

MIDWEST LAND GROUP PRESENTS

97 ACRES IN

CARROLL COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 97 +/- ACRES WITH BLUFFS, CREEKS, AND MILES OF ATV TRAILS

This beautiful 97 +/- acre tract within 30 minutes of the Buffalo National River has tons to offer. Whether it be the 150 foot bluff faces or the beautiful creeks fed by year-round springs that run through the property, this recreational property has stunning views all around. There is impressive timber value throughout the property. Tall, mature white oaks and other species are hard to miss as you drive along the many trails on the property. A flat area that sits in the center of the

property is just waiting for someone to build their dream cabin. There are around 4 miles of ATV trails throughout the property for access to every corner of this seemingly endless 97 +/- acres. The abundance of wildlife on the property includes bears, hogs, deer, bobcats, and other small game animals. The property sits just 30 minutes away from the Buffalo National River as well as a short drive into Jasper, Kingston, Harrison, and Alpena. Call today for your private showing.



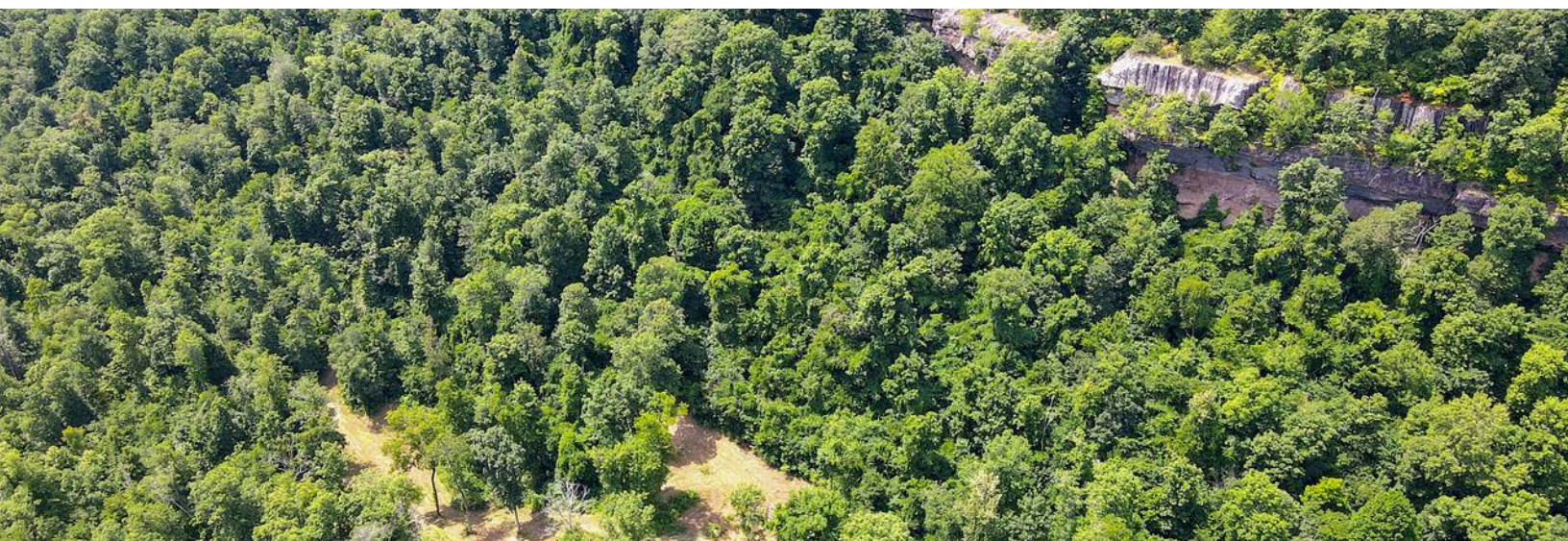
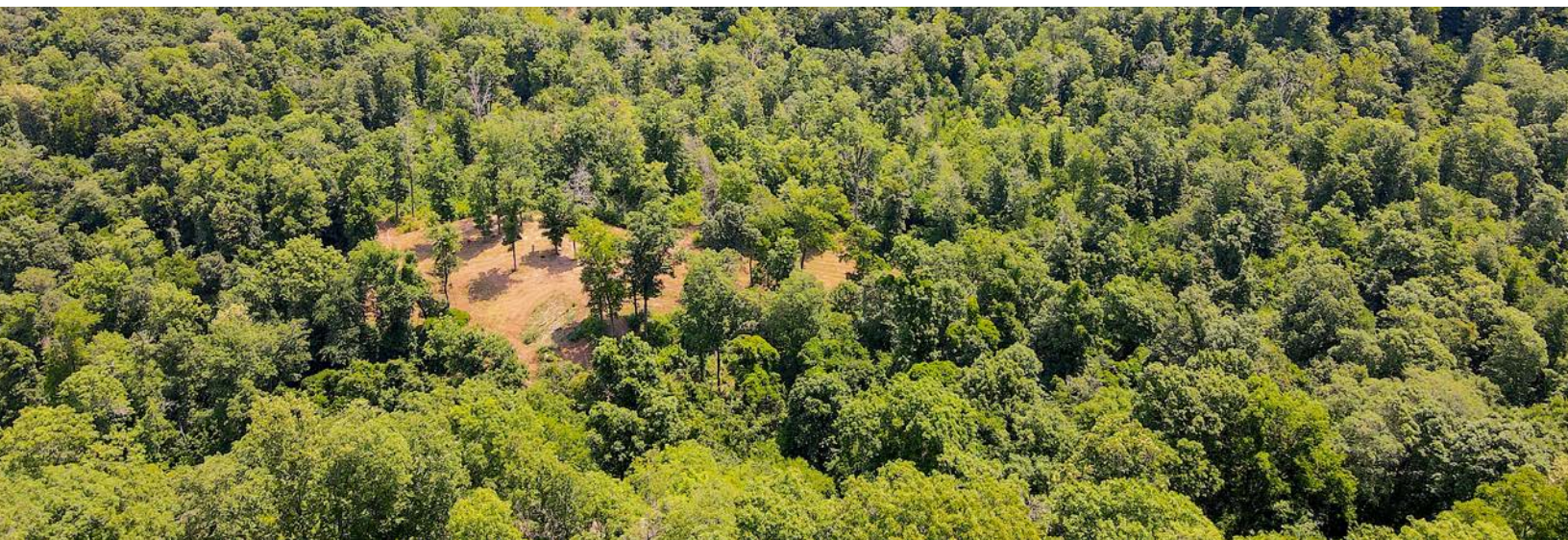
PROPERTY FEATURES

