

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

CARROLL COUNTY ARKANSAS



MidwestLandGroup.com

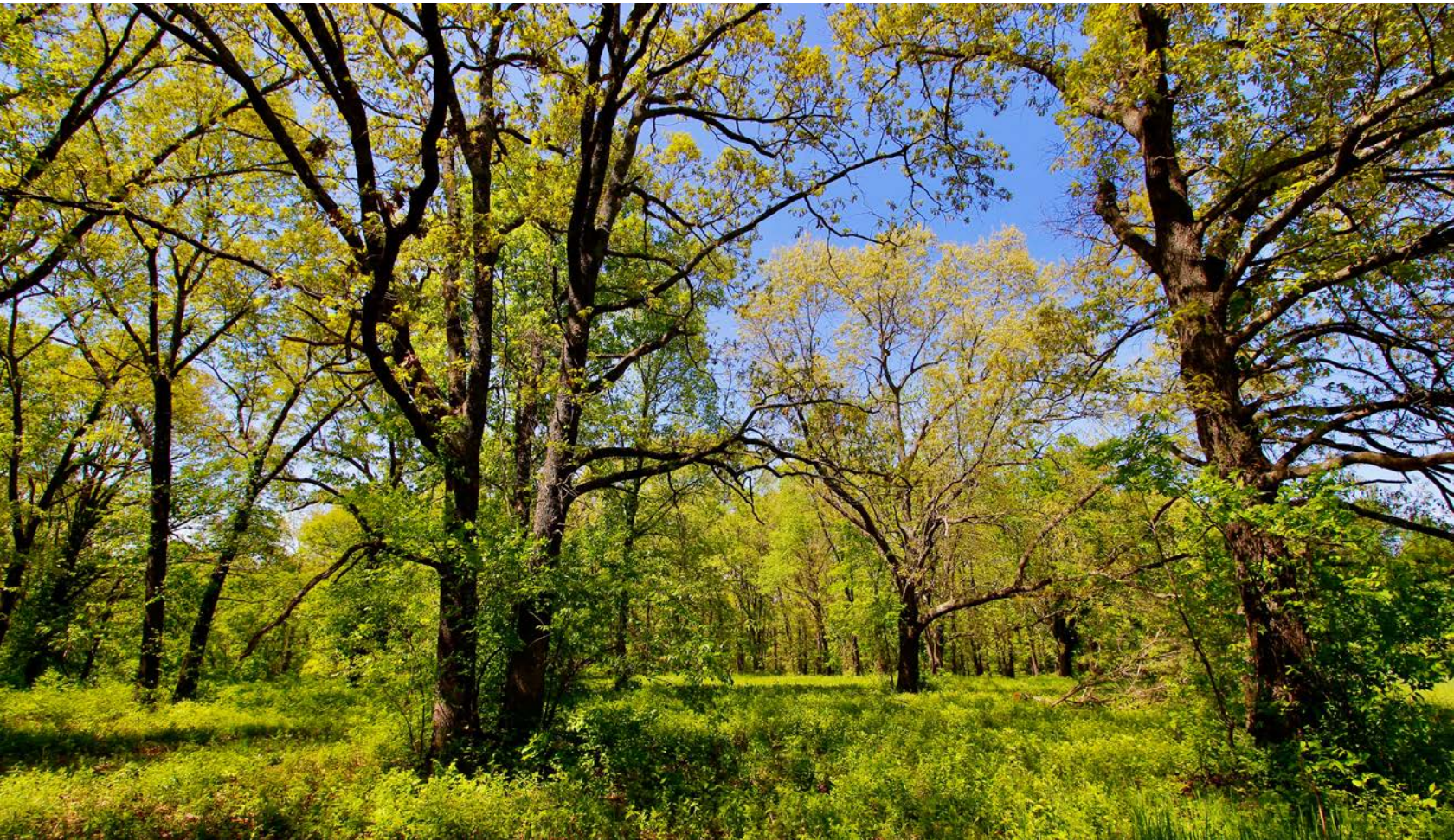
MIDWEST LAND GROUP IS HONORED TO PRESENT

