

Rogers 2
0001 Landers Rd
Rogers, AR 72756

\$129,999
2.33± Acres
Benton County



Rogers 2
Rogers, AR / Benton County

SUMMARY

Address

0001 Landers Rd null

City, State Zip

Rogers, AR 72756

County

Benton County

Type

Lot

Latitude / Longitude

36.39385 / -94.0963

Acreage

2.33

Price

\$129,999

Property Website

<https://www.mossyoakproperties.com/property/rogers-2/benton/arkansas/107297/>



PROPERTY DESCRIPTION

Build Your Private Retreat in the Heart of NWA (ROGERS) | 2.33 Acres on Landers Rd

Discover the perfect blend of privacy, convenience, and endless potential! Tucked away just outside the city limits of both Rogers and Avoca, this premium 2.33-acre parcel offers the ultimate canvas for your dream estate, a custom shop for your toys and equipment, or even a mobile/manufactured home.

The Land & Location

Boasting a desirable mix of level, cleared spaces and mature partial woods, this property features a relatively flat topography with gentle slopes that naturally create multiple ideal building sites. You will enjoy total peace and privacy from surrounding neighbors, all while being minutes away from everything Northwest Arkansas has to offer.

The location is unbeatable: situated on **Landers Road** (a paved county road) just past the Rogers Executive Airport, giving you seamless access to major thoroughfares while maintaining a quiet, rural atmosphere.

Ready for Development

All the heavy lifting on planning has already been done for you:

- **Freshly Finalized Access:** A brand-new recorded easement was finalized on **05/13/2025**, providing direct access from Landers Road back to your private acreage.
- **Staked & Surveyed:** A full survey was completed in 2023. More recently (January 2025), the survey company professionally staked the exact location of the recorded easement and the future driveway cut-in, making it incredibly easy to walk the land and visualize your build.
- **Utilities at the Street:** Carroll Electric, Benton County Water Authority, and Black Hills Energy are all located right on Landers Road. *(Septic system will be needed).*

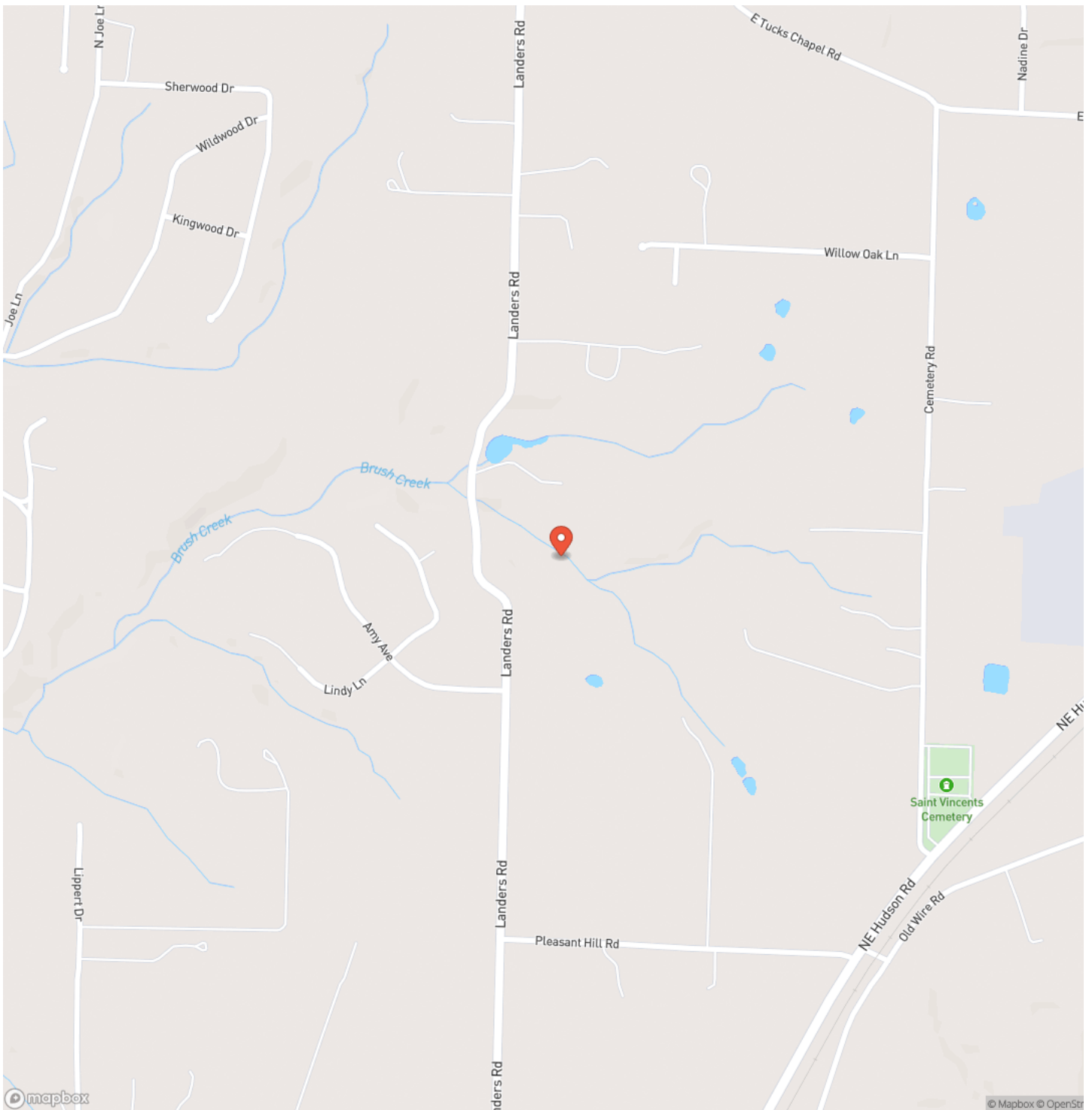
Property Highlights:

- **Acreage:** 2.33 Acres
- **Zoning/Restrictions:** Outside city limits; mobile homes are permitted.
- **Topography:** Level, cleared sections with beautiful, partially wooded areas.
- **Access:** Paved county road frontage with a newly recorded, clearly staked easement.
- **Utilities Nearby:** Electric, Water, and Gas available at the road.

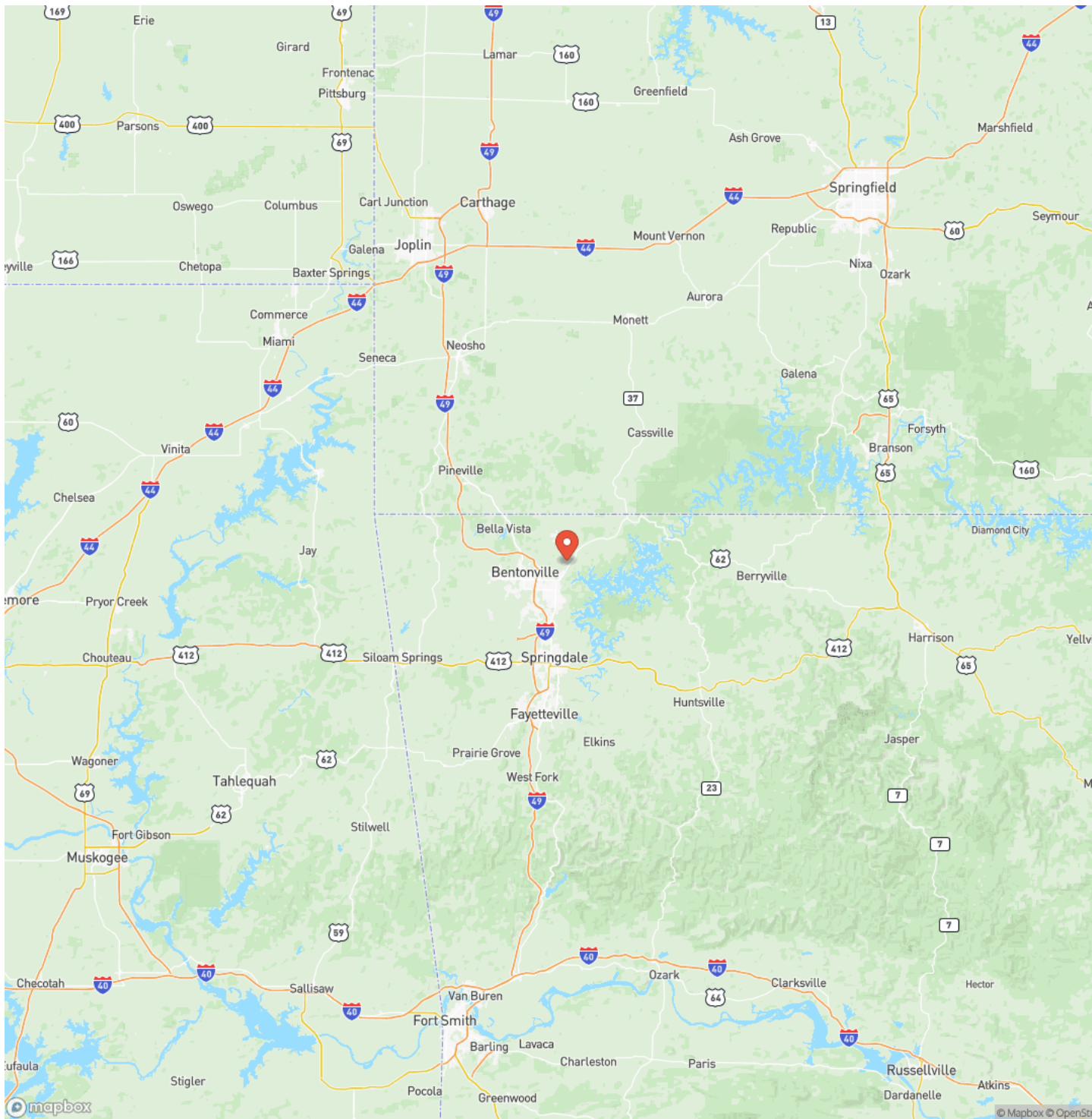
Whether you are looking to build a private family home, a hobby farm, or a massive workshop for your business and recreational toys, this NWA gem is ready for your vision.



