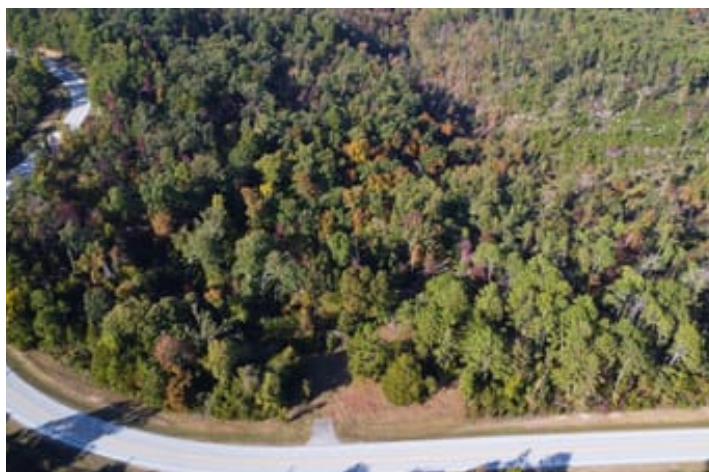


Hobbs State Park 4 Acre Lot
TBD Rock Road
Rogers, AR 72756

\$78,000
4± Acres
Benton County



Hobbs State Park 4 Acre Lot
Rogers, AR / Benton County

SUMMARY

Address

TBD Rock Road

City, State Zip

Rogers, AR 72756

County

Benton County

Type

Undeveloped Land, Lot, Recreational Land

Latitude / Longitude

36.278526 / -93.901590

Acreage

4

Price

\$78,000

Property Website

www.mossyoakproperties.com



Hobbs State Park 4 Acre Lot Rogers, AR / Benton County

PROPERTY DESCRIPTION

Beautiful +/- 4 acre property on Rock Road near Beaver Lake, bordering Hobbs State Park to the north. Featuring approximately 3/10 of an acre of cleared land, a small paved entry, mature pine trees, and scattered hardwood timber, this property offers a peaceful natural setting with plenty of potential to create your own retreat. Enjoy the surrounding wooded landscape and the added appeal of having state park land bordering the property. Whether you're looking for a private getaway or a place to build your future home, this tract offers a great opportunity to make it your own. Buyer is responsible for independently verifying access to water and electricity, as well as all utilities, property access, restrictions, and suitability for intended use.

Rogers, AR - 17 miles - 27 minutes

Bentonville, AR - 24 miles - 43 minutes

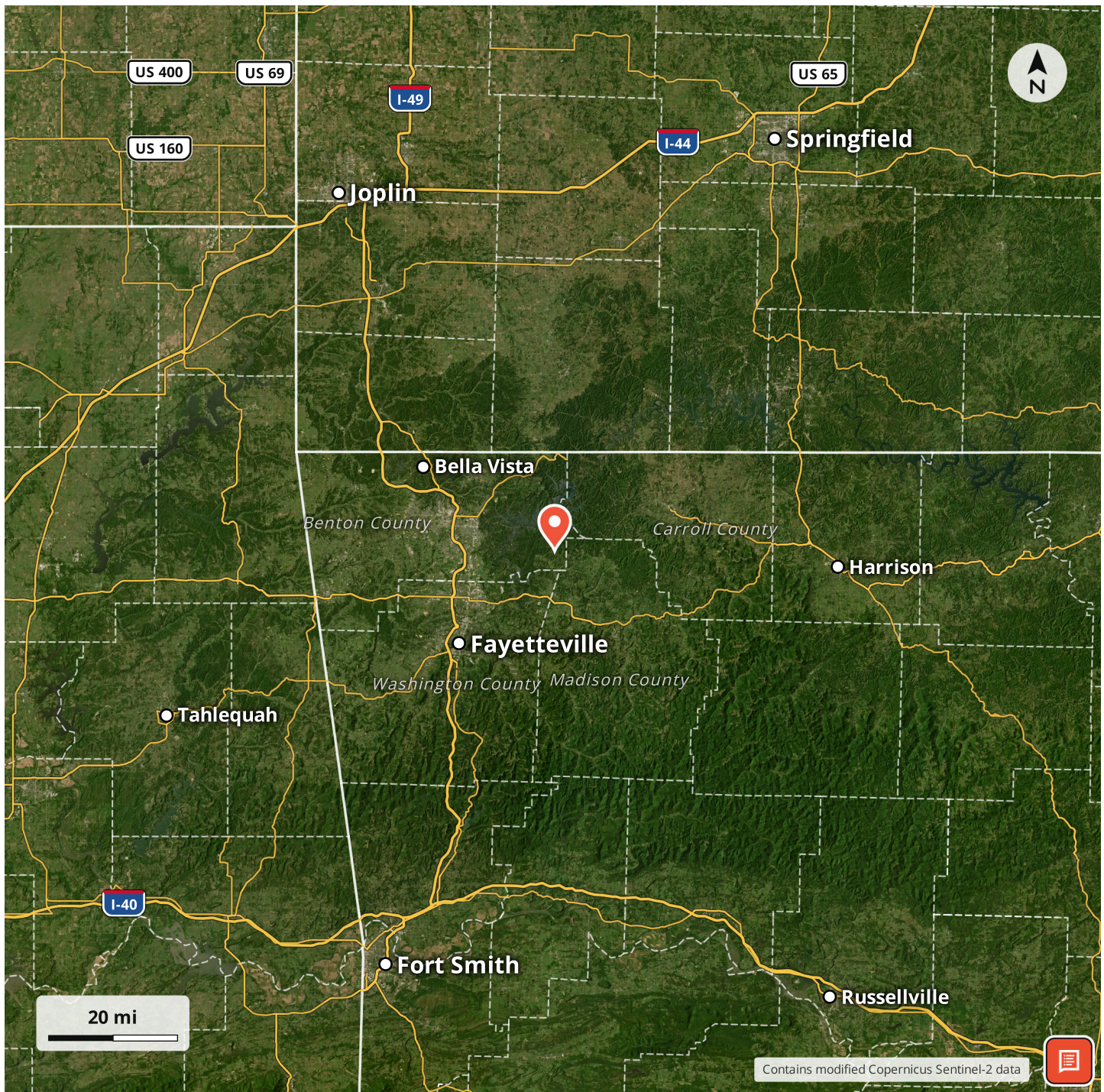
Eureka Springs, AR - 19 miles - 27 minutes