PRICE: **\$255,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **97**

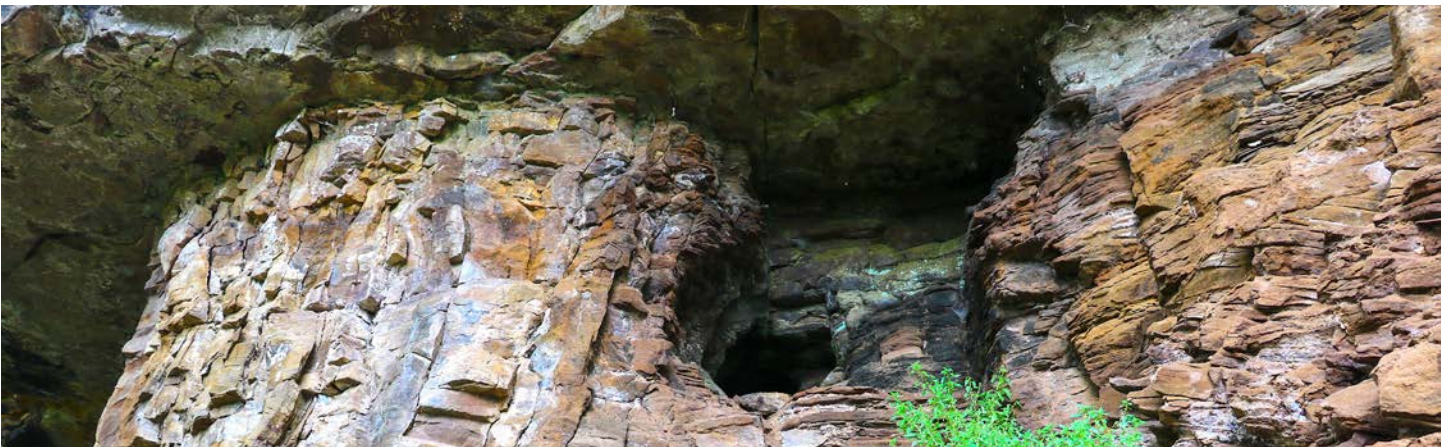
- Spring-fed creeks
- Impressive mature timber
- Abundance of wildlife
- 150 foot bluff faces
- Mountain views
- Small caves
- Electricity nearby
- Build sites for cabins
- Within 30 minutes of the Buffalo River
- 25 minutes to Alpena
- 30 minutes to Kingston
- 40 minutes to Harrison



97 +/- ACRES



