

**Hobbs State Park 6.23 Acre Lot**  
TBD Rock Rd  
Rogers, AR 72756

**\$125,000**  
6.230± Acres  
Benton County





**Hobbs State Park 6.23 Acre Lot**  
**Rogers, AR / Benton County**

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**SUMMARY**

**Address**

TBD Rock Rd

**City, State Zip**

Rogers, AR 72756

**County**

Benton County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

36.277954 / -93.892256

**Acreage**

6.230

**Price**

\$125,000

**Property Website**

<https://www.mossoakproperties.com/property/hobbs-state-park-6-23-acre-lot-benton-arkansas/93890/>



## Hobbs State Park 6.23 Acre Lot Rogers, AR / Benton County

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### **PROPERTY DESCRIPTION**

Beautiful building site sitting on 6.23 wooded acres bordering the south end of Hobbs State Park. This property offers privacy, natural beauty, and convenience. Just 25 minutes from downtown Rogers, the land features stunning mature hardwood timber and a gently sloping topography with multiple flat, easily accessible building sites near the road. Water and power are already available at the street, making this an excellent opportunity for your dream home, cabin, or recreational escape. With direct proximity to thousands of acres of managed land, this is a perfect blend of seclusion and accessibility in one of Northwest Arkansas's most desirable areas.

Rogers, AR - 17 miles - 27 minutes

Bentonville, AR - 24 miles - 43 minutes

Eureka Springs, AR - 19 miles - 27 minutes

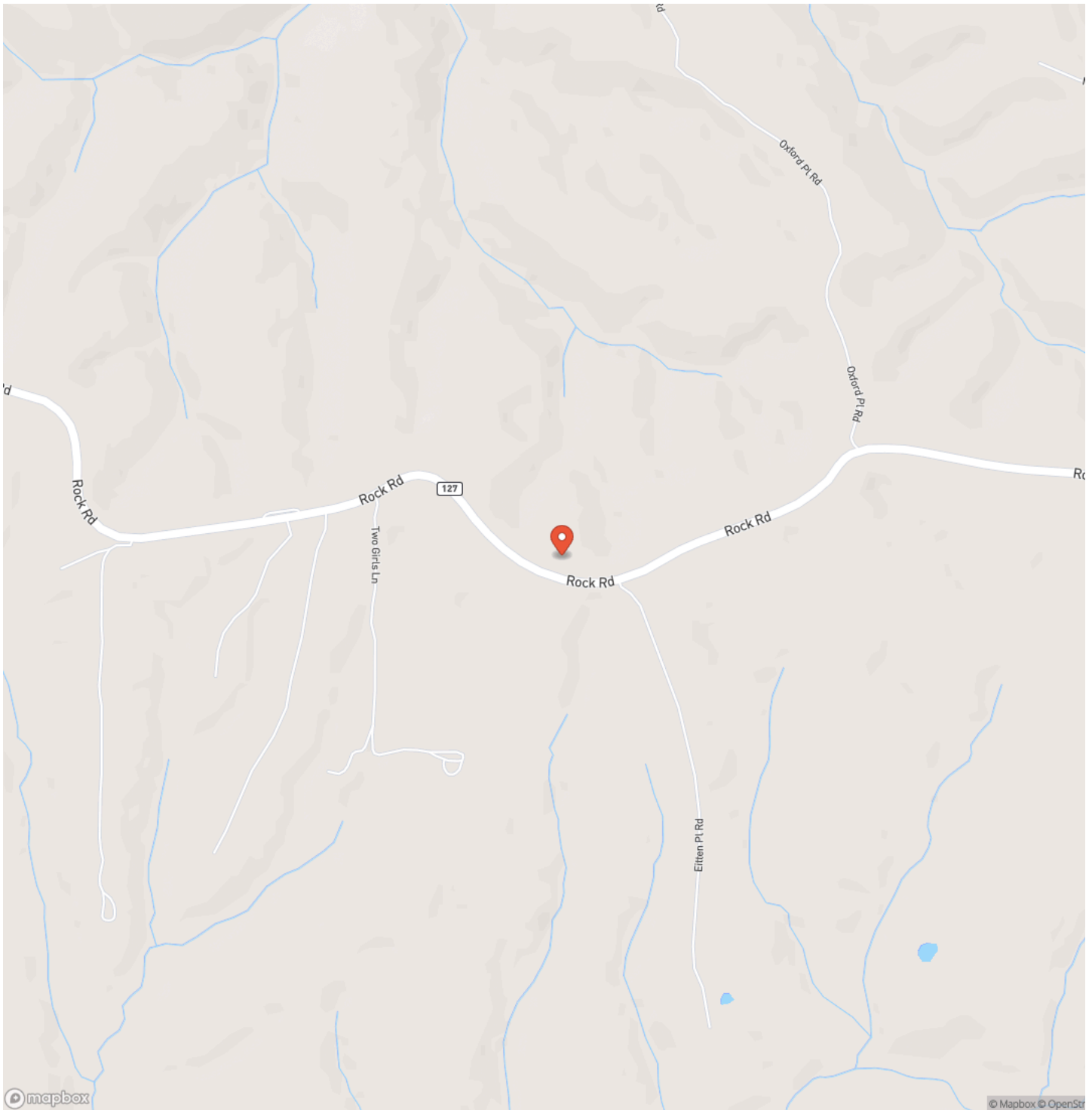
Contact Chris Malinowski @ [214-738-7320](tel:214-738-7320) for more information.



