



Buyers, Sellers & Land Connected

38 ACRES - CARROLL COUNTY, AR



PRICE: \$228,000

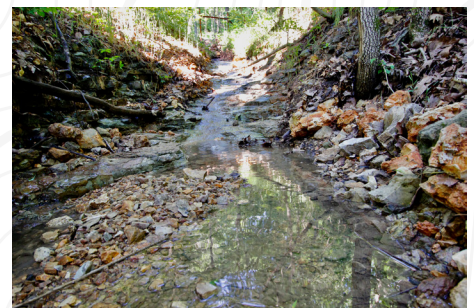
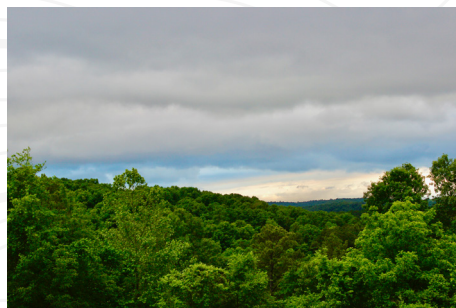
ACRES: 38

COUNTY: CARROLL

STATE: ARKANSAS

For more information contact:
JON MASSIE, Land Agent

785.313.0981
JMassie@MidwestLandGroup.com
MidwestLandGroup.com



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38 +/- Acres of Mountain Views, Cleared Roads, and Build Sites

If you're looking for a beautiful piece of land close to northwest Arkansas, Beaver Lake, or a tourist destination, this 38 +/- acre tract checks several boxes. Located only 10 miles from Eureka Springs, Arkansas on paved County Road 108 and 2 +/- miles from Big Clifty boat ramp on Beaver Lake. Upon entering the property, you'll notice a newly graveled drive that serves as the main access to the property. With multiple side roads and most wide enough for a truck allowing you access to the tallest peaks, the valleys below, and everywhere in between. When it comes to building your dream home or creating a development, there are multiple high points and flat ridges scattered throughout providing lots of options for that perfect view. The land is immaculate in every aspect and has a broad mix of mature timber, consisting of oak, hickory, pine, dogwoods, and cedar seen throughout the property. Deer, turkey, and various other wild game can be found on the property making it an ideal location for hunting property or nature watching. This perfect-sized tract captures a little of everything the Ozarks has to offer, from diverse terrain, level build sites, a spring-fed creek, and a wet weather creek. For your personal tour or more detailed information contact Jon Massie with Midwest Land Group, LLC at (785) 313-0981.

- 38 +/- acres
- Spring-fed creek
- Close to Beaver Lake
- Big views
- Internal roads
- Good timber
- 2 +/- miles from Beaver Lake Boat Ramp
- 10 +/- miles from Eureka Springs
- 1 hour 15 minutes to XNA Airport

JON MASSIE, Land Agent

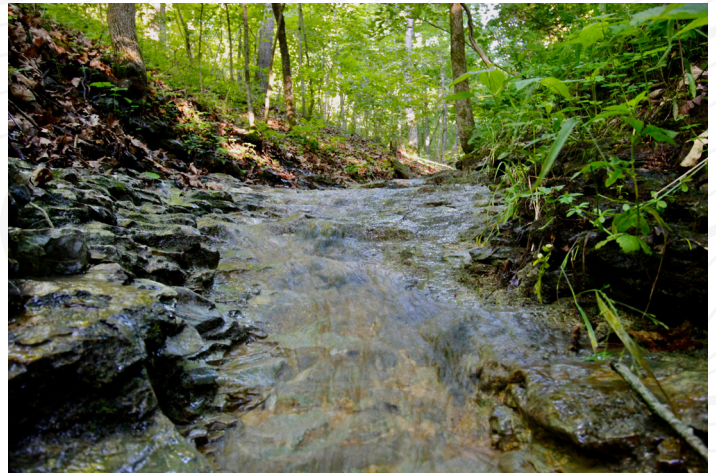
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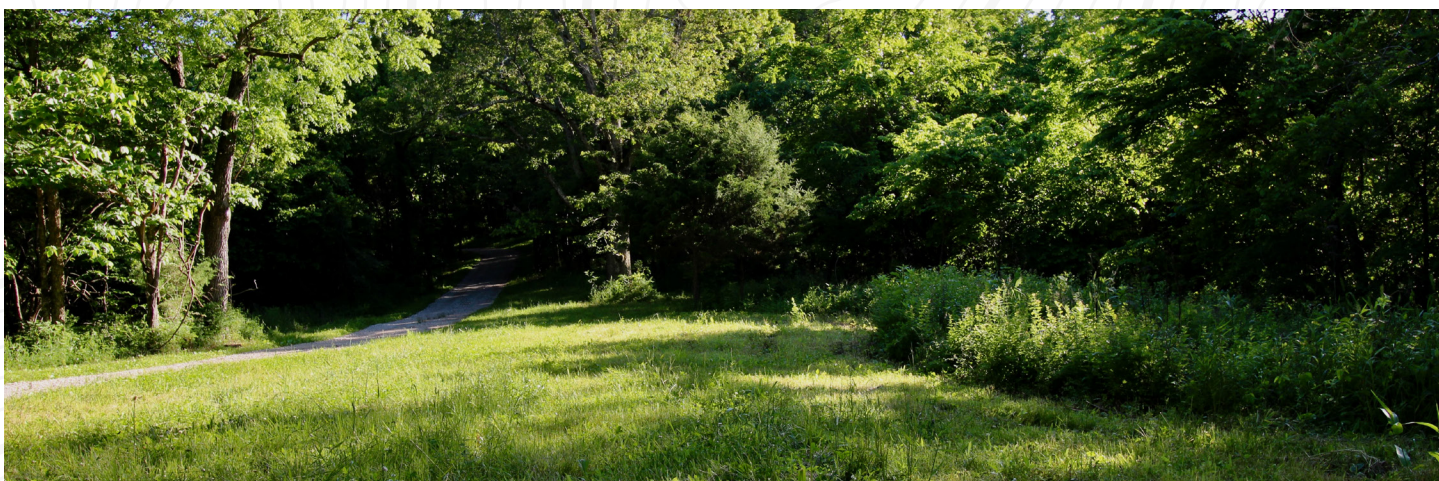
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Topography Contours



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,276.0

Max: 1,513.2

Range: 237.2

Average: 1,399.2

Standard Deviation: 54.69 ft

0ft 272ft 544ft



6/1/2022

12-19N-27W
Carroll County
Arkansas

Map Center: 36° 19' 33.96, -93° 48' 29.15

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