

The Big Spring Ranch

This isn't just a ranch; it's a hedge

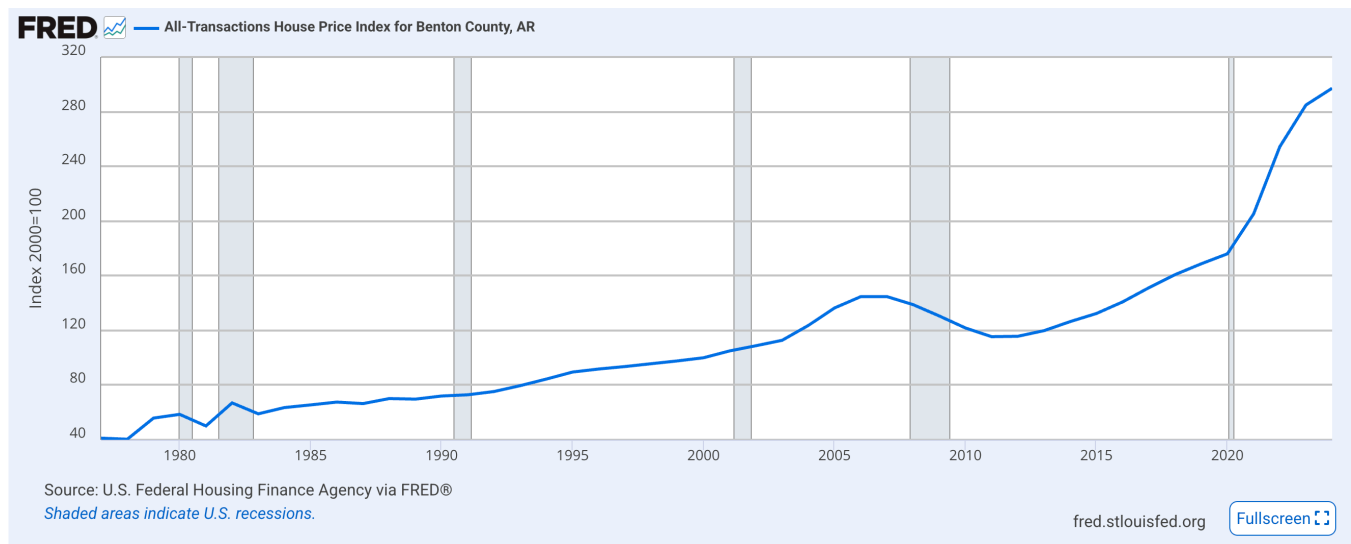
Investment Highlights

Regional Economic Drivers

You aren't just buying dirt; you are buying into the Northwest Arkansas (NWA) Economic Engine.

- **Infrastructure (I-49 Corridor):** The completion and ongoing expansion of the I-49 Bella Vista Bypass have effectively erased the state line for commuters. McDonald County is now a viable "executive estate" destination for NWA professionals.
- **Corporate Stability:** With Walmart's new 350-acre Home Office nearing full activation in 2026, the demand for large, private land holdings within a 45-minute radius has reached an all-time high.
- **The "Shovel-Ready" Initiative:** The NWA Council is currently pushing for more industrial and "ready" sites. As Benton County runs out of large contiguous tracts, secondary counties like McDonald are the next logical frontier for major regional investment.

The "Price Gap" Play: In 2024/2025, the median property value in Benton County, AR reached **\$323,500**, while neighboring McDonald County remained significantly more accessible. For a large-tract buyer, this represents a lower cost-basis for an asset that sits just minutes from the 5th fastest-growing metro in the U.S.



"The Perimeter Advantage" *"As Benton County hits peak density, The Big Spring Ranch represents one of the few remaining 'Legacy Tracts' within the NWA impact zone. Buyers are securing 895 acres at a McDonald County cost-basis while riding the appreciation wave of one of the nation's top-performing metro areas."*

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Statistic	Investment Relevance	Source
~605,600 residents in 2024	Sustained population growth drives housing and land demand	US Census Bureau
~2-3% per year	Indicates strong in-migration and economic expansion	NW Arkansas Council
Region expected to exceed 1 million residents by 2050	Suggests long-term outward expansion of development	Walton Family Foundation Housing Study
Among the Top 20 fastest-growing US Metro areas	Signals strong economic fundamental attracting residents and businesses	HUD
Walmart, Tyson Foods, JB Hunt	Corporate presence drives job growth and supplier relocation	Regional economic reports
Benton County recorded 14.6% wage growth in a recent year	Rising incomes increase land and housing demand in surrounding areas	Axios NW Arkansas
Construction employment up nearly 50% since 2019	Reflects strong housing and infrastructure development	Axios NW Arkansas
~35-40 new residents per day moving to the region	Continued demand for land and housing	Northwest Arkansas Council

