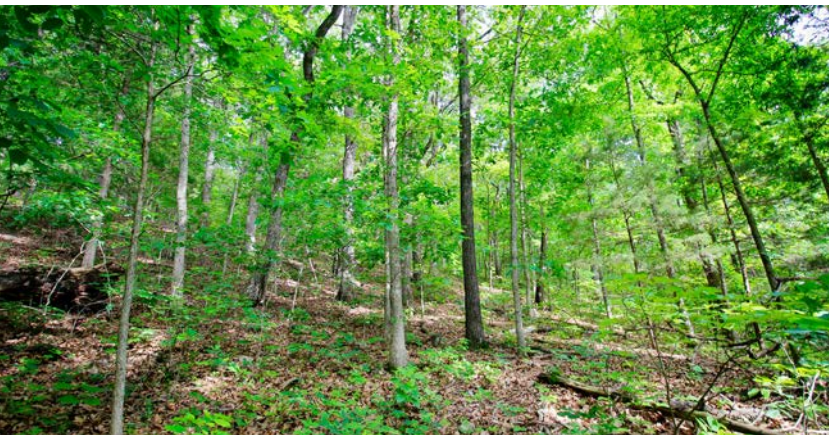


MIDWEST LAND GROUP PRESENTS



CARROLL COUNTY, AR

117 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

117.06 +/- ACRES: THE GRAND MANSION OF THE OZARKS

This spectacular 117.06 +/- acre tract with two homes in Carroll County, Arkansas is just a short drive from the chip and sealed county road. When it comes to this property there are not many boxes it doesn't check off. With scenic views, large ponds, and even a 58 ft +/- long artificial waterfall cascading 20 feet down to the bottom. It's hard not to love this fantastic property!

The main house on this tract is 11,274 +/- square feet with a total of 7 rooms, 4 bedrooms, and 5 1/2 baths. From the back porch of the main house, you can look right out onto the gorgeous waterfall. Waking up to the sound of running water every morning. The main house has a three-sided porch wrapping around the back of the home to the front. When walking into this home you will find gorgeous hardwood floors and amazing vaulted ceilings. The large kitchen has an open concept with beautiful granite countertops and a large seating area for all your guests. An amazing feature of the kitchen countertops is the built-in pop-up power and charging stations, great for when having family or guests over. On the main level is two amazing seating rooms with large windows and amazing views. These rooms could be used as offices or a study. The living room has a large loft above it with spectacular vaulted ceilings and an ornate gas fireplace. From your living room, you have a front and center view of the waterfall just out your back door. The spacious master bedroom has a beautiful gas fireplace and walks out to the back porch. Attached to the master bedroom is a one-of-a-kind master bath with an exquisite stained glass window above the large jacuzzi tub not to mention there is also a walk-in shower and closet. Other rooms on the ground floor include a laundry room, storage room, full bath, half bath, and a

large pantry. When making your way up one of the double-sided stairways to the upstairs you will find more amazing views of the waterfall out the back windows. A large area in the loft could be used as a game room or just a place to slip away and relax. There is a living room upstairs as well as a bedroom with a full bath and walk in closet. There is another master bedroom upstairs with a gas fireplace, jacuzzi tub, and a large walk in closet. When traveling down to the basement you will find a large open area and a small kitchen with a bedroom and a full bath. The basement would be a great place to have a large game room or turn it into a home movie theater. To complete this amazing home is a large three-car garage to park all your cars or toys! To top it all off the main house has a Generac generator for if the power goes out.

The second home on the property is 2,226 +/- square feet. It is a cute barn-styled cabin with a wood stove. The cabin is a fixer-upper but could be turned into a great Airbnb or even used for events or housing guests. When it comes to the land features on the property they are plentiful with three amazing ponds, one approximately an acre in size, to the virgin timber, and beautiful trails through the woods. The pastures are absolutely gorgeous and lush making for picturesque views. The great thing about this tract is while being in the country you are only 15 minutes away from Berryville or 45 minutes away from Harrison or Branson.

Don't miss out on your opportunity to buy this one-of-a-kind Carroll County, Arkansas property. Give Koltin a call today and schedule your viewing at (479) 244-5535.

