



TWELVE STONES RANCH



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**FOR SALE**



# TWELVE STONES RANCH

A rare and unique opportunity to purchase a beautiful **barndominium** with shop along with vast, well-kept land tracts in Northwest Arkansas



With a rich history in cattle grazing, game, sporting, and connection to community, Twelve Stones Ranch is a place to create memories and endless possibilities in Northwest Arkansas.

Three land tracts are being offered, one of which includes a barndominium-style homestead, land manager home and shop with multiple amenities. The property has been a destination for community involvement and events with future potential for company retreats, mountain biking hub, glamp camping, and so much more.

All three land tracts are within a 15-minute drive to popular destinations in Bentonville and Rogers and only 10 minutes to the Northwest Arkansas National Airport.





# PROPERTY FEATURES

## Tract 1 | \$8,100,000

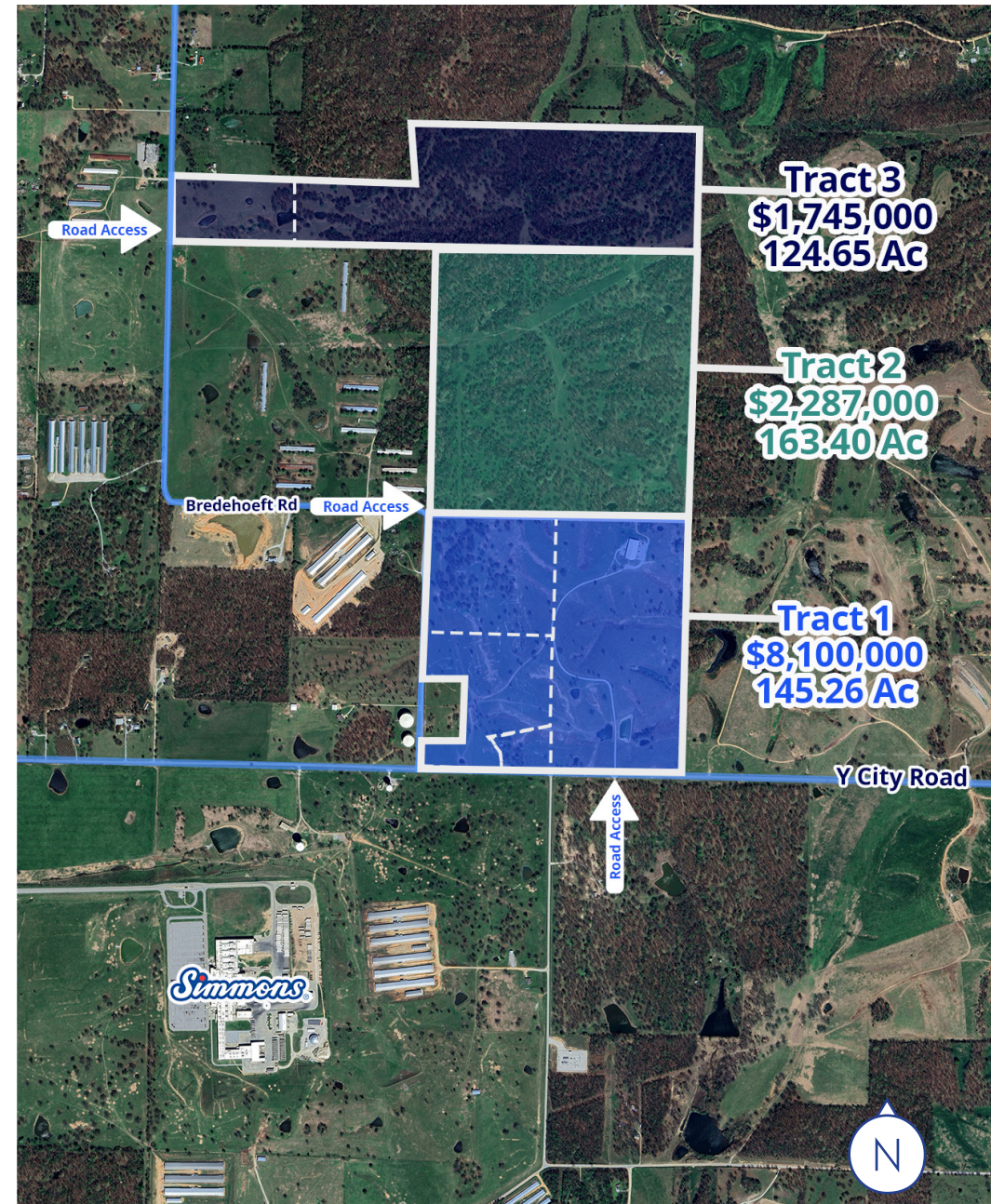
- +/- 145.26 Acres
- 22,250-SF shop & Living space with HVAC
- 2,500-SF living space, full kitchen, dining room, living room, four bedrooms, four full baths, fireplace and large porch
- 20,000-SF shop with office, tornado shelter, Generac backup power, 10 roll-up bay doors, parts room, locker room, two 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





