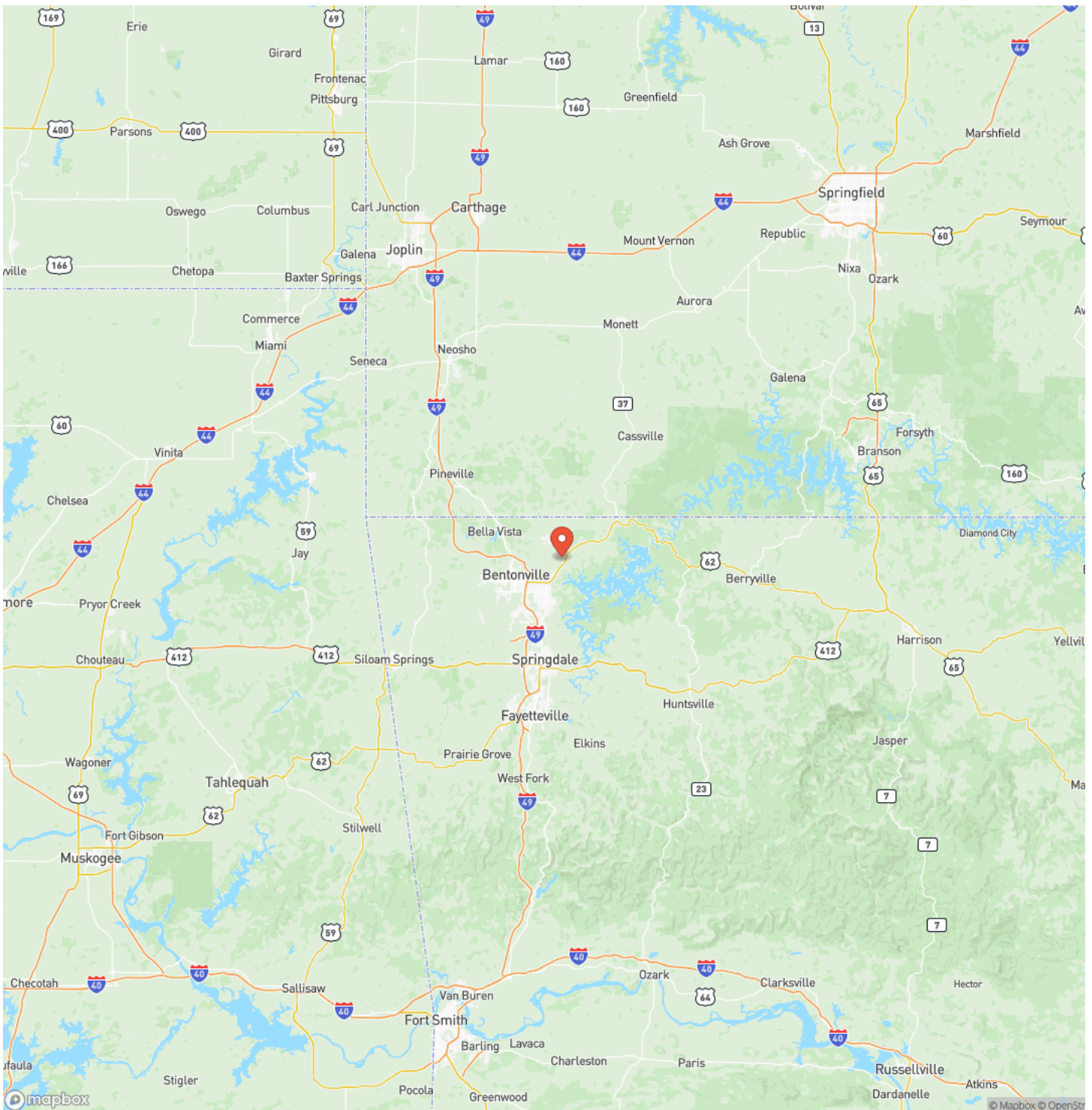
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Locator Map

