

**Wooded Oasis Near Beaver Lake**  
TBD 000 Chestnut Dr  
Rogers, AR 72756

**\$450,000**  
8.460± Acres  
Benton County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



**Wooded Oasis Near Beaver Lake  
Rogers, AR / Benton County**

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**SUMMARY**

**Address**

TBD 000 Chestnut Dr

**City, State Zip**

Rogers, AR 72756

**County**

Benton County

**Type**

Recreational Land

**Latitude / Longitude**

36.31874 / -94.0303

**Taxes (Annually)**

12

**Acreage**

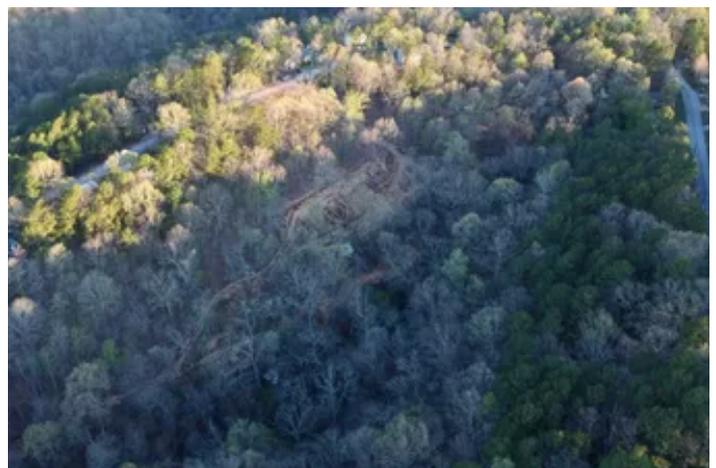
8.460

**Price**

\$450,000

**Property Website**

<https://livingthedreamland.com/property/wooded-oasis-near-beaver-lake-benton-arkansas/54126/>



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## Wooded Oasis Near Beaver Lake Rogers, AR / Benton County

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### **PROPERTY DESCRIPTION**

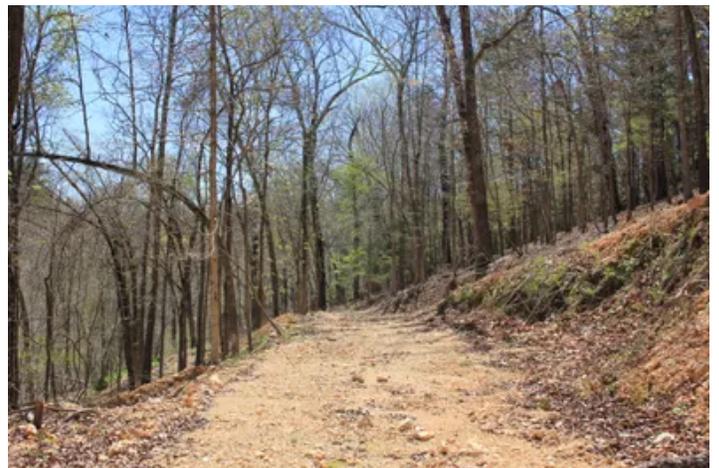
Nestled near Beaver Lake in Northwest Arkansas, this property offers an opportunity to own 8.46 acres of picturesque land. The property includes two 1/4 acre lots within the Beaver Shores subdivision that have road frontage as well as 8 acres of unrestricted land that is not subject to subdivision covenants. Rural water and power are readily available at the road, making it ideal for building your dream home or a vacation retreat. The land features some terraces and leared roads, providing easy access and potential for development. Enjoy a winter/spring lake view from the south end of the property and the many blooming dogwood trees. Additionally, the property comes with several loads of red dirt, perfect for building a driveway or pad. Located less than 15 minutes from downtown Rogers and just 10 minutes from Hobbs State Park, this property offers both convenience and serenity. The neighborhood also provides two public swimming access points and boat ramps, adding to the recreational opportunities available. Don't miss out on this unique piece of land that combines the best of rural living with modern amenities and outdoor recreation.