BARNDOMINIUM INTERIOR

TRACT 1

Fireplace • Four Guest Bedrooms • Four Full Baths • Bunk Beds • Dining Room • Full Kitchen • Interior Access to Shop • Large Front Porch • Locker Room





EXTERIOR PHOTOGRAPHS

# TRACTS 1 | 2 | 3





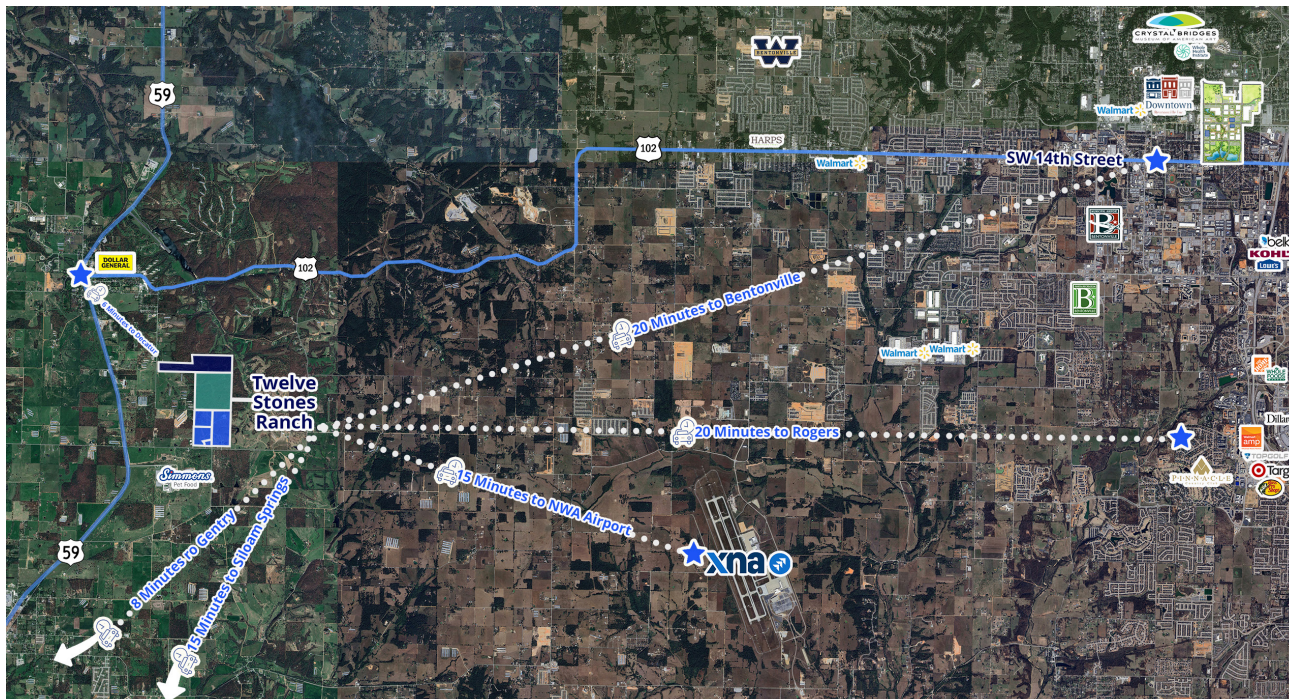
# COMMUNITY & CONNECTIVITY

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 | • 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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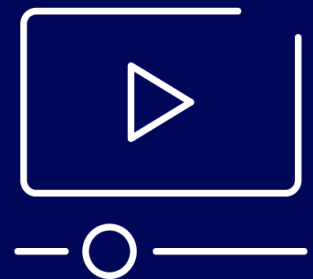
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**WATCH PROPERTY  
VIDEO HERE**



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