20 +/- ACRES OF RESIDENTIAL OR COMMERCIAL ACRES IN BERRYVILLE CITY LIMITS

It's all about location and usability with this property and it's the last large parcel of its kind within this portion of the city limits! There are 20 +/- acres in the heart of Berryville located within the commercial and residential district. Positioned about a 1/4 mile from Walmart with 650 +/- feet of Highway 62 spur frontage, this unique property would provide phenomenal exposure and convenience for either your business, residential development, or home site! The land boasts a perfect blend of commercial frontage, privacy, access, and

nearby amenities which is a rare find. There are several available utilities accessible from multiple directions on the property. The utilities found on the property are sewer, natural gas, city water, and electricity. Throughout the mostly level property, you'll notice a great mix of pasture and timber including walnut, oak, and cedar.

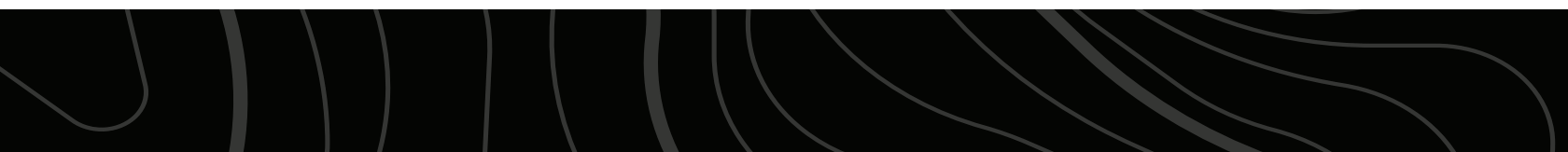
This property is the last of its kind in this location. For your personal tour contact Jon Massie with Midwest Land Group, LLC at (785) 313-0981.



PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **20**

- 20 +/- acres
- Electric on the property
- 650 +/- feet Highway 62 Spur frontage
- Commercial building capabilities
- Residential development potential
- Water, sewer, gas, and electricity available
- Pasture
- Mature timber
- Multiple access points
- Pond