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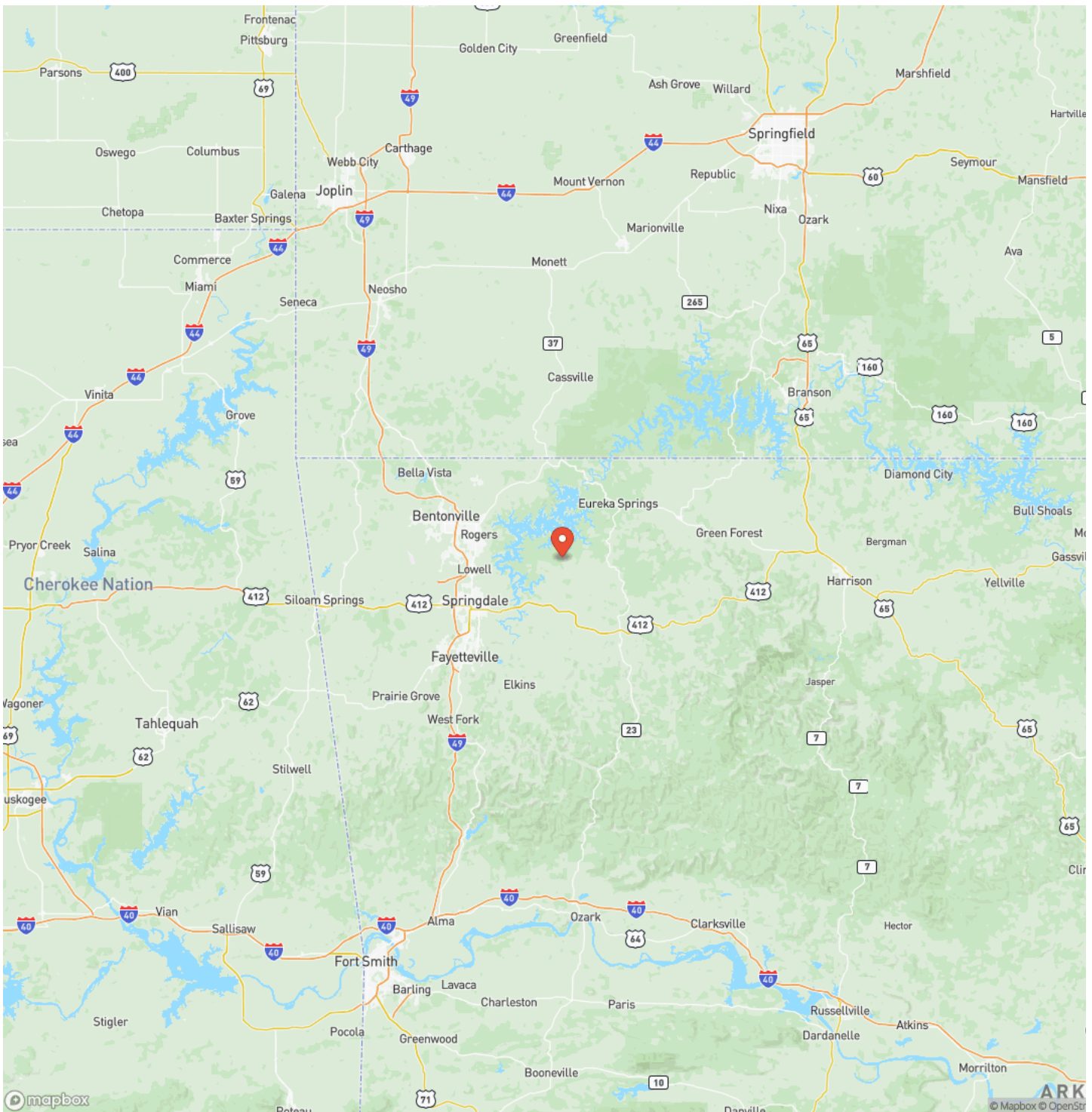