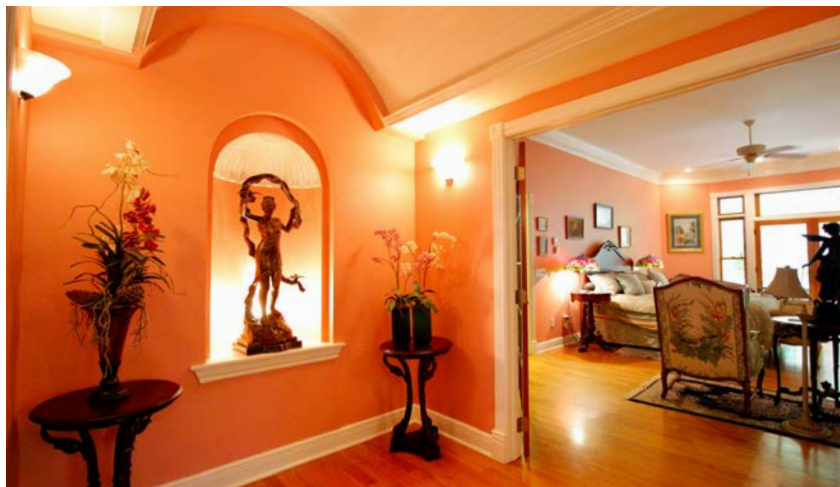
PROPERTY FEATURES

PRICE: **\$1,750,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **117**

- Scenic views
- 3 car garage
- 3 ponds
- Trails
- Chip and sealed gravel road
- Large artificial waterfall
- 11,274 sq. ft. home
- 2,226 sq. ft. barn house
- Tons of wildlife
- 15 minutes From Berryville
- 45 minutes From Branson
- 45 minutes From Harrison