20 +/- ACRES



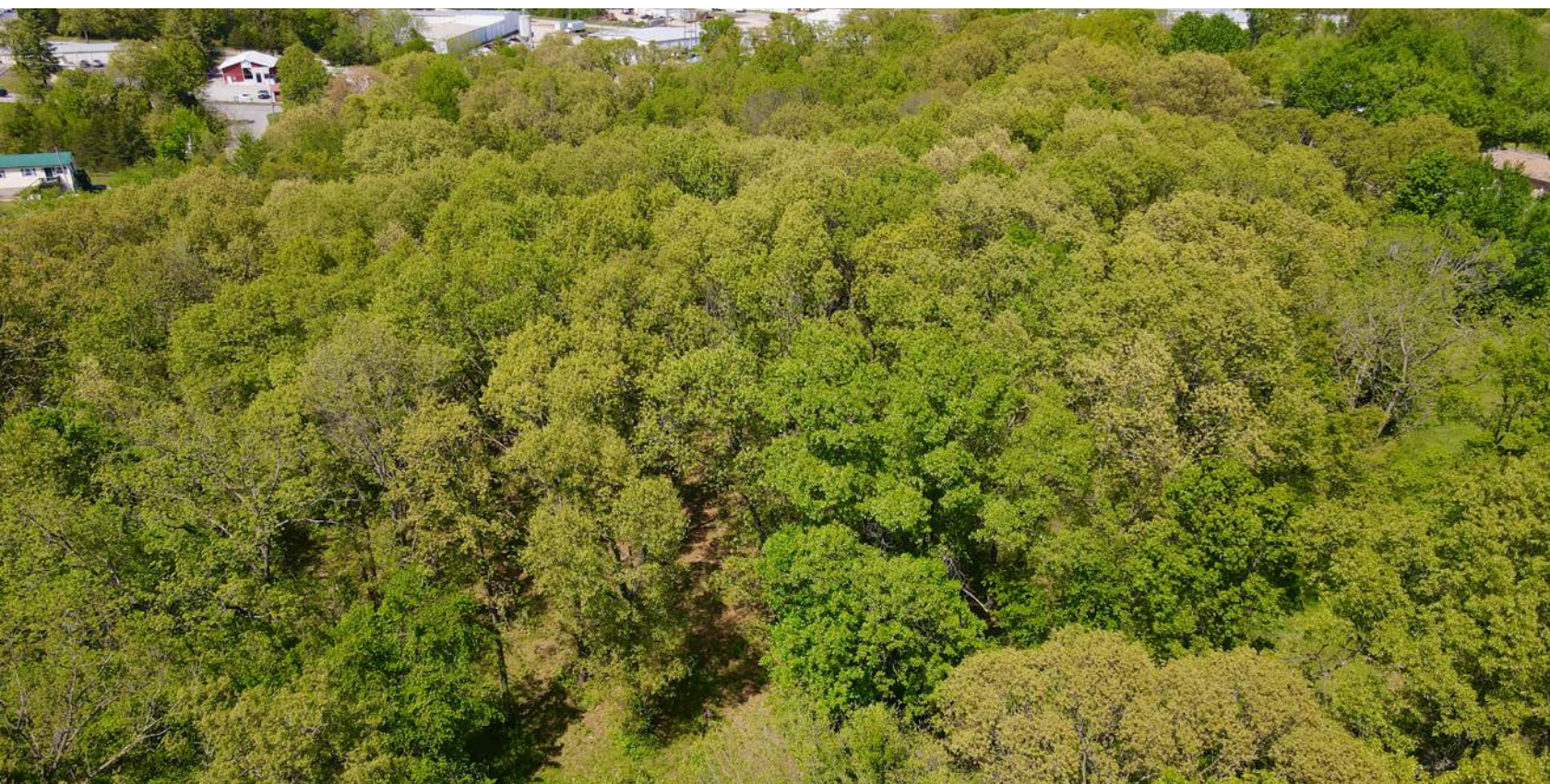
