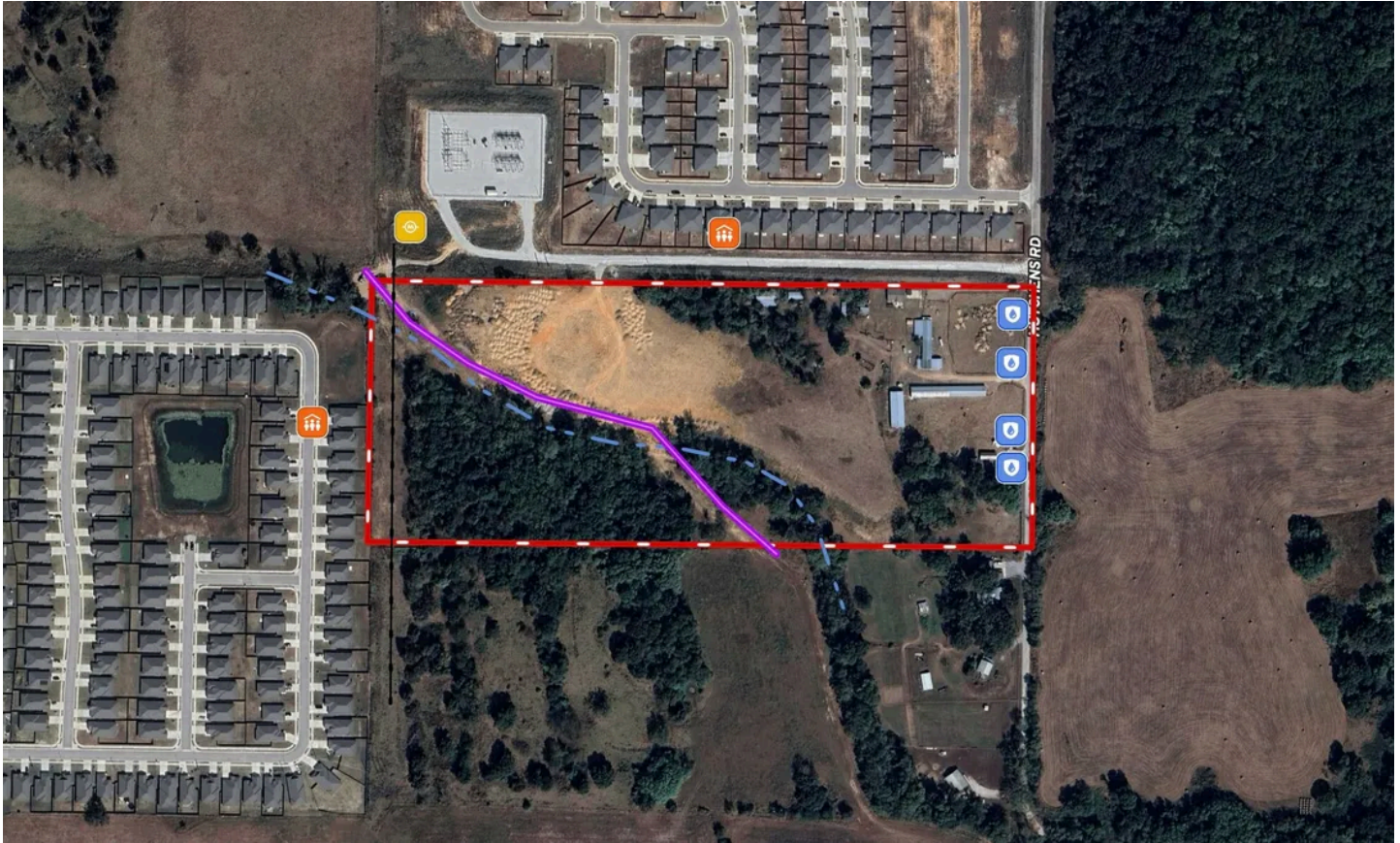


XNA Residential Development
6205 NW Hutchens Rd
Bentonville, AR 72713

\$1,600,000
24.650± Acres
Benton County



**XNA Residential Development
Bentonville, AR / Benton County**

SUMMARY

Address

6205 NW Hutchens Rd

City, State Zip

Bentonville, AR 72713

County

Benton County

Type

Undeveloped Land, Commercial, Lot

Latitude / Longitude

36.308406 / -94.32742

Taxes (Annually)

652

Acreage

24.650

Price

\$1,600,000

Property Website

<https://livingthedreamland.com/property/xna-residential-development-benton-arkansas/67844/>



XNA Residential Development Bentonville, AR / Benton County

PROPERTY DESCRIPTION

Unlock the potential of this exceptional 24.65-acre parcel, perfectly situated just a quarter mile from Highway 12 and half a mile from the Northwest Arkansas Regional Airport (XNA). This prime location is surrounded by major subdivision developments to the north and west, making it an ideal opportunity for residential growth.