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

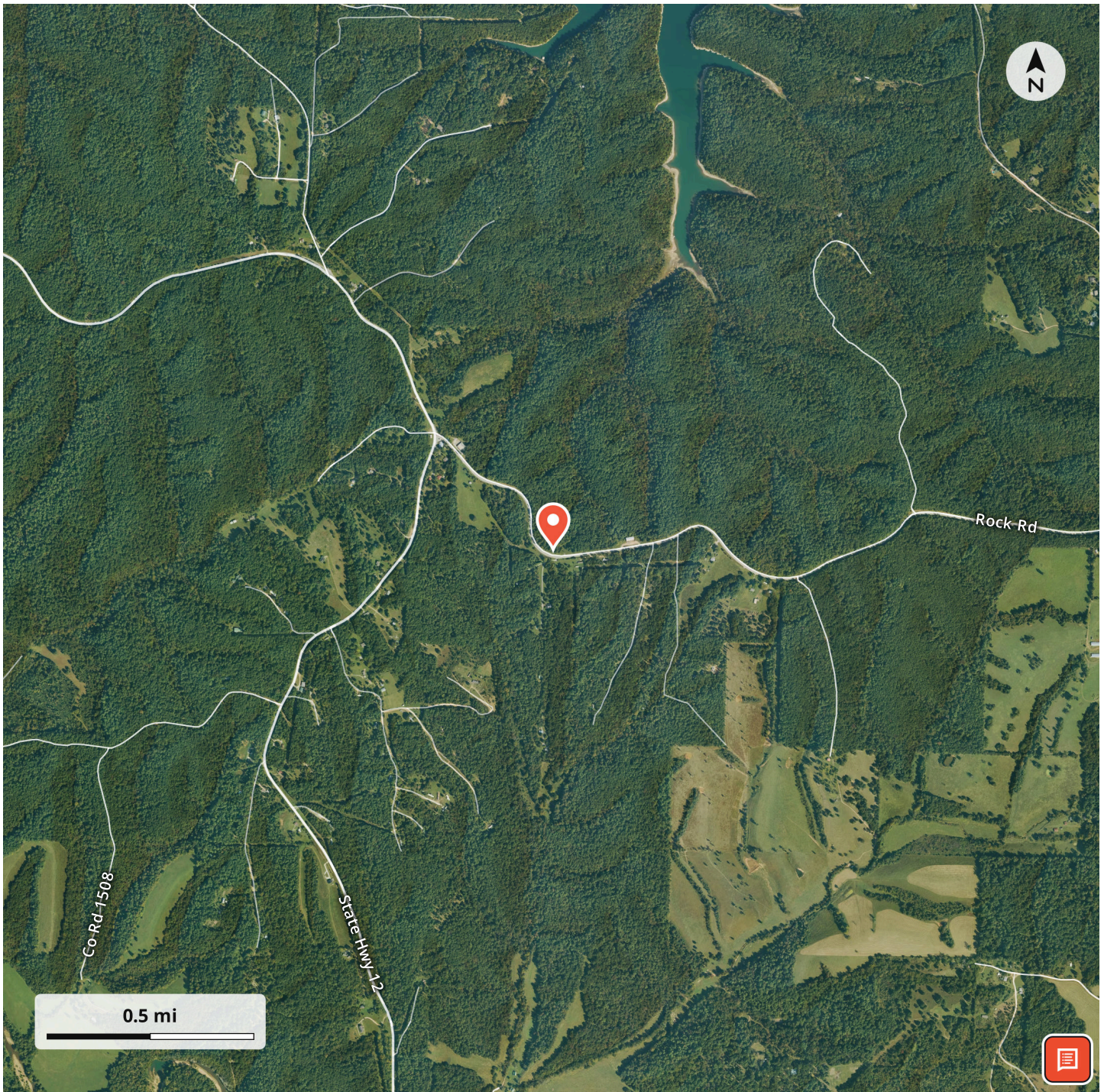
Hobbs State Park 4 Acre Lot
Rogers, AR / Benton County