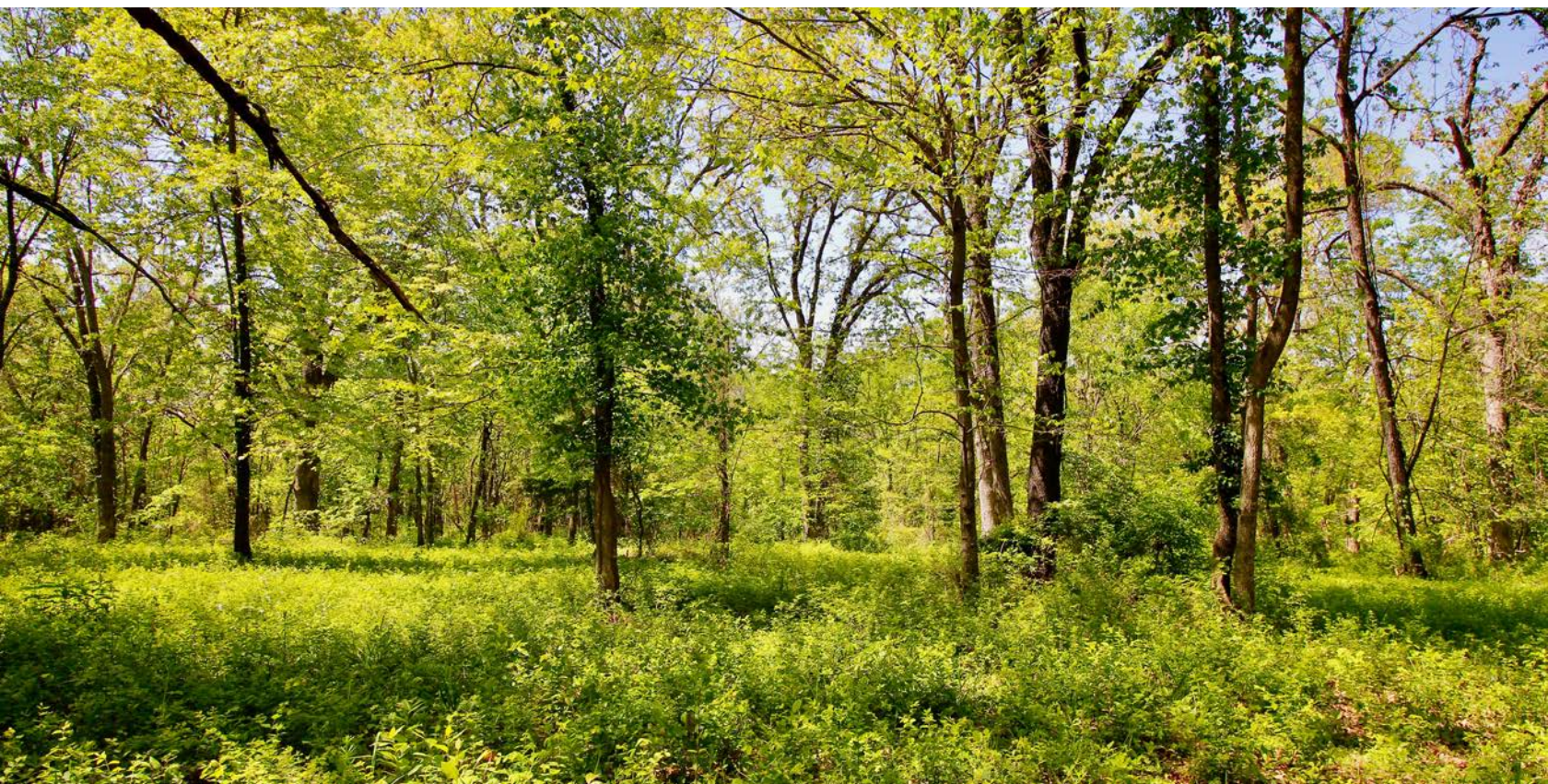
HIGHWAY 62 SPUR FRONTAGE