The property boasts significant infrastructure advantages, including a municipal water main along the eastern boundary, complete with three water meters and a fire hydrant. Two sewer lines traverse the property, following the wet weather creek from the northwest corner to the south central property line, ensuring efficient wastewater management for future development.

Significant site enhancements have already been made, with hundreds of loads of concrete and red dirt fill added to elevate the northern section of the property, providing a level building surface ready for your vision. A small wooded ridge in the southwest corner offers the perfect backdrop for larger, custom wooded lots, while a cleared area near the creek along the southern border presents a fantastic opportunity for a neighborhood playground or nature retreat.

Additional features include a Carroll Electric substation bordering the property to the northwest, with a transmission line running along the far western edge, ensuring easy access to power. The property also includes a private well with a backup generator, and multiple outbuildings that can serve as excellent storage for equipment during development.

As an added bonus, the property comes with a 1500 square foot modular home and a 600 square foot tiny home, both equipped with power, water, and septic—a perfect setup for site offices or temporary housing for contractors.

Located within the city limits of Highfill, this property enjoys the benefits of a Bentonville address and access to Bentonville schools, making it an attractive choice for families seeking a community-oriented lifestyle.

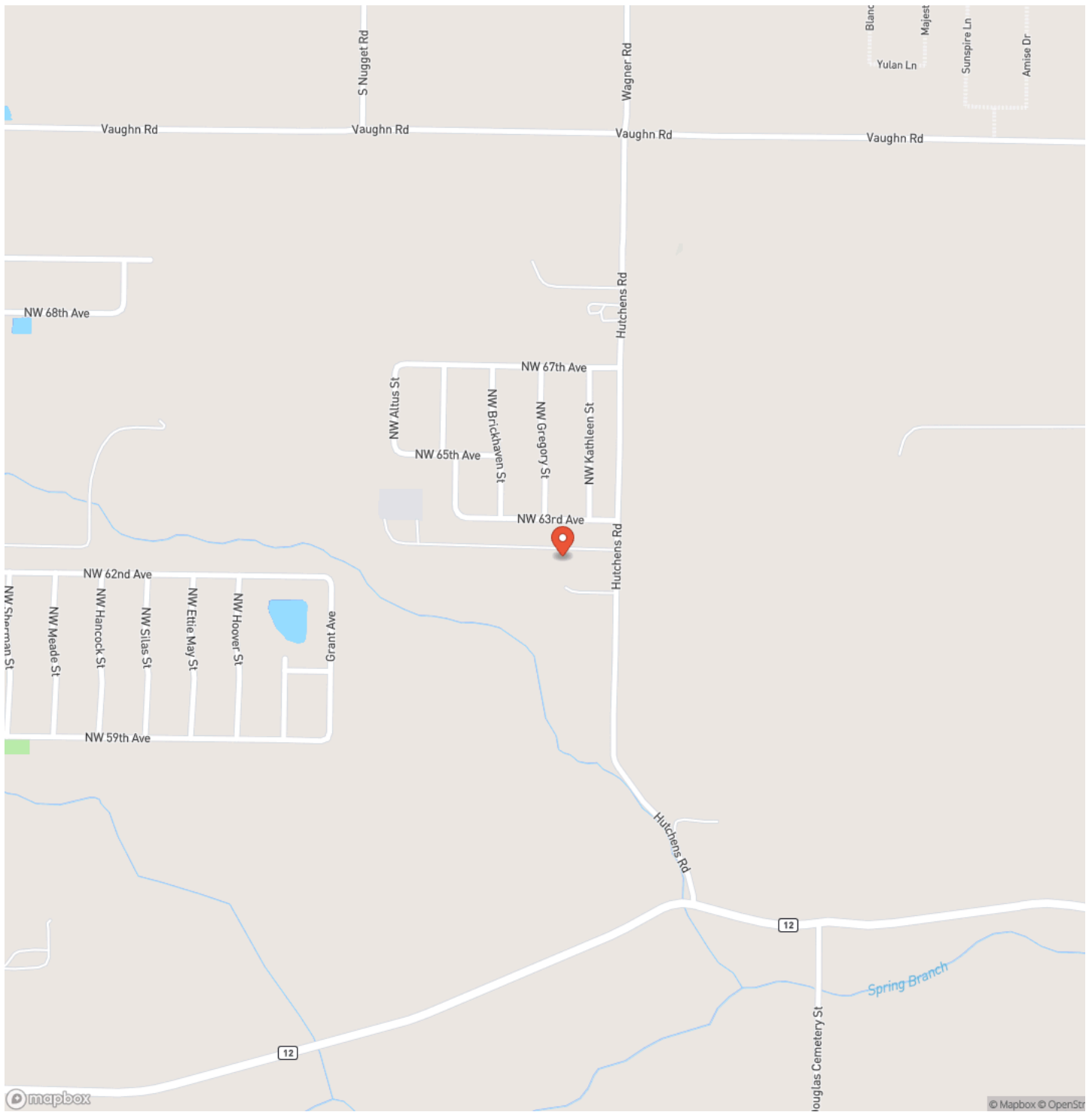
Don't miss this unique opportunity to develop a prime piece of land in a rapidly growing area. Contact us today to explore the possibilities and make your vision a reality!