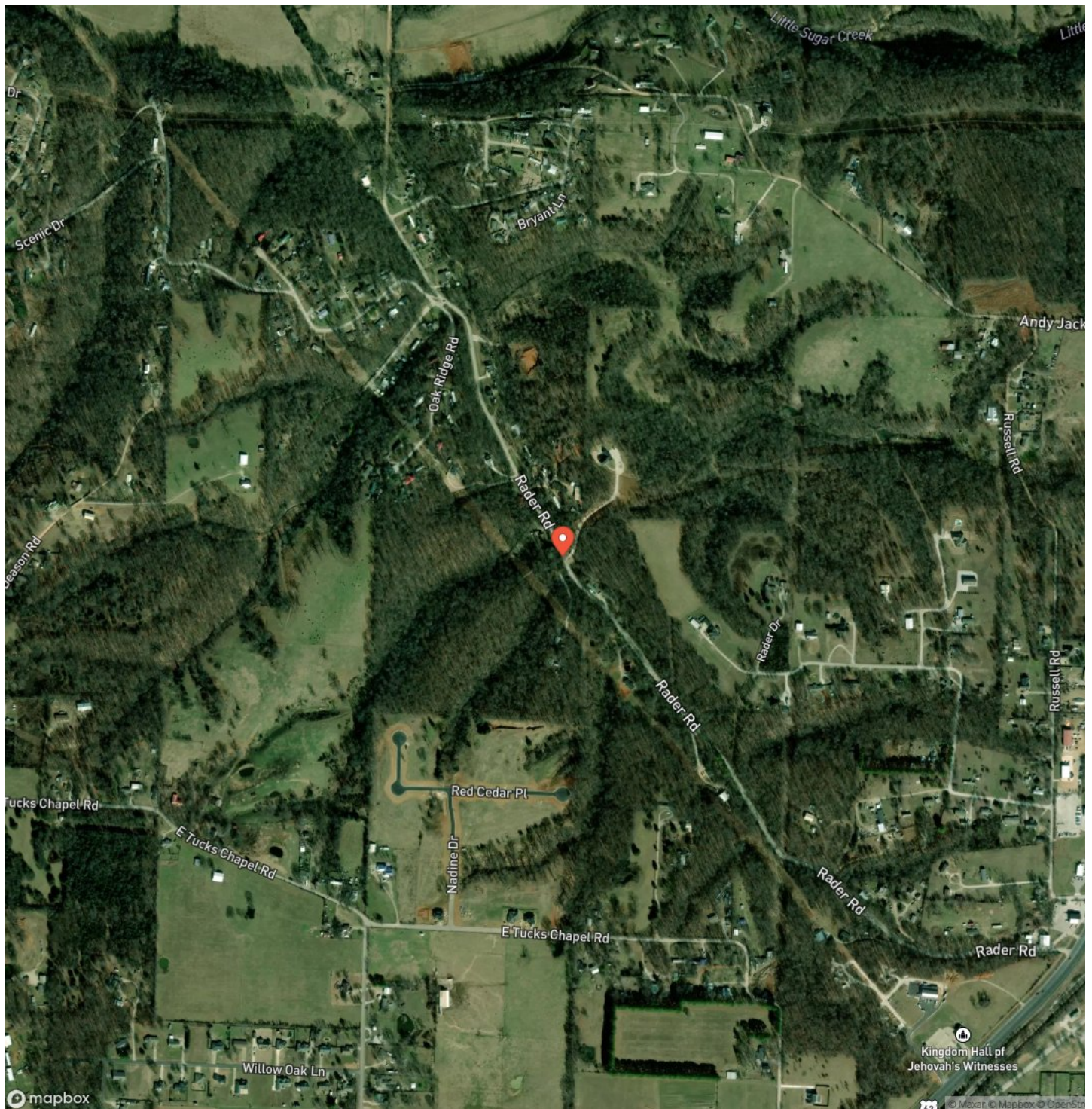


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Saddlebrooke, MO 65630

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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