

**32 +/- Acres
For Sale**

Bentonville, AR

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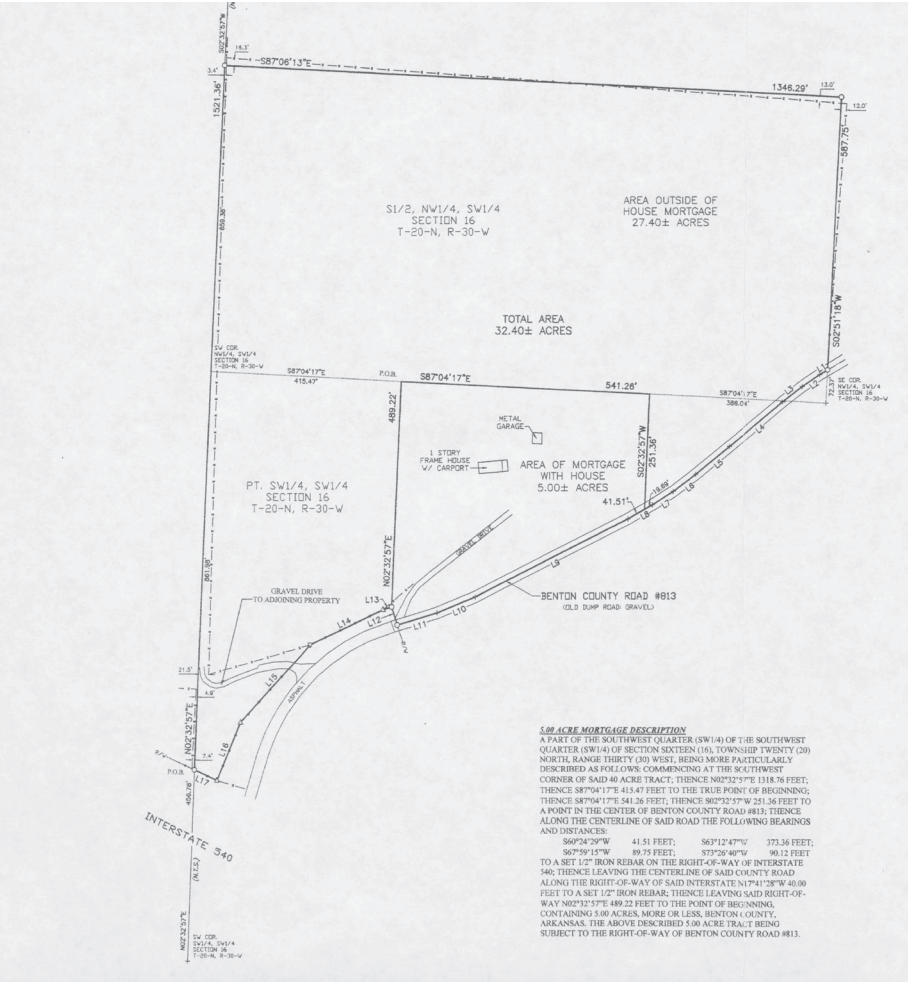
Accelerating success.

KEY FEATURES/HIGHLIGHTS

Price > \$1,500,000

- > 32 +/- Acres
- > 54' of I-49 Frontage
- > Near Crystal Bridges Museum and the Amazeum, Orchard Park, Memorial Park Central Ave, Apple Glen Elementary, and Washington Jr. High
- > Master Planned as Commercial
- > Slaughter Pen Trail system nearby
- > Proposed Interchange I-49 & NE J Street - Part of Bentonville Master Street Plan

Plat Map



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S89°10'09"W | 19.85 |
| L2 | S85°35'14"W | 45.91 |
| L3 | S82°13'55"W | 54.74 |
| L4 | S80°13'43"W | 152.54 |
| L5 | S82°33'43"W | 28.41 |
| L6 | S82°31'22"W | 61.52 |
| L7 | S87°30'24"W | 53.77 |
| L8 | S86°12'42"W | 61.20 |
| L9 | S83°12'47"W | 373.36 |
| L10 | S87°59'15"W | 89.75 |
| L11 | S73°28'40"W | 90.12 |
| L12 | N17°41'28"W | 40.00 |
| L13 | S72°18'24"W | 19.31 |
| L14 | S64°41'54"W | 176.36 |
| L15 | S42°12'18"W | 227.00 |
| L16 | S22°36'54"W | 135.27 |
| L17 | N64°48'52"W | 54.32 |

2003 922
Recorded in the Above
Plat Book & Page
10-21-2003 01:31:31 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