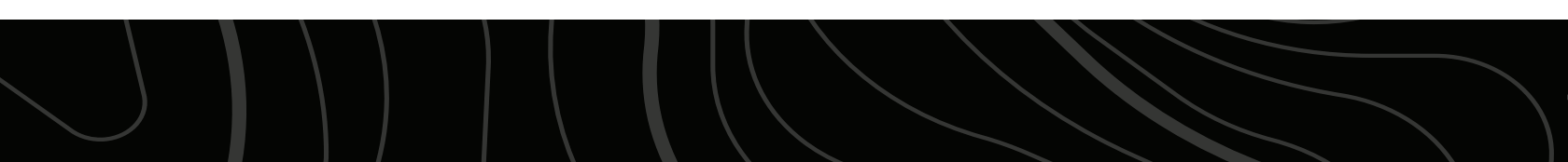
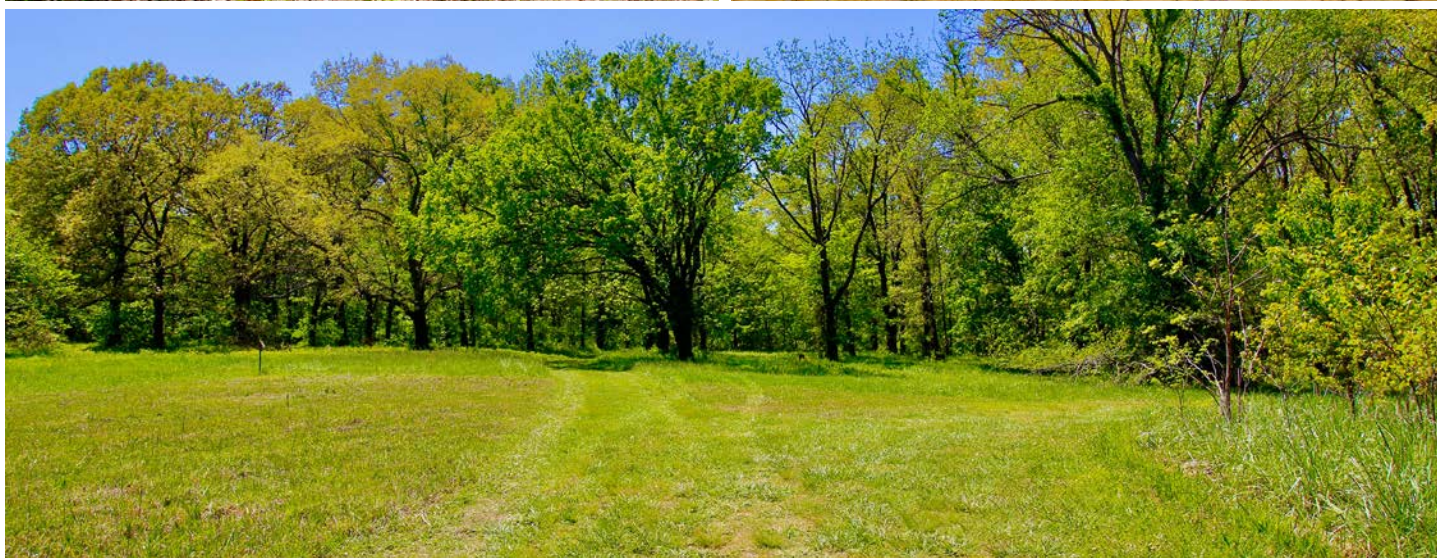
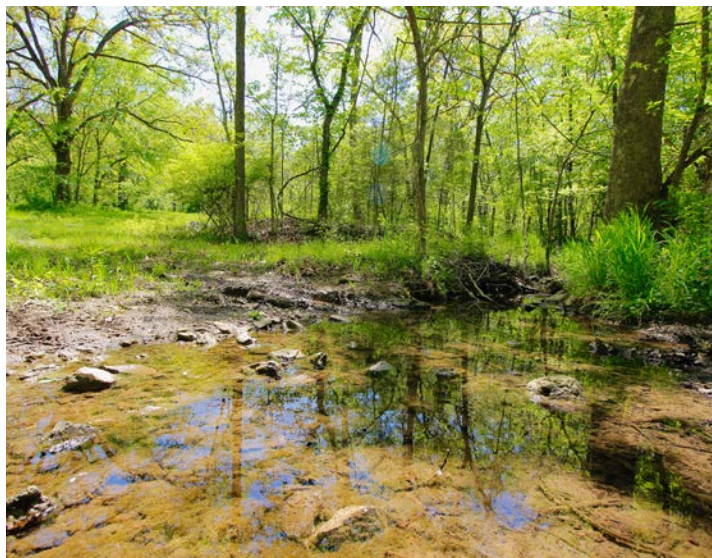
MULTIPLE ACCESS POINTS