CUSTOM MANSION



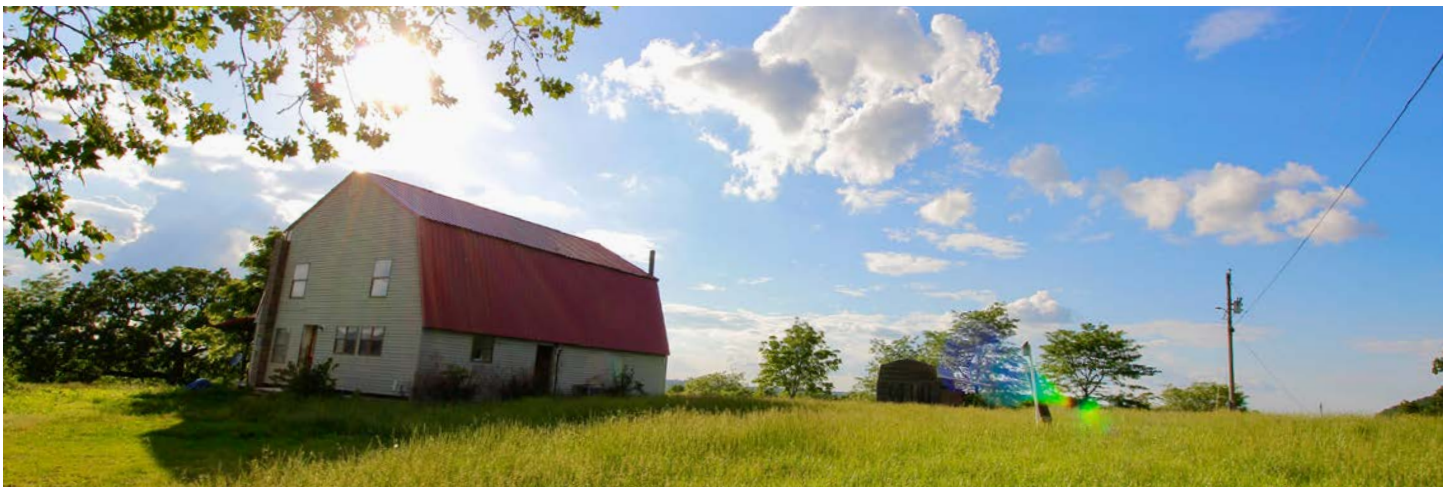
ADDITIONAL HOME PHOTOS



ARTIFICIAL WATERFALL



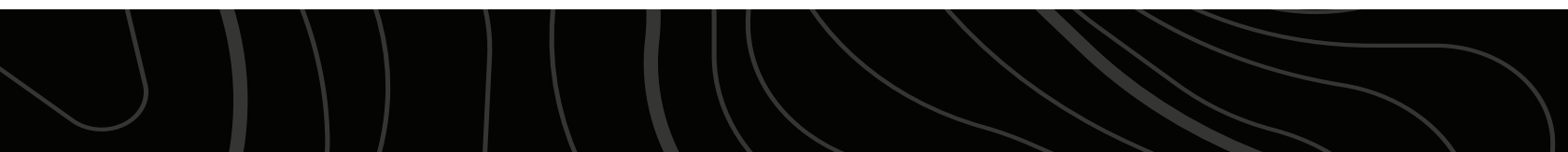
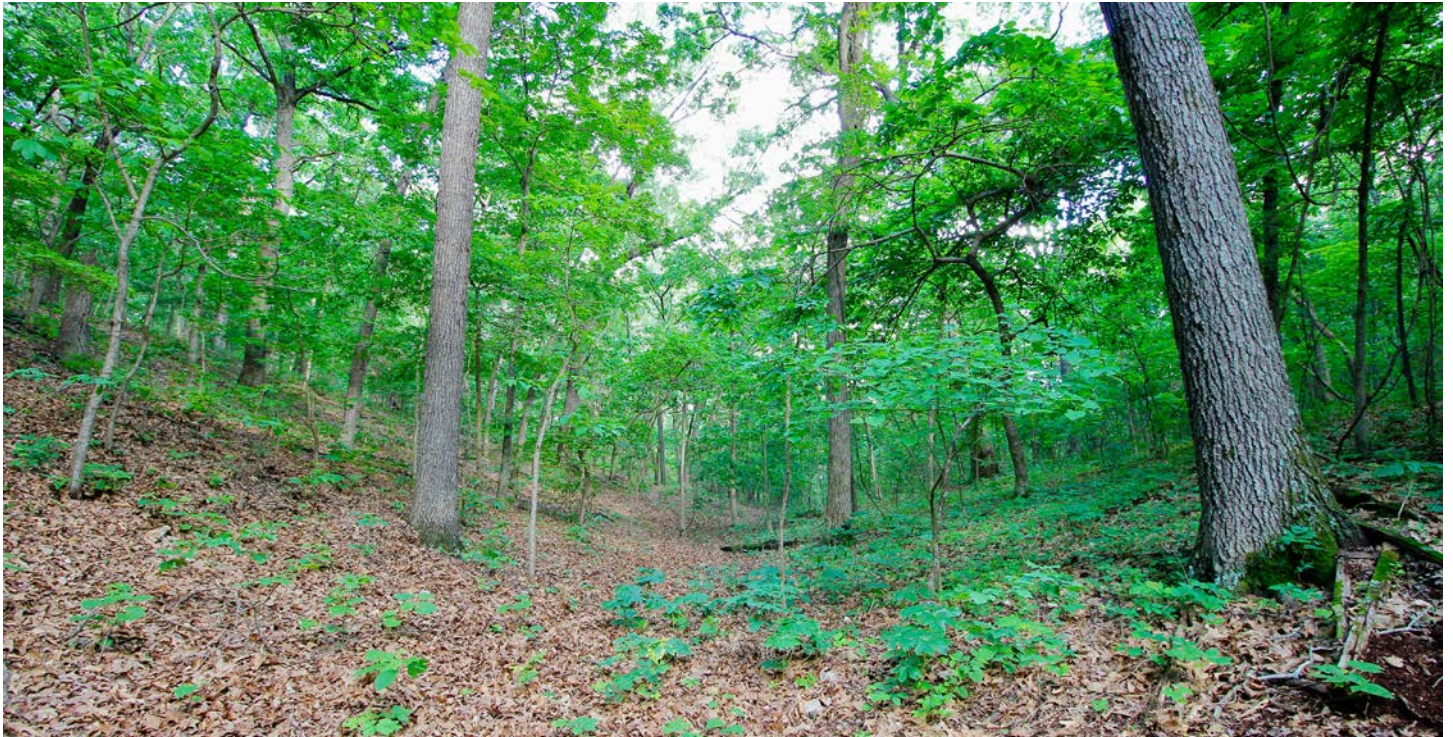
BARN HOUSE



