

+/- 2 TO 8 ACRES OF RURAL LAND FOR SALE



FARRAR ROAD

Bentonville, AR 72712



PROPERTY DESCRIPTION

+/- 2 to 8 acres of land available just outside city limits, offering the perfect opportunity to build your dream home, start a hobby farm, or simply enjoy peaceful country living. This prime location is less than 9 minutes from XNA, only 5 minutes from The Creeks Golf Course, and situated just a half mile from Highway 264, providing convenient access to nearby amenities. Located within the highly sought-after Bentonville School District, this property combines rural charm with top-tier educational opportunities. Electric service is available at the street, while a septic system and water well will be needed. The house currently on the property is set to be removed.

PROPERTY HIGHLIGHTS

- +/- 2 to 8 acres of land just outside city limits
- Ideal for building your dream home or hobby farm
- Located in the highly sought-after Bentonville School District
- Electric at street, septic and well needed
- Existing house on property is scheduled for removal

OFFERING SUMMARY

Sale Price:	\$249,900 - \$1,099,800
Lot Size:	2 to 8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	236	4,214	14,991
Total Population	730	12,633	44,044
Average HH Income	\$161,799	\$179,995	\$173,637

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

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LAND FOR SALE

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OF LOTS 1-3 | TOTAL PARCEL SIZE 8 ACRES | TOTAL PARCEL PRICE \$1,099,800 | BEST USE: RESIDENTIAL

LOT #	ADDRESS	SUB-TYPE	SIZE	PRICE
Tract 1	Farrar Rd & Thunderhead Ln	Residential	4 Acres	\$600,000
Tract 5	Farrar Rd	Residential	4 Acres	\$499,900
Tract 5, Lot 1	Farrar Rd	Residential	2 Acres	\$249,900
Tract 5, Lot 2	Farrar Rd	Residential	2 Acres	\$249,900