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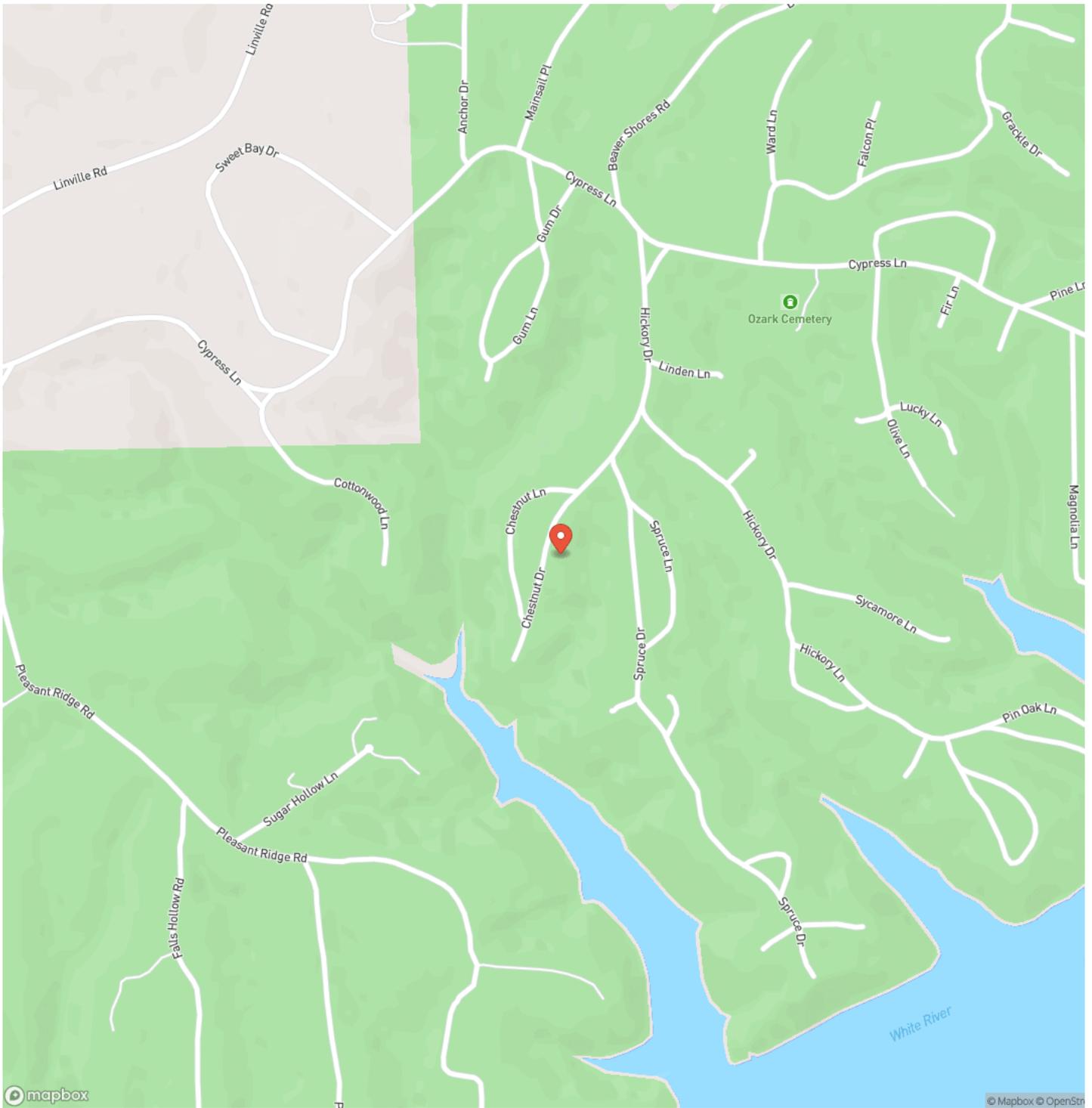