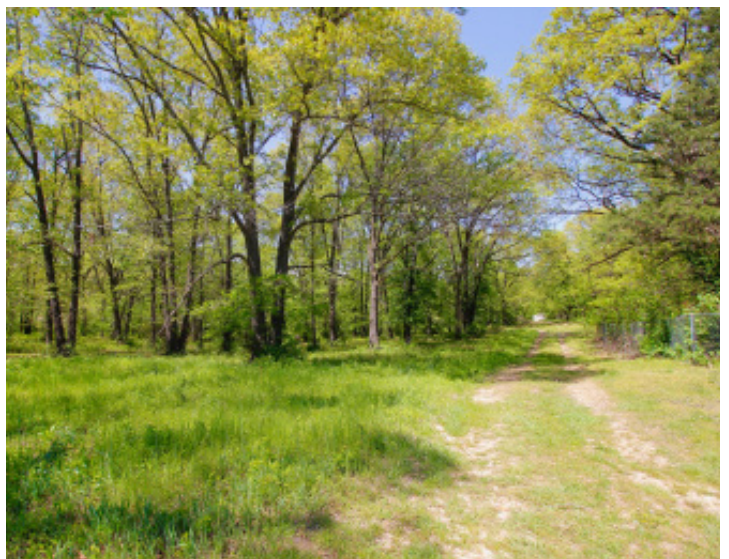
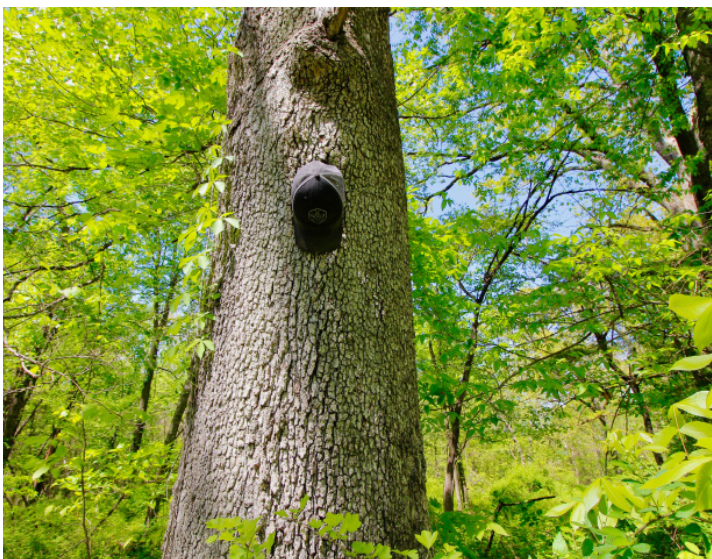
MATURE TIMBER