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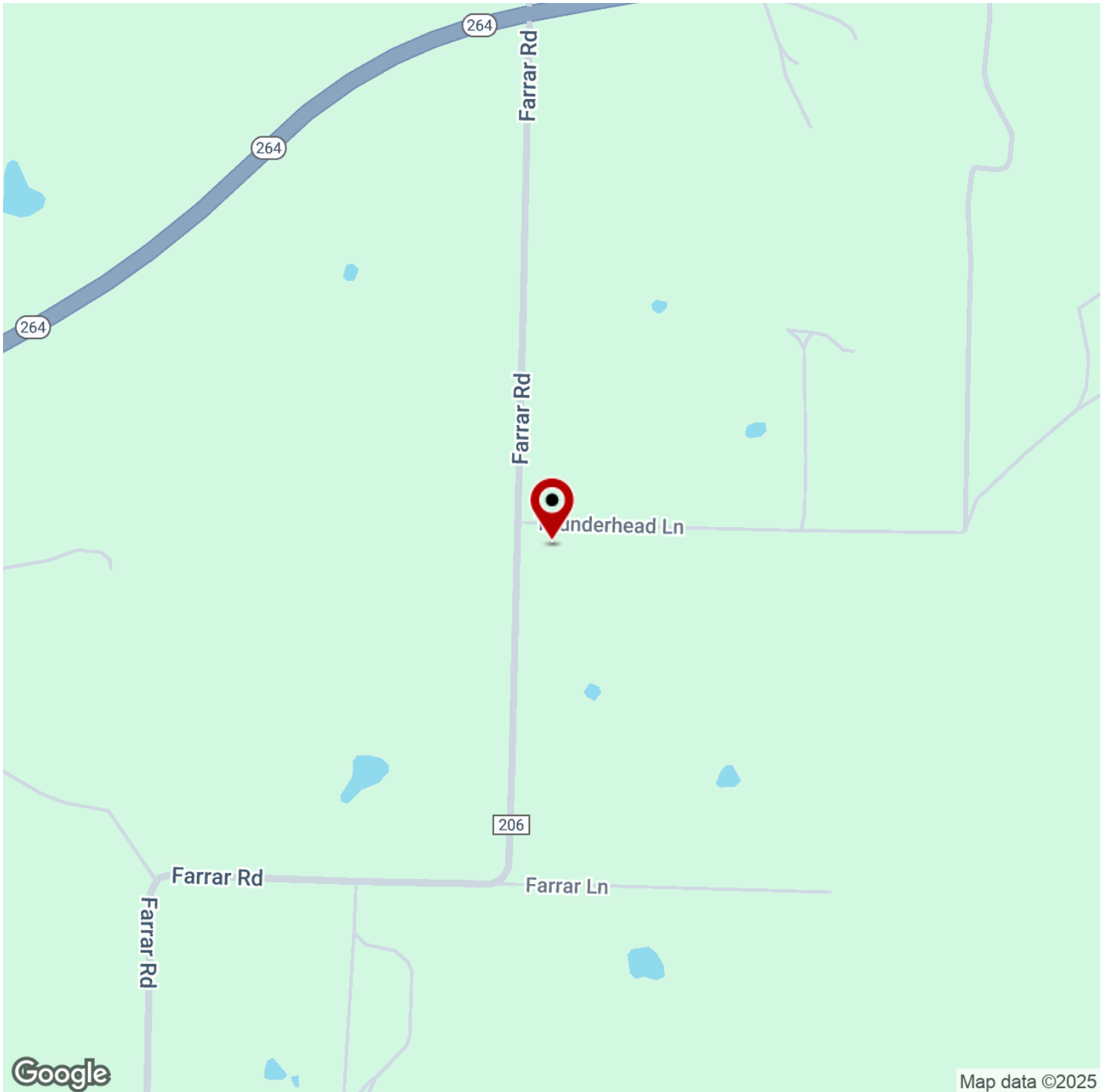
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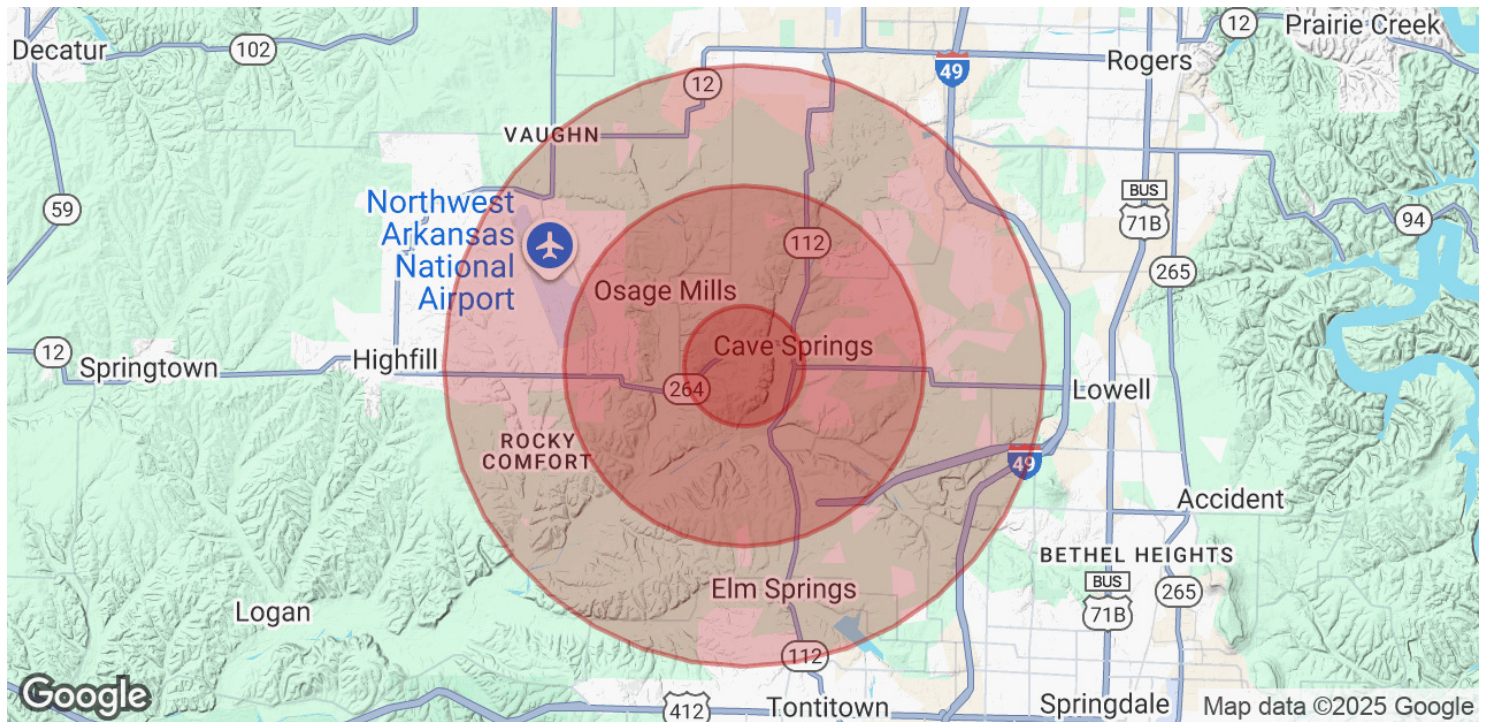
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	730	12,633	44,044
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	35	36	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	236	4,214	14,991
# of Persons per HH	3.1	3	2.9
Average HH Income	\$161,799	\$179,995	\$173,637
Average House Value	\$475,847	\$509,695	\$478,272

Demographics data derived from AlphaMap

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