**MORE INFO ONLINE:**

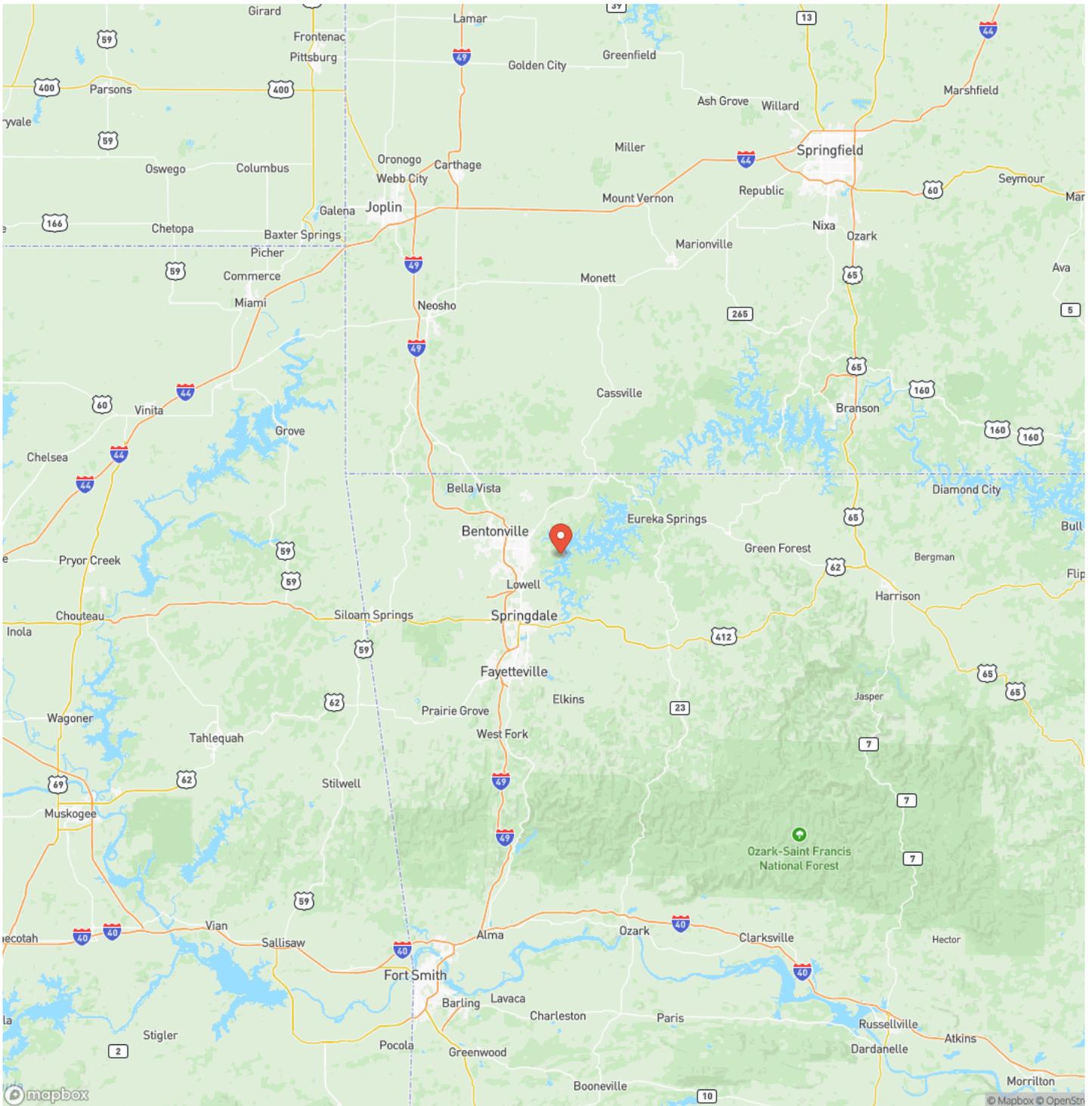
**<https://livingthedreamland.com/>**



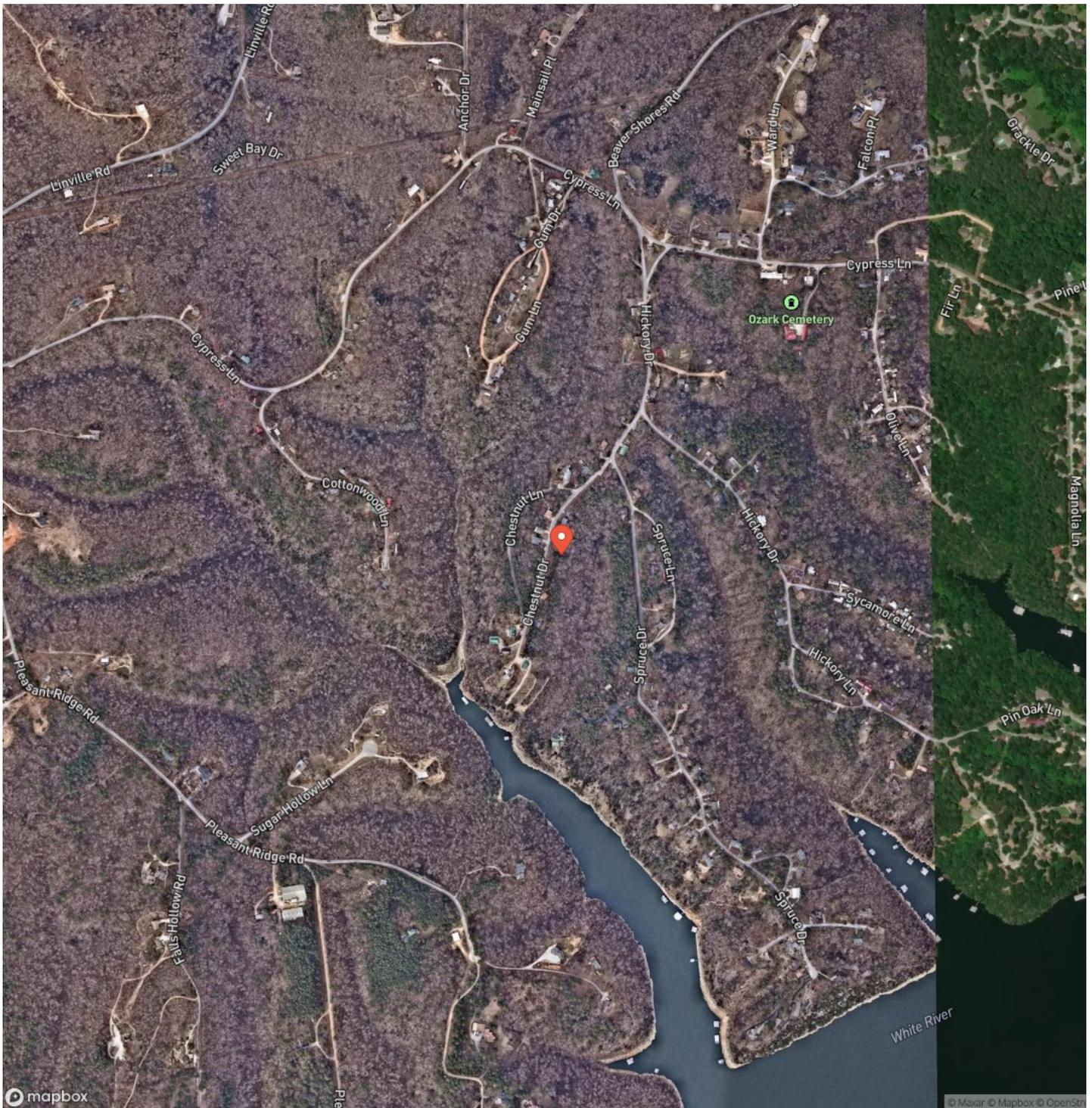
## Locator Map



# Locator Map



## Satellite Map







## **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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**Living The Dream Outdoor Properties**  
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