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SINGLE-FAMILY RESIDENCE FOR SALE

4933 Rocky Ridge Trl, Little Flock, AR



CONTACT US TODAY
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Property Understanding

OVERVIEW

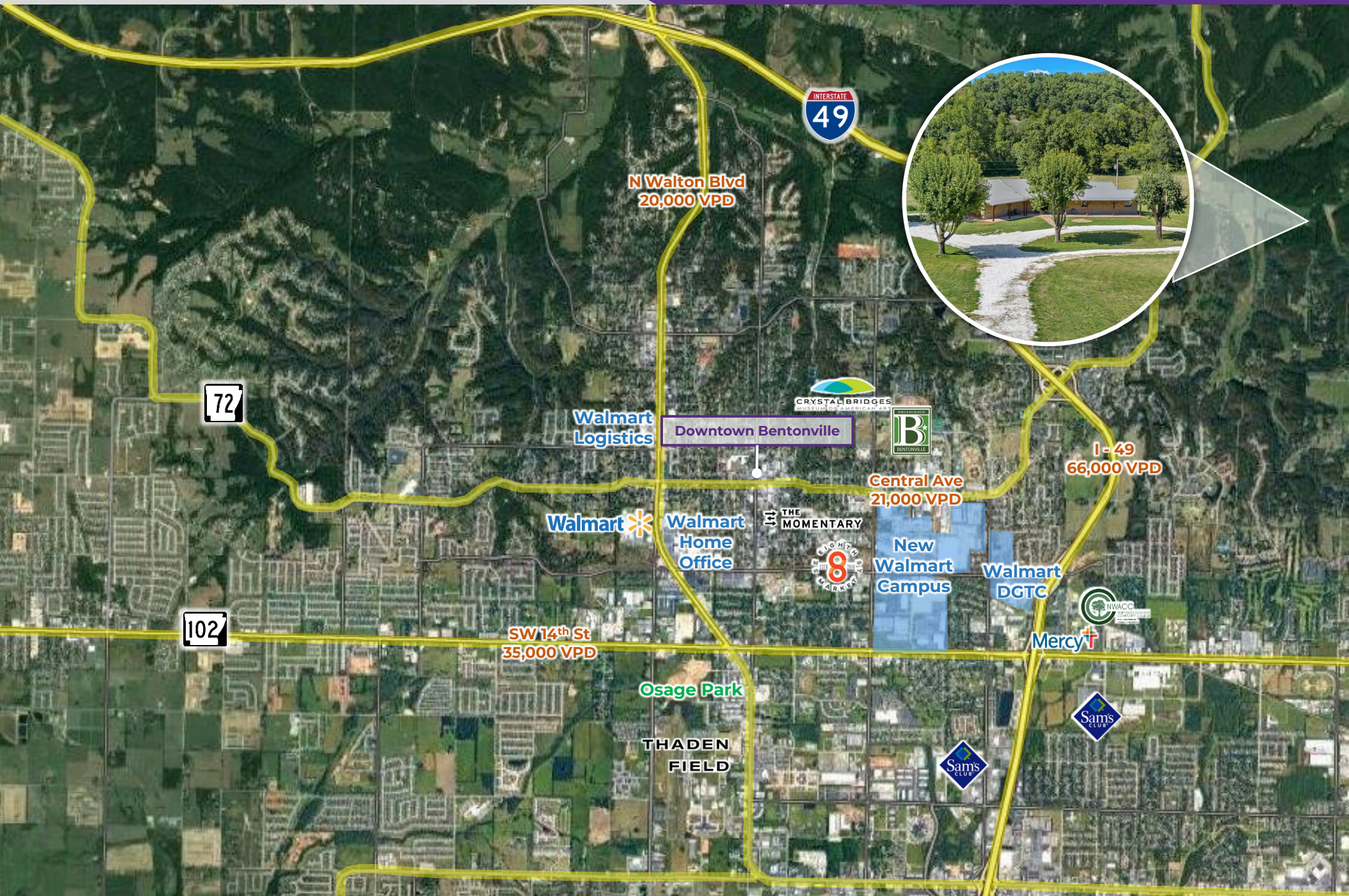
Offering	For Sale
Price	\$874,000
Address	4933 Rocky Ridge Trail
City/State	Little Flock, AR 72756
Property Type	Single-Family Residence/Short-Term Rental
House Size	± 3,517 SF
Garage & Storage	± 500 SF
Lot Size	± 2.54 Acres

