



\$ 25,000



Baston Ln Lot 10, Bella Vista, AR 72715

- » MLS #: 1354243
- » Land | Lot: 13,939 ft²
- » More Info: BastonLnLot10.IsForSale.com

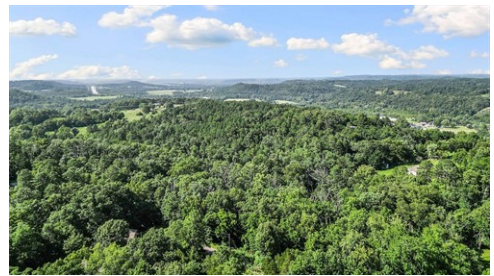


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.32-acre lot in north Bella Vista, roughly 1/4 mile from the Missouri state line. The Walmart Supercenter is just 0.7 miles away, just over the line. It's a small detail with real value: two states' worth of convenience within a five-minute drive. Build-ready lot with a fresh clean percolation test with no seasonal water table found and a loading rate of 0.75 gal/sq. ft./day. Super strong perc numbers! Lateral line specs are already calculated. Loading rate: 0.75 gal/sq. ft./day. 3-bedroom home is 300 ft. of lateral line. 2-bedroom home is 200 ft. of lateral line. 1-bedroom home is 100 ft. of lateral line. Scotsdale Golf Course, Bella Vista Country Club, Lake Avalon all a few mins away. Bentonville - home to Crystal Bridges Museum of American Art and the Walmart Home Office is south, about nine miles away. Full access to the POA's seven golf courses and seven lakes, and this lot offers genuine value for a builder, investor or anyone looking to plant roots in one of Northwest Arkansas' fastest-growing communities.