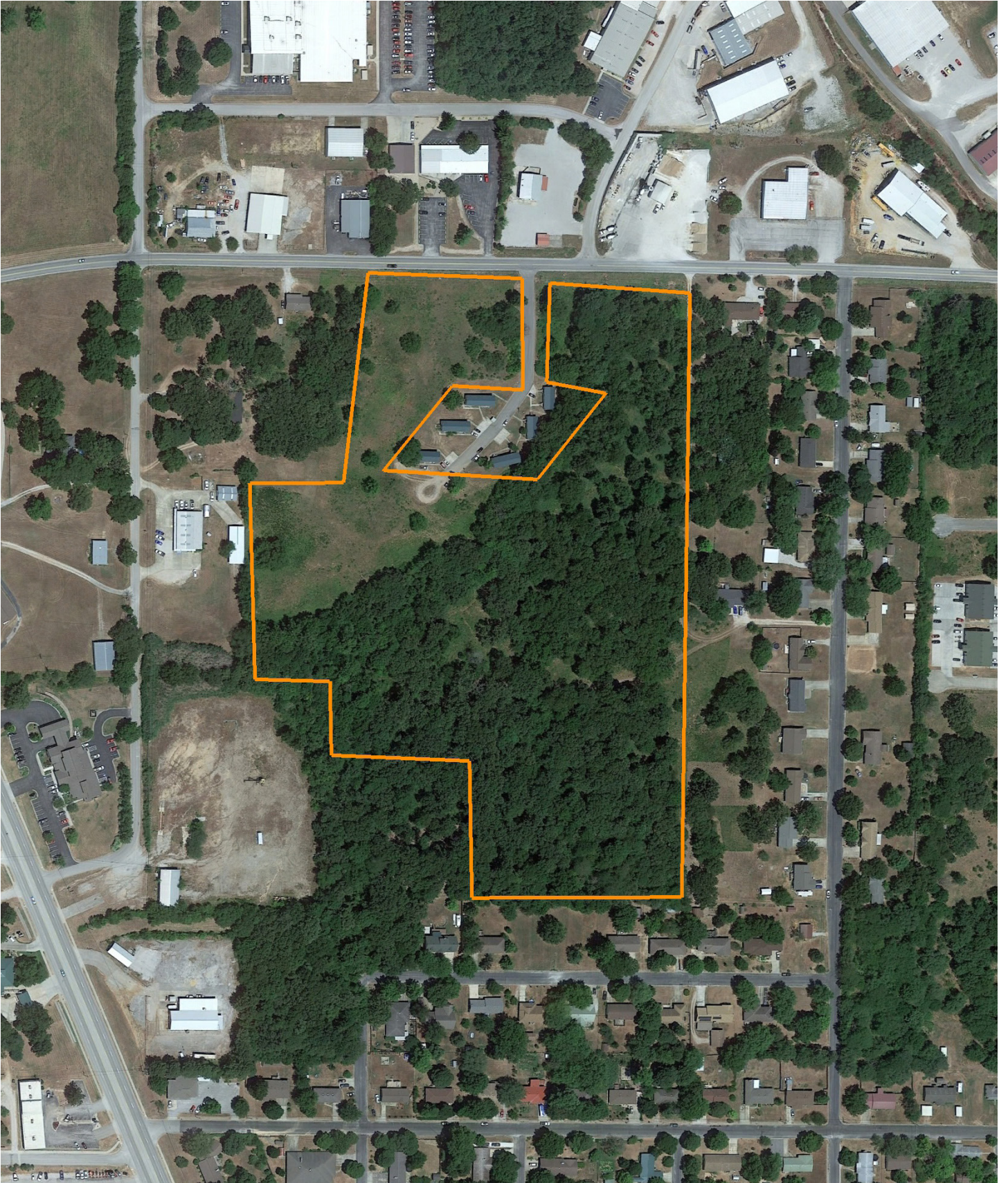
PASTURE & PONDS



ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

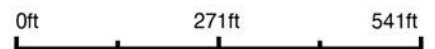
Min: 1,184.8

Max: 1,262.7

Range: 77.9

Average: 1,221.3

Standard Deviation: 16.86 ft

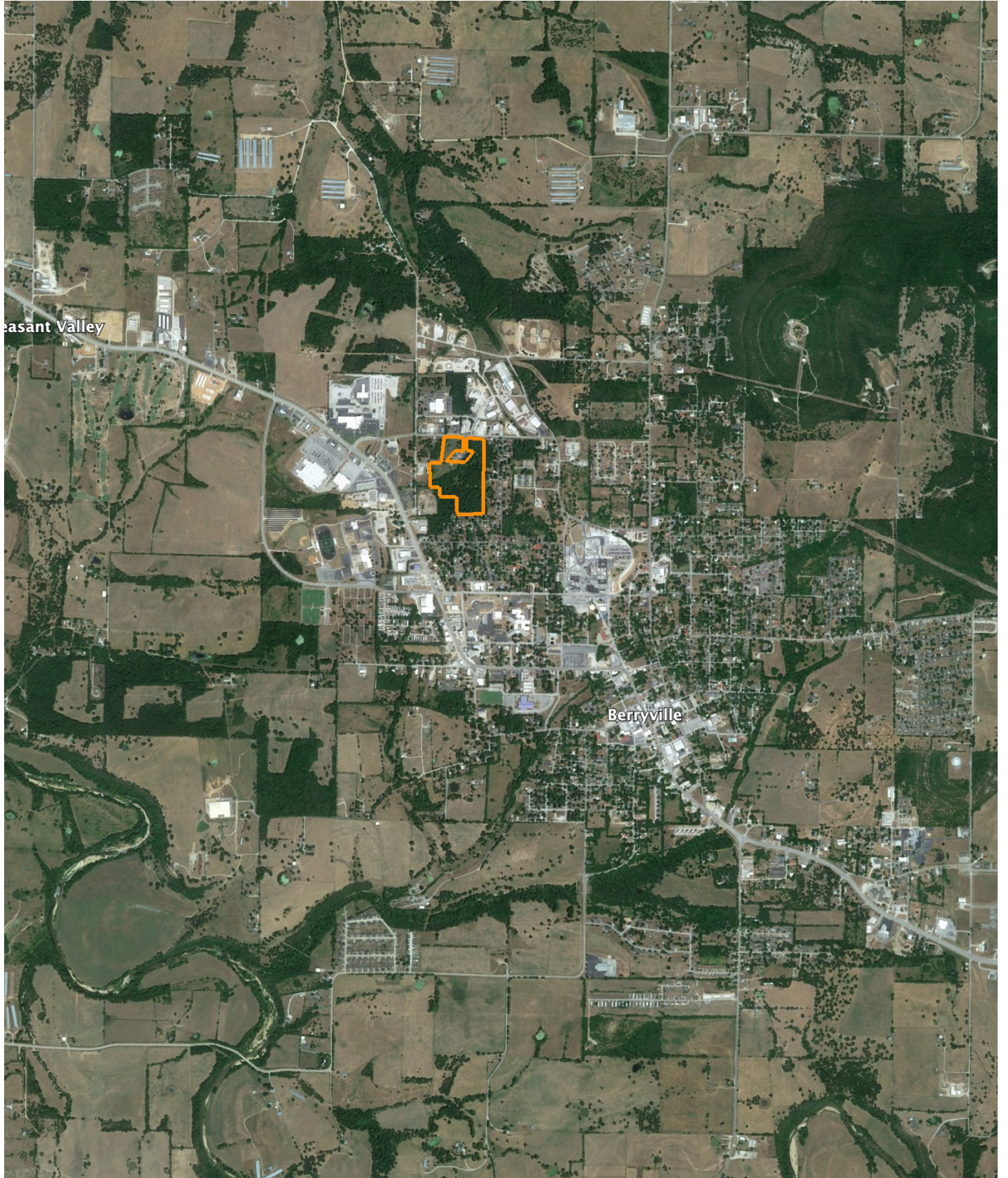


5/5/2023

19-20N-24W
Carroll County
Arkansas

Map Center: 36° 22' 33.09, -93° 34' 39.81

OVERVIEW MAP



AGENT CONTACT

Jon Massie is a man of the land. He's been the owner of a hunting guide service, manufacturer's rep company, and an expert in land and wildlife management since 2004. Throughout this time, Jon has learned how to identify the strengths in a tract of land and has helped many people find that perfect combination of value and potential. He covers Arkansas and southwest Missouri.

Born in Texas, but hailing mostly from Kansas, this Army veteran lived in a lot of places before settling down in Eureka Springs, Arkansas with his wife, Sarah, and son, Koltin, who Jon is proud to say is majoring in agriculture. Jon has nearly 20 years' experience in sales and holds his share of sales achievements. He enjoys hunting deer, turkey, and shed antlers. His best skill is an innate ability to see a property's hunting potential, and choose optimal stand and food-plot locations.

He currently has three deer in the Boone & Crockett record books, has been on the cover of North American Whitetail, and has harvested several deer and turkey on film. Jon is a firm believer in the adage, "You only get what you put into it." He wants his clients to know that he gives 100% to every transaction and that he will always be honest and upfront, always putting your interests ahead of his. That's how Jon does business.



JON MASSIE, LAND AGENT
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