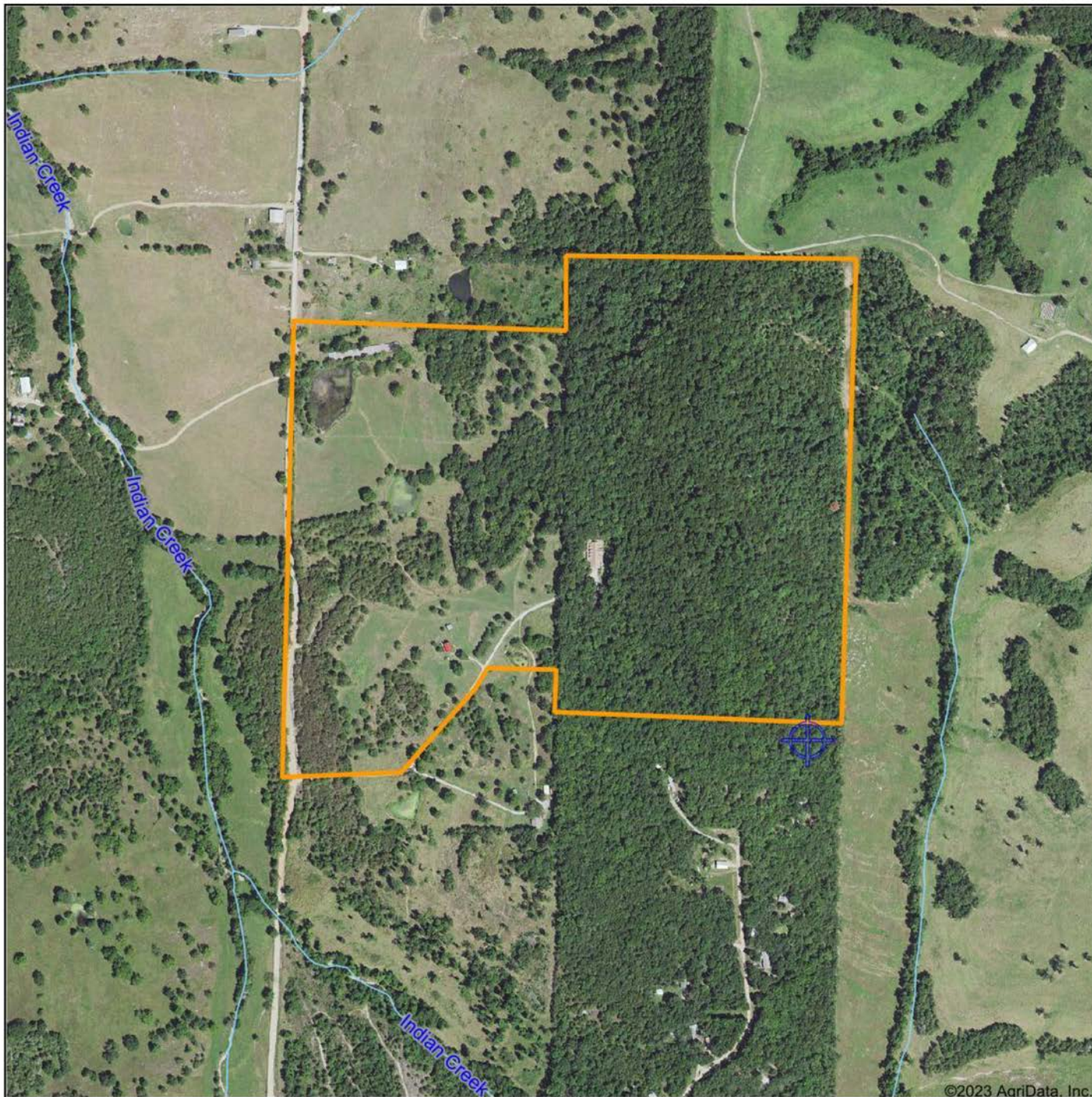
3 PONDS



TIMBER & TRAILS



AERIAL MAP



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Boundary Center: 36° 24' 36.42, -93° 29' 52