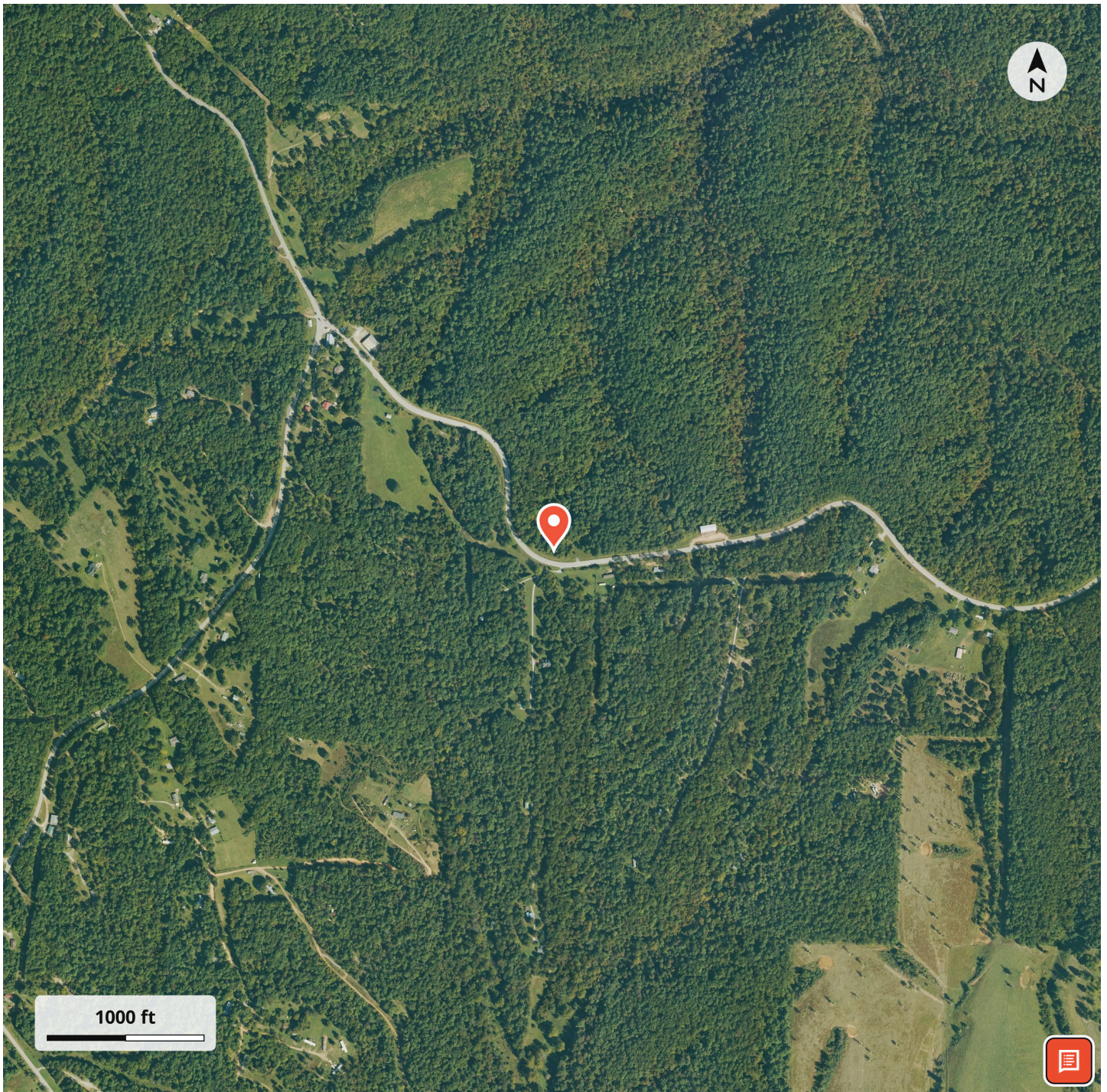
Regional Map



Locator Map



Aerial Map



Hobbs State Park 4 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

410 Frontage Rd

City / State / Zip

Fayetteville, AR 72704

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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://www.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.

Mossy Oak Properties Field, Farm, and Homes

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Barling, AR 72923

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