## Locator Map



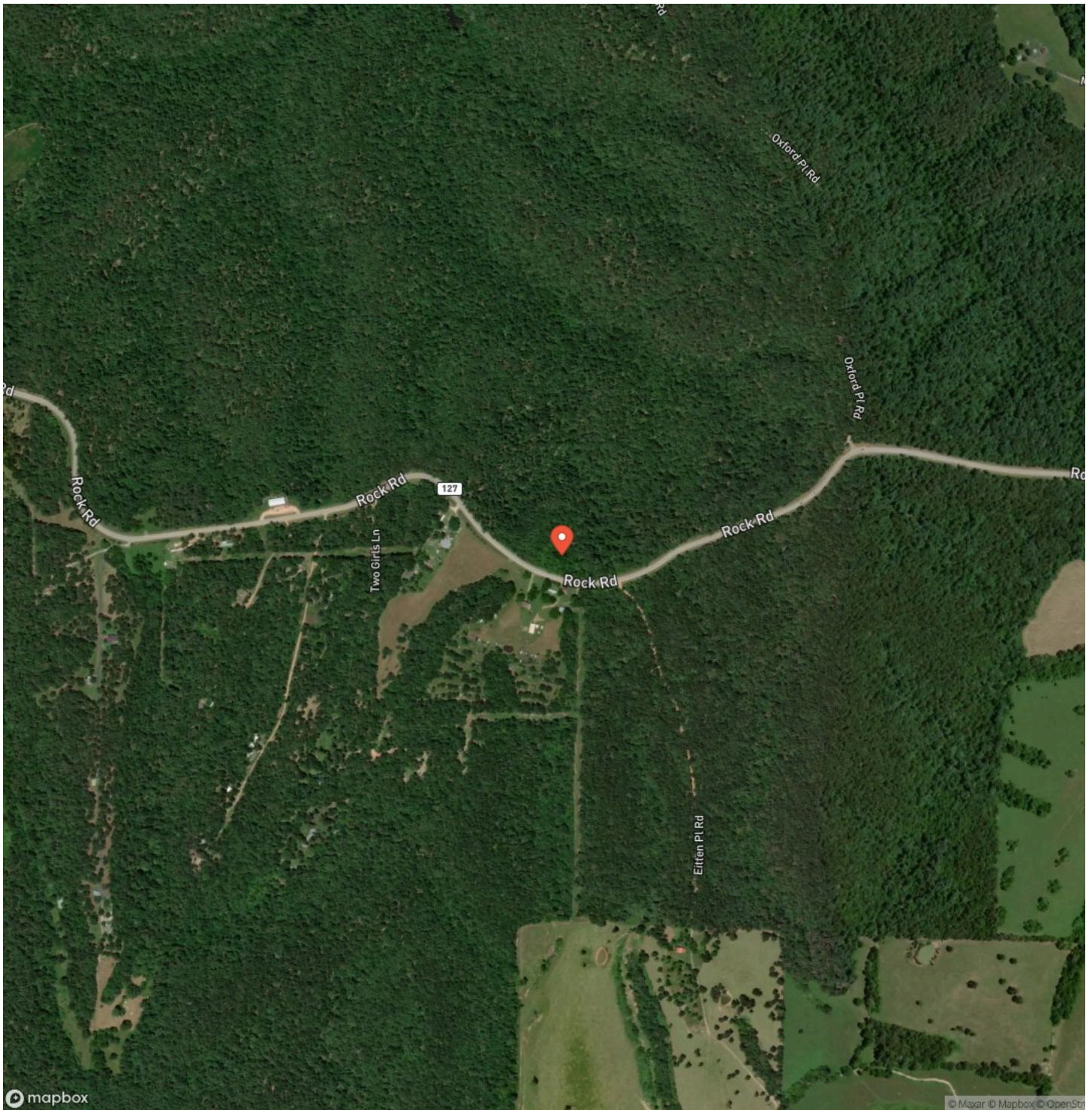


## Locator Map





## Satellite Map



## Hobbs State Park 6.23 Acre Lot Rogers, AR / Benton County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Malinowski

## Mobile

(214) 738-7320

## Office

(479) 480-7000

## Email

cmalinowski@mossyoakproperties.com

**Address**

1200 Fort Street

## City / State / Zip

## NOTES

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## 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.



**moparkansasland.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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**Mossy Oak Properties Field, Farm, and Homes**  
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, AZ 72923  
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[moparkansasland.com](http://moparkansasland.com)

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