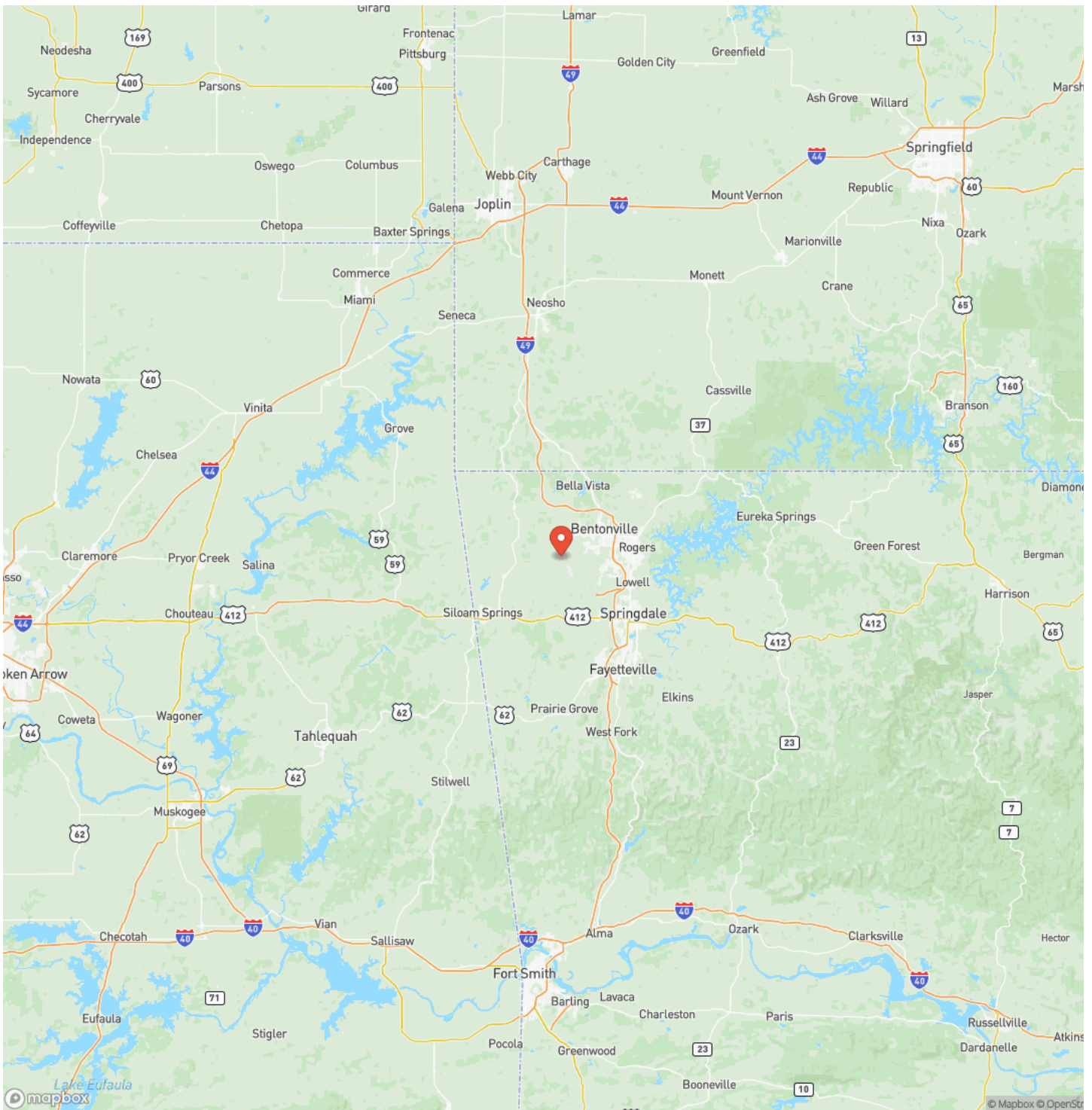
**XNA Residential Development
Bentonville, AR / Benton County**



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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Leasburg, MO 65535
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<https://livingthedreamland.com/>