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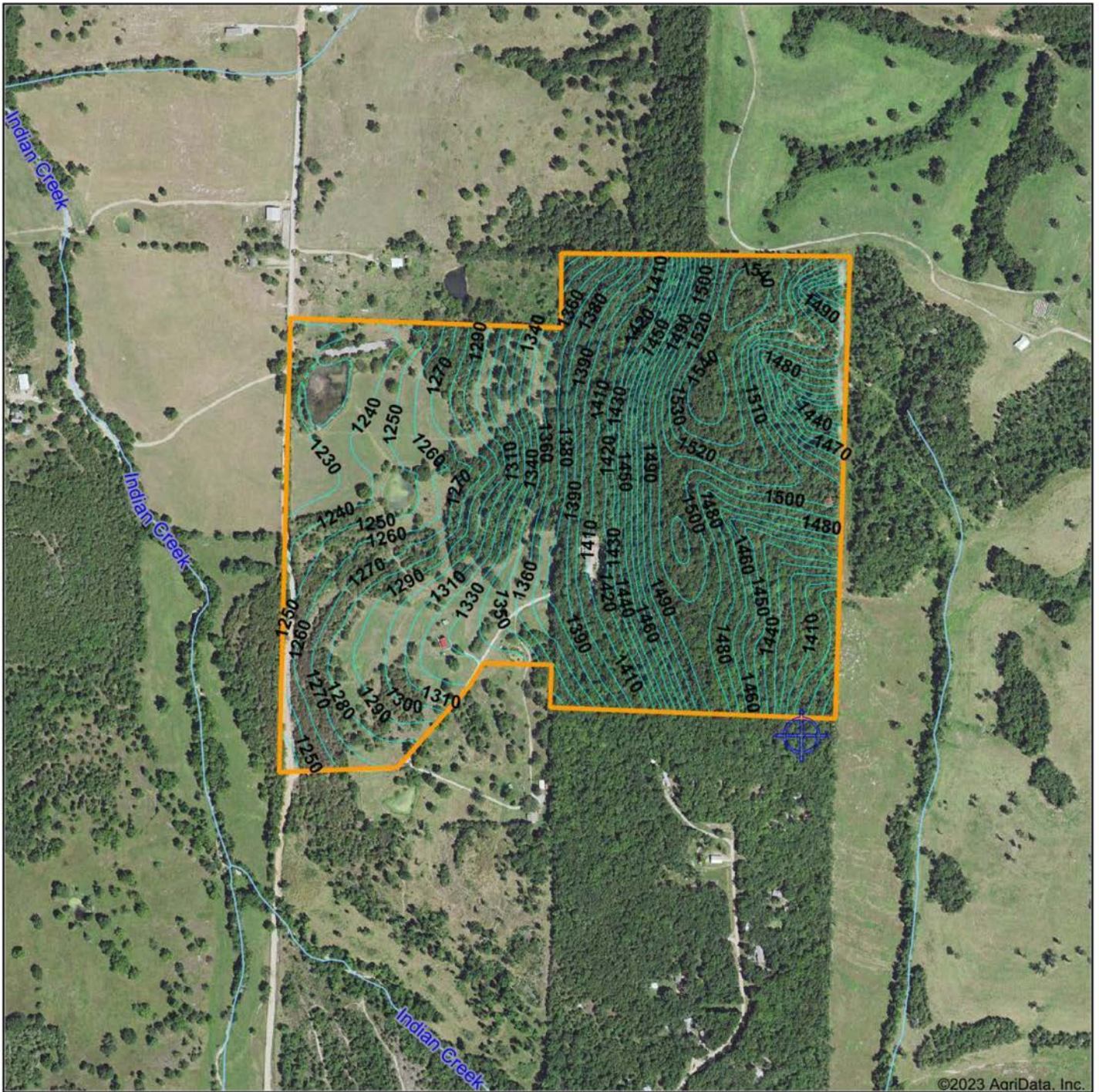
www.AgriDataInc.com

11-20N-24W
Carroll County
Arkansas



6/30/2023

TOPOGRAPHY MAP



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Boundary Center: 36° 24' 36.42, -93° 29' 52