SURVEY DESCRIPTION
A PART OF THE SOUTH HALF (SH) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) ALL IN SECTION SIXTEEN (16), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY (30) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION SIXTEEN (16); THENCE N02°31'57"E ALONG THE WEST LINE OF SAID 40 ACRE TRACT 456.78 FEET TO A SET 1/2" IRON REBAR ON THE RIGHT-OF-WAY OF INTERSTATE 540 FOR THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY N02°32'57"E 1521.36 FEET TO A SET 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE SOUTH HALF (SH) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION SIXTEEN (16); THENCE S87°06'13"E 1466.29 FEET TO A SET 1/2" IRON REBAR AT THE NORTHEAST CORNER OF SAID 20 ACRE TRACT; THENCE S02°11'18"W ALONG THE EAST LINE OF SAID 20 ACRE TRACT 587.75 FEET TO A SET 1/2" IRON REBAR IN THE CENTER OF BENTON COUNTY ROAD #813; THENCE ALONG THE CENTERLINE OF SAID ROAD THE FOLLOWING BEARINGS AND DISTANCES:
S89°10'09"W 19.85 FEET; S85°35'14"W 45.91 FEET; S82°13'55"W 54.74 FEET; S80°13'43"W 152.54 FEET; S82°33'43"W 28.41 FEET; S82°31'22"W 61.52 FEET; S87°30'24"W 53.77 FEET; S86°12'42"W 61.20 FEET; S83°12'47"W 373.36 FEET; S87°59'15"W 89.75 FEET; S73°28'40"W 90.12 FEET TO A SET 1/2" IRON REBAR ON THE RIGHT-OF-WAY OF INTERSTATE 540; THENCE LEAVING THE CENTERLINE OF SAID COUNTY ROAD ALONG THE RIGHT-OF-WAY OF SAID INTERSTATE THE FOLLOWING BEARINGS AND DISTANCES:
N17°41'28"W 40.00 FEET TO A SET 1/2" IRON REBAR; S72°18'24"W 19.31 FEET TO AN EXISTING AHC MONUMENT; S64°41'54"W 176.36 FEET TO A SET NAIL IN CONCRETE; S42°12'18"W 227.00 FEET TO AN EXISTING AHC MONUMENT; S22°36'54"W 135.27 FEET TO AN EXISTING AHC MONUMENT; N64°48'52"W 54.32 FEET TO THE POINT OF BEGINNING, CONTAINING 32.40 ACRES, MORE OR LESS, BENTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 5.00 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF BENTON COUNTY ROAD #813.

5.00 ACRE MORTGAGE DESCRIPTION
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY (30) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE N02°32'57"E 118.76 FEET; THENCE S87°04'17"E 415.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE S87°04'17"E 541.26 FEET; THENCE S02°32'57"W 251.36 FEET TO A POINT IN THE CENTER OF BENTON COUNTY ROAD #813; THENCE ALONG THE CENTERLINE OF SAID ROAD THE FOLLOWING BEARINGS AND DISTANCES:
S87°04'17"E 415.47 FEET; S67°12'47"W 373.36 FEET; S67°59'15"W 89.75 FEET; S73°28'40"W 90.12 FEET TO A SET 1/2" IRON REBAR ON THE RIGHT-OF-WAY OF INTERSTATE 540; THENCE LEAVING THE CENTERLINE OF SAID COUNTY ROAD ALONG THE RIGHT-OF-WAY OF SAID INTERSTATE N17°41'28"W 40.00 FEET TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY N02°32'57"E 489.22 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, BENTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 5.00 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF BENTON COUNTY ROAD #813.

REGISTERED
STATE OF ARKANSAS
PROFESSIONAL LAND SURVEYOR
G. ALAN REID
SIGNATURE

BASES OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE
CITY OF BENTONVILLE, ARKANSAS
G.L.S. MONUMENTATION

STATE LAND SURVEYOR'S FILE CODE:
300-208-30W-40-16-300-04-1005

2003 922

BUTLER: MARK D. JORDAN
SELLER: LILA M. ANDERSON

○ SET 1/2" IRON REBAR
△ EXT. AHC MONUMENT
▽ SET NAIL IN CONCRETE
+ COMPUTED CORNER
— FENCE LINE

0 100' 200' 300'

BRONSON ABSTRACT

| DRAWN | DATE | BY |
|--------------------|----------|---------------------|
| ALAN REID & ASSOC. | 09/10/03 | 118 S. COLLEGE AVE. |

| APPROVED | DATE | BY |
|------------------|--------------|----|
| FAYETTEVILLE, AR | 479-444-8784 | |

| SCALE | SHEET | PROJ/ECT NO. |
|-----------|--------|--------------|
| 1" = 100' | 1 of 1 | 03480 |

DEMOGRAPHICS

| | | | |
|-----------------------------------|----------|----------|----------|
| Total Population 2016 | 796 | 21,349 | 68,332 |
| Projected Population 2021 | 936 | 23,753 | 75,815 |
| Average Estimated Households 2016 | 254 | 7,925 | 25,683 |
| Projected Households 2021 | 298 | 8,792 | 28,402 |
| Average Household Income 2016 | \$83,274 | \$90,360 | \$79,170 |

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CONTACT US

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