



TWELVE STONES RANCH

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18020 Y City Road
Decatur, Arkansas

FOR SALE

PROPERTY FEATURES

Tract 1 | \$8,100,000

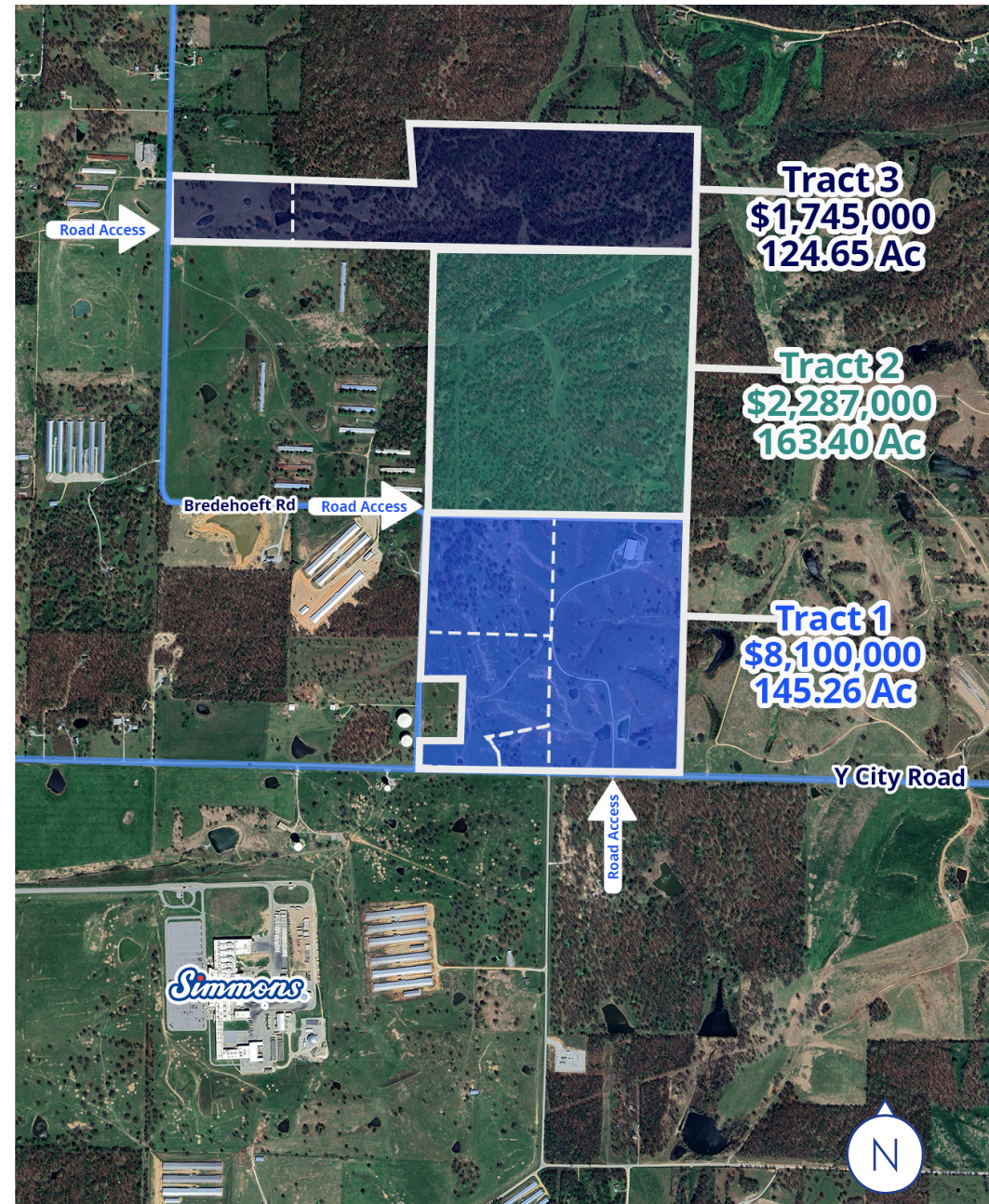
- +/- 145.26 Acres
- 22,250-SF shop & Living space with HVAC
- 2,500-SF living space, full kitchen, dining room, living room, four bedrooms, four full baths, fireplace and large porch
- 20,000-SF shop with office, tornado shelter, Generac backup power, 10 roll-up bay doors, parts room, locker room, two showers, two baths, advanced AC, security, Starlink, appliances, well, advanced water treatment system
- Gated entrance, double ponds, 1/2-mile driveway, custom pip fencing, livestock watering system
- Ranch Manager Home, three bedrooms, two full baths, tornado shelter, city water, approximately 1,170-SF
- Good potential for residential development
- Close proximity to the new 350-acre Walmart Home Office campus that recently opened

Tract 2 | \$2,287,000

- +/- 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 | \$1,745,000

- +/- 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



EXTERIOR PHOTOGRAPHS

TRACTS 1 | 2 | 3



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.

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





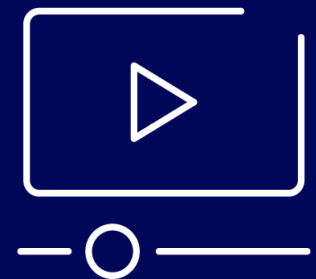
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**WATCH PROPERTY
VIDEO HERE**



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