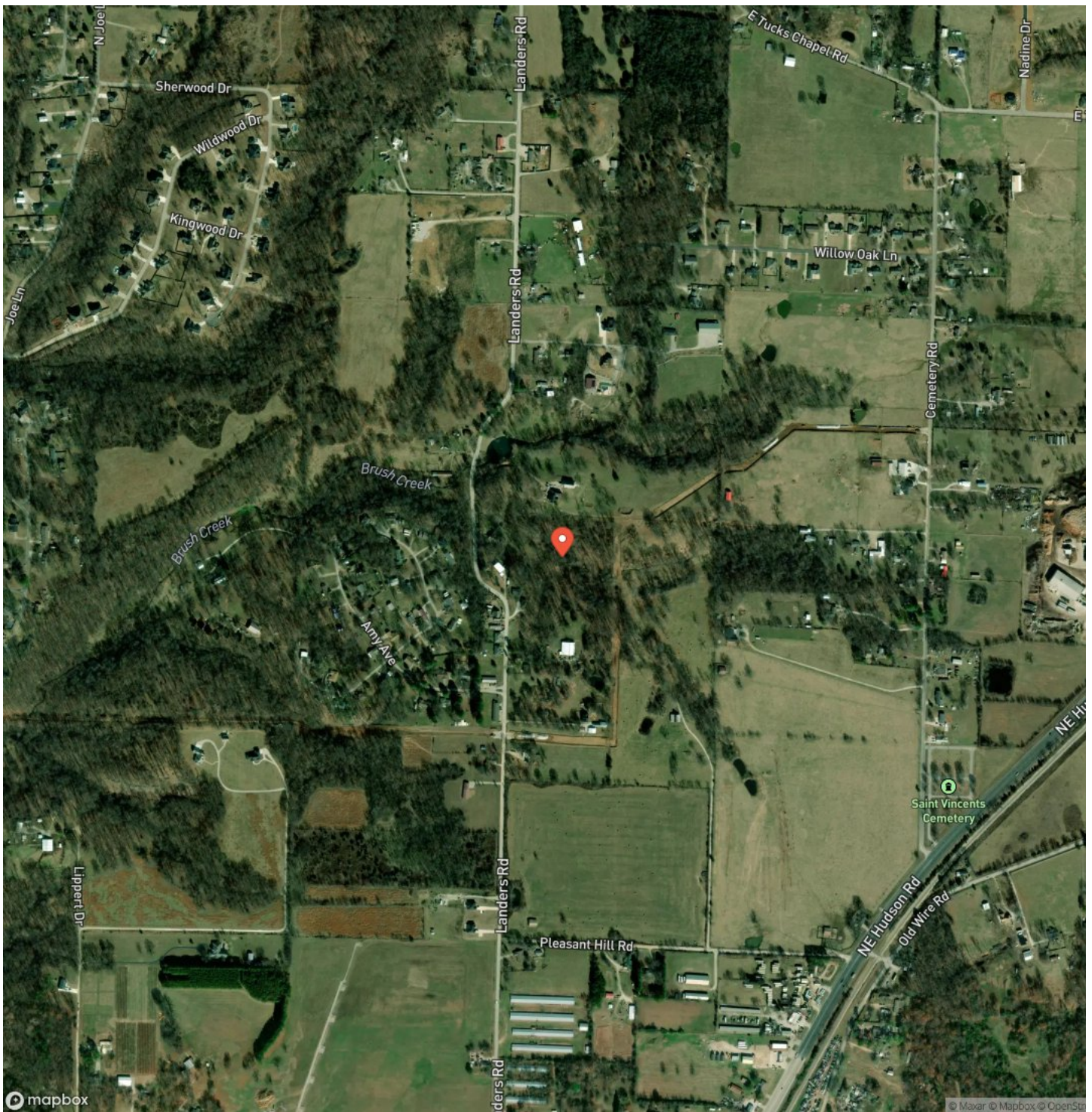
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

1200 Fort Street

City / State / Zip

Barling, AR 72926

NOTES

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This image shows a blank 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://www.mossyoakproperties.com/>

DISCLAIMERS

Pictures contained within this listing are for reference only. They may contain areas outside of the listed property. Inspect the property in person for details. Verify the school district before purchase.

Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

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