PROPERTY HIGHLIGHTS

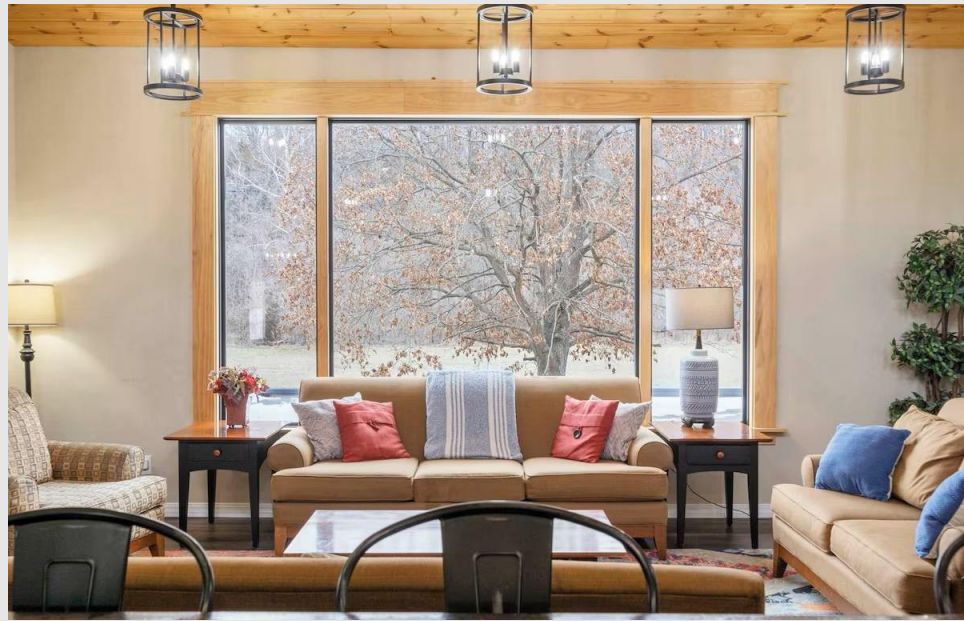
Recently renovated in 2022, this rustic retreat features expansive windows throughout and convenient proximity to Bentonville's Hand Cut Hollow Trailhead and the Brush Creek River & Rustic Gravel Road connectors.

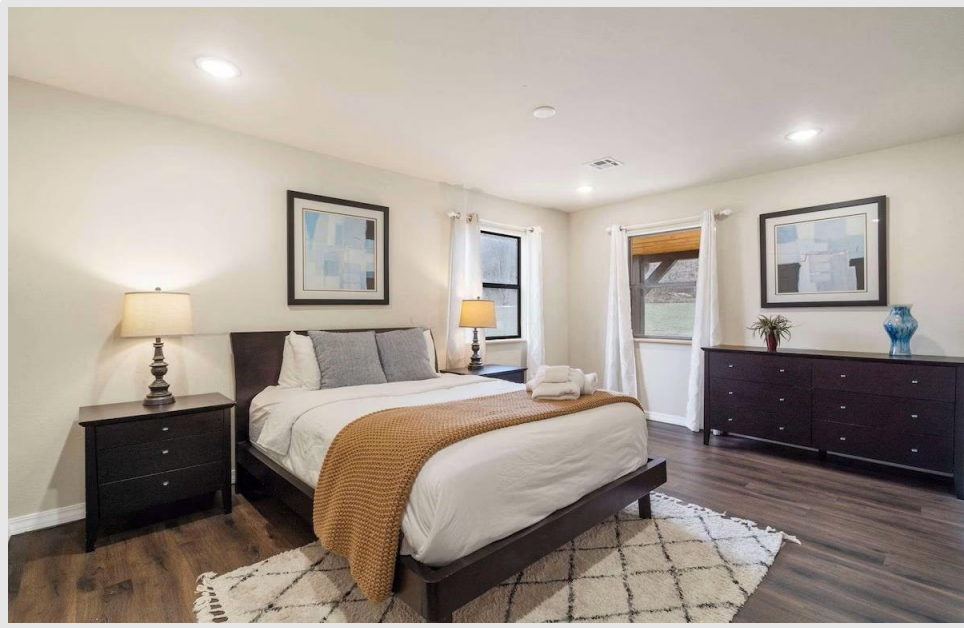
- 6 Bedrooms
- 3.5 Bathrooms
- Game room
- Large back porch
- Large covered patio on lower level
- Large windows for natural lighting
- House has a two-car garage on main level and two-car garage on lower level in rear











Northwest Arkansas



Northwest Arkansas is located in the beautiful Ozark Mountains and includes Benton, Washington and Madison Counties. Northwest Arkansas is one of the fastest-growing economies in the country, with three Fortune 500 companies calling it home, plus numerous businesses and start ups eager to build their teams and infrastructures. These companies have invested billions in building a mixed-use environment centered around culture and technology in order to attract and retain talent for supply chain, data analytic, software engineering and IT jobs. Over the last 10 years, the region has become a focal point for innovation, commerce and new business opportunities. From what started as a rural corner, Northwest Arkansas now sits in the population center of the country and has grown to be globally recognized as a technology and logistics hub.