11-20N-24W
Carroll County
Arkansas



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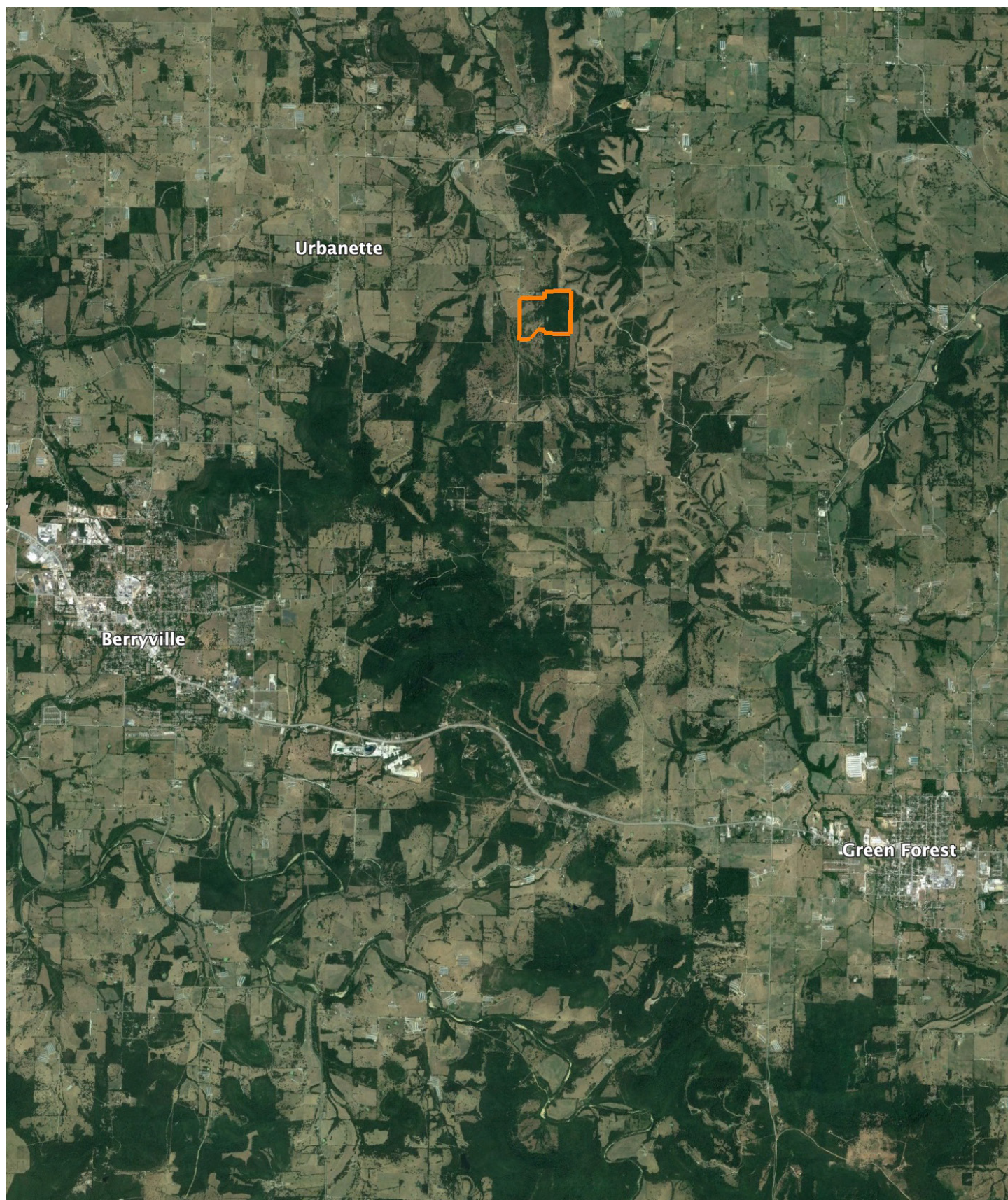
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OVERVIEW MAP



AGENT CONTACT

If growing up in the outdoors and working with land owners throughout his life has taught Koltin Massie anything about business, it's that you must be honest, dedicated and determined to get the job done and done right. That's exactly what he does at Midwest Land Group.

Born in Fort Riley, Kansas, Koltin's family moved to Eureka Springs, where he was able to grow up around farmers and family who made a living off the land. He graduated from Eureka Springs High School before attending North Arkansas College, where he obtained his Associate's Degree in Agricultural Sciences, and the University of Arkansas, where he earned a Bachelor's in Agricultural Leadership—Education, Communication and Technologies, and a minor in History.

Koltin pursued a career in auctioneering and, in 2019, while working as an auctioneer, he and his team were recognized as the best auction house in Northwest Arkansas. Even with those accolades, Koltin's passion was in land, and he knew there was a better way to transact it than through an auction house. Looking for the best platform to bring value to landowners, it didn't take long for Koltin to decide on joining Midwest Land Group.

As someone who loves to hunt, fish, and preserve history, Koltin became a member of the Carroll County Historical Society and authored a book about early Eureka Springs developer and local legend John Betten, *The Life and Memoirs of John C. Betten* (2021). His knowledge of the area, involvement in the community, and contacts within the market make him a great asset to every client. If you're looking to buy or sell land in Northwest Arkansas, be sure to give Koltin a call.



KOLTIN MASSIE,

LAND AGENT

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MidwestLandGroup.com

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