



TWELVE STONES RANCH

Colliers

Tracts 2 & 3

288.05 Acres off Bredehoeft Rd
Decatur, Arkansas

FOR SALE

Daniel B. Smith, CCIM

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PROPERTY FEATURES

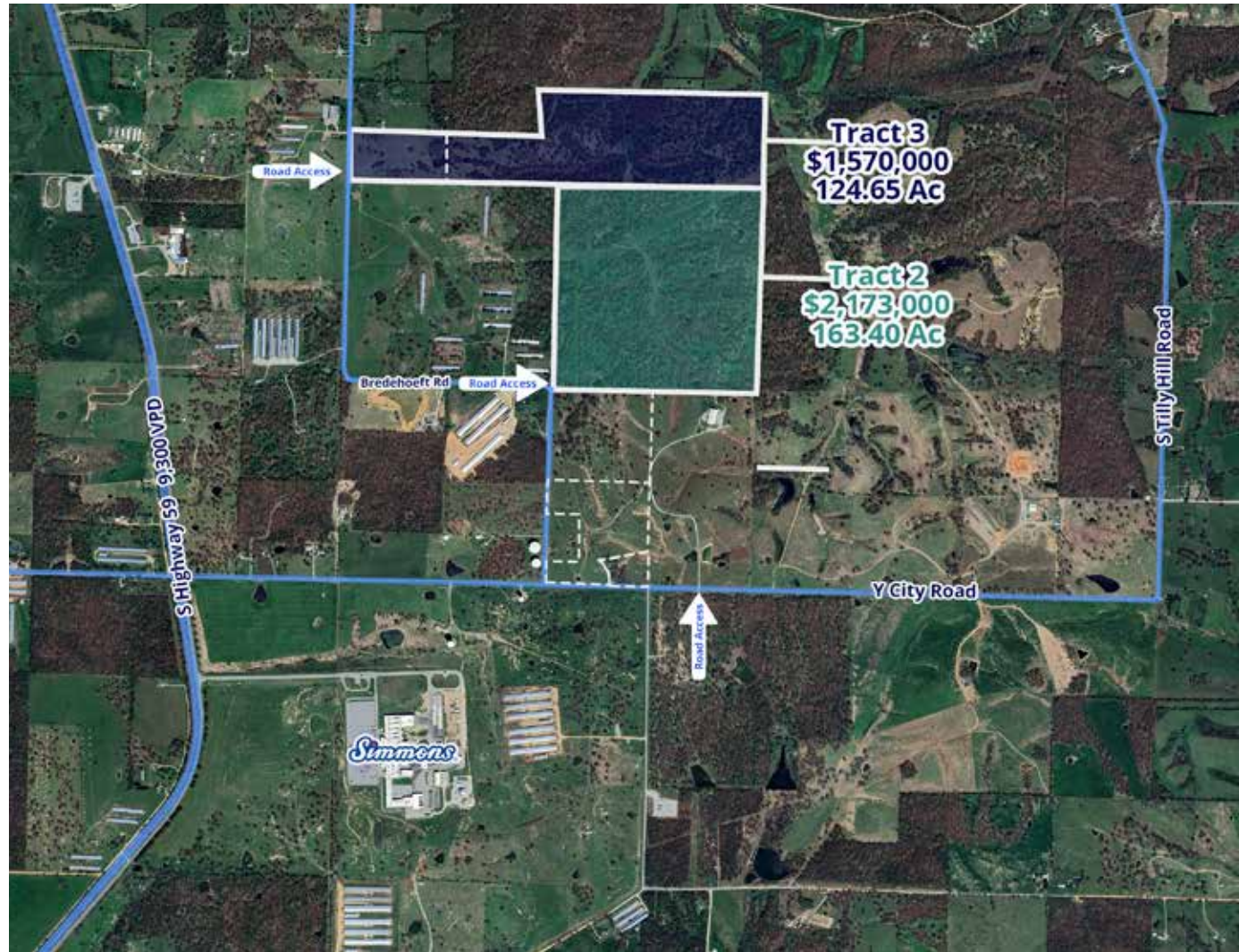


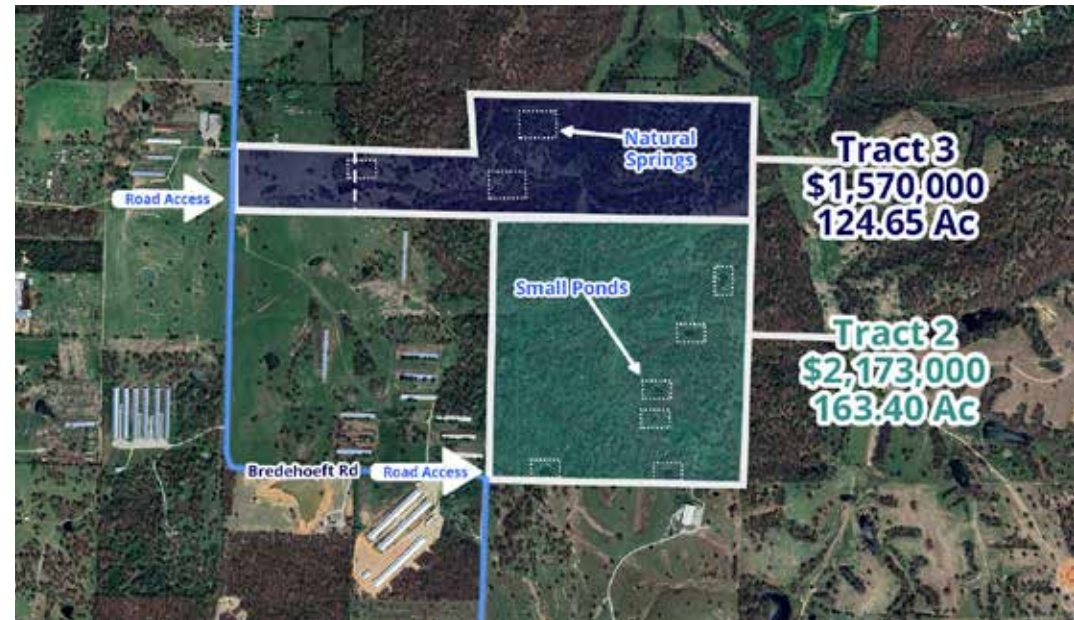
Tract 2 | \$2,173,000

- +/- 163.40 Acres
- Ponds and active springs
- Trails, rolling hills throughout
- Perimeter fencing
- City of Decatur water onsite
- Bredehoeft Road access
- Benton County zoning

Tract 3 | \$1,570,000

- +/- 124.65 Acres
- Ponds and active springs
- Trails, rolling hills throughout
- Perimeter fencing
- City of Decatur water onsite
- Access to Bredehoeft Road
- Eight-inch Decatur sewer line within 500 feet of property
- Benton County zoning





COMMUNITY & CONNECTIVITY

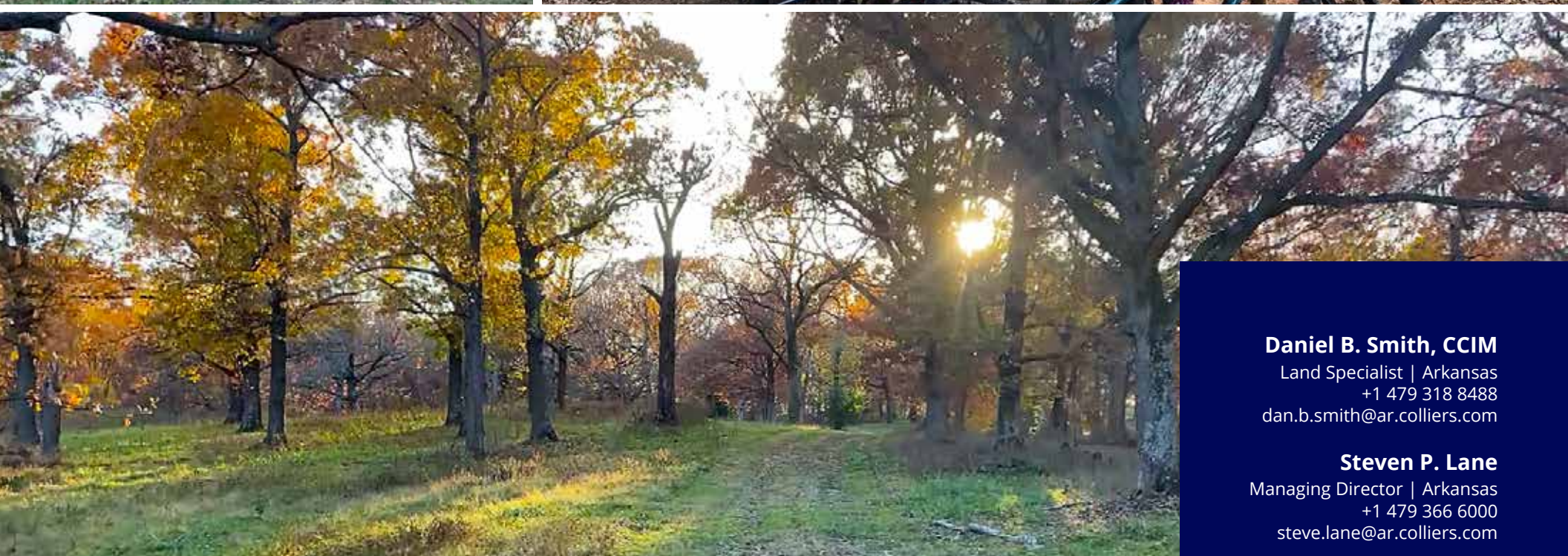
Northwest Arkansas is a close-knit community. Residents and visitors can enjoy the benefits of small-town living, including local farmers' markets, community events, and scenic drives through the countryside. At the same time, the property's proximity to major highways ensures easy access to the broader Northwest Arkansas region and its growing economic and cultural opportunities.

Despite its idyllic rural setting, the property is conveniently located within driving distance of Northwest Arkansas' vibrant cities and attractions.

This is a rare gem that offers the best of both worlds: the peace and beauty of rural living and the convenience of being near Northwest Arkansas' thriving attractions and amenities. Whether as a primary residence, a weekend retreat, event space, mountain biking compound, winery, or an investment in a lifestyle property, the offering provides a unique opportunity to experience the essence of Arkansas living. With its stunning landscape, sustainable features, and ideal location, this is more than a property—it's a destination.

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|--|--------|-----------------------------|--------|
| • Downtown Bentonville | 20 Min | • Care Corridor, Springdale | 30 Min |
| • Pinnacle Hills, Rogers | 20 Min | • Beaver Lake | 30 Min |
| • University of Arkansas, Fayetteville | 35 Min | • Hobbs State Park | 25 Min |





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