Northwest Arkansas has become a globally recognized destination for tourist interested in outdoor recreation, arts, music and culinary arts.



Over 10 millions visitors from all over the world have visited Crystal Bridges Museum of American Art which is located in Bentonville. The museum was founded by philanthropist and arts patron Alice Walton.



The University of Arkansas, located in Fayetteville, received the R1 ranking from the Carnegie Foundation, which puts the university in an elite category of only 3.7% of public and private universities recognized for high levels of research-focused activities. U of A's undergraduate supply chain management program is ranked #1 in the nation by Gartner.




Northwest Arkansas has become the mountain biking capital of the world. The area has 322 miles of natural surface trails for mountain biking and 162 miles of paved paths, which are connected by the Razorback Greenway trail system.



U.S. News & World Report put Northwest Arkansas at #10 on its ranking of the 150 Best Places to Live in the U.S. in 2023.



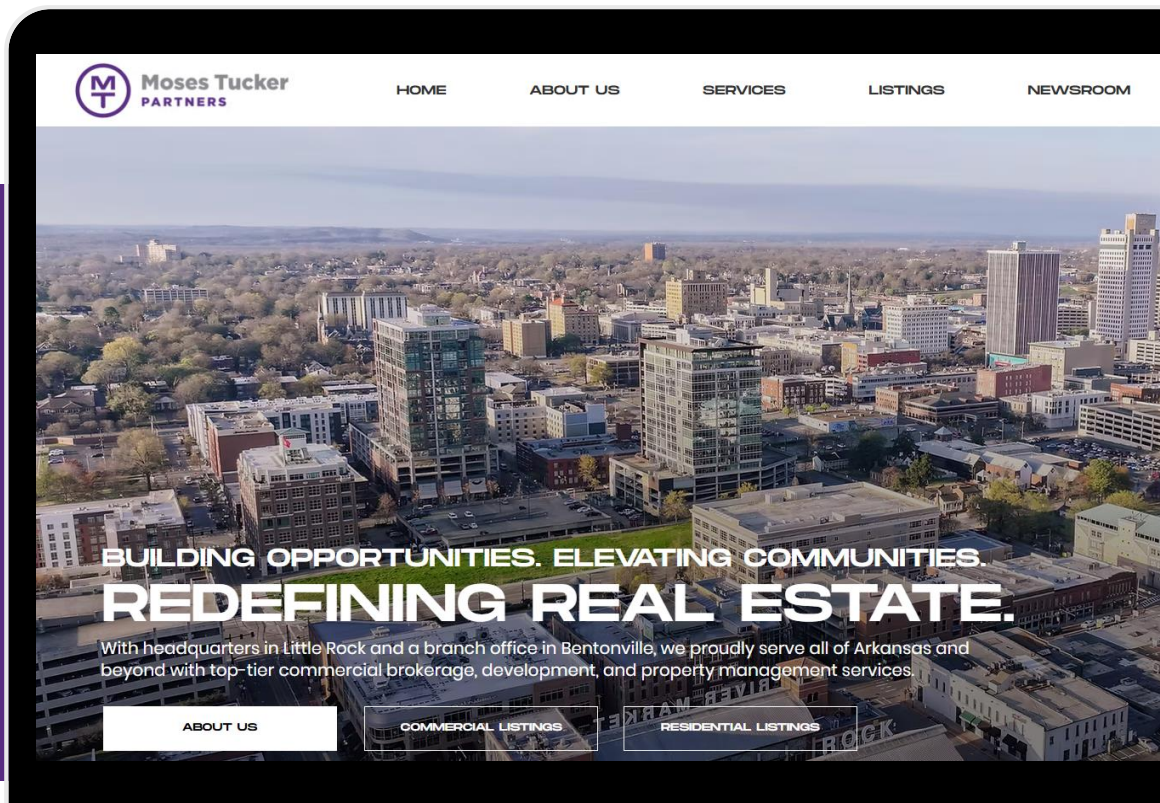
CONNECT

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