Big Spring Ranch
McDonald County, Missouri, 895 AC +/-

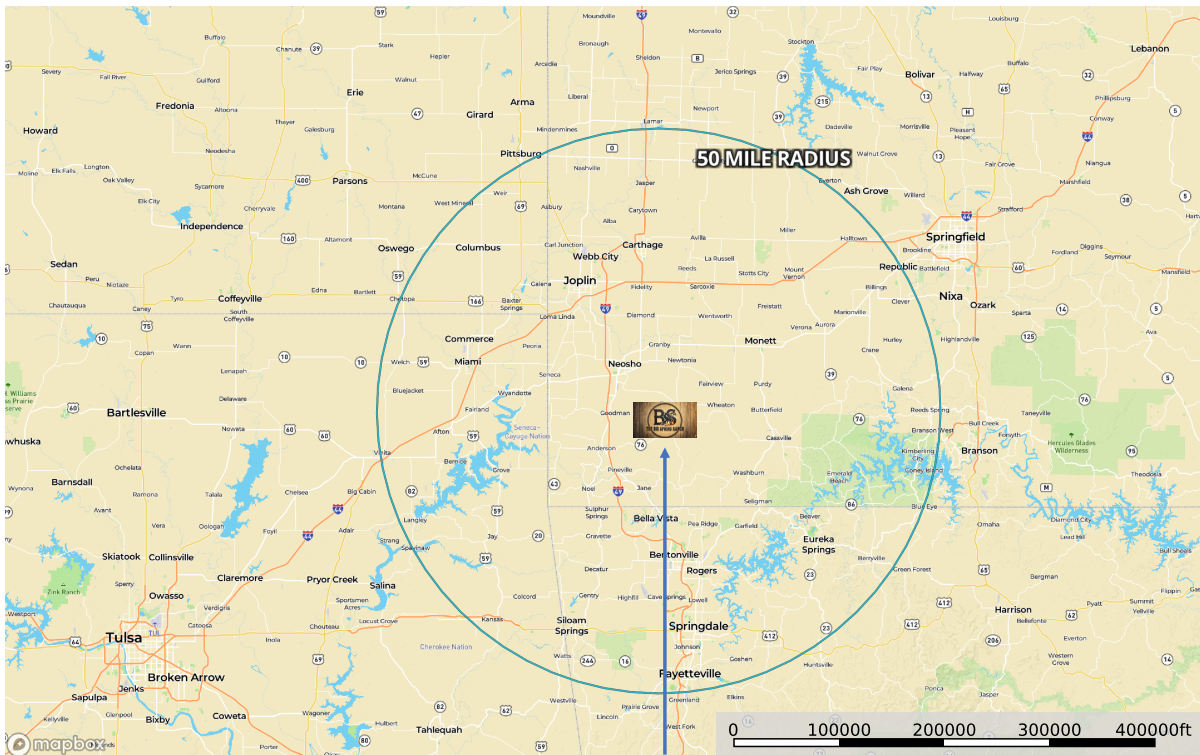
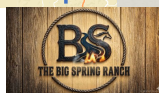


Photo Point Boundary Pivot 1



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Located in one of the fastest-growing regions in the U.S.

Investment Highlights

- A chance to hold a scarce large-scale tract near a major growth corridor
- Long-term land appreciation supported by regional expansion
- McDonald County cost-basis ~ riding the appreciation wave of Benton County metro area.
- Less than 45 minutes from Bentonville and Walmart HQ
- Capital preservation in a very hard asset
- Suitable for 1031 exchange

Why such Appeal?

This Ozark region has been a retreat for outdoor and nature enthusiast for years. The crystal-clear waters of Table Rock and Beaver lake, the Stream fishing and float trips on the Elk River near Noel Mo down to the Mulberry and Buffalo rivers in Arkansas, once considered hillbilly, now offer a blend of cultural sophistication. The floating and fishing is still great!

The Crystal Bridges Museum of American Art, The Momentary and various other music venues along with the investment made in urban bike trails, fine dining and education have helped the word get out.

The Arkansas/Missouri state line along the I-49 corridor has effectively been erased and growth is heading north. The Midwest and the Ozark area is a great place to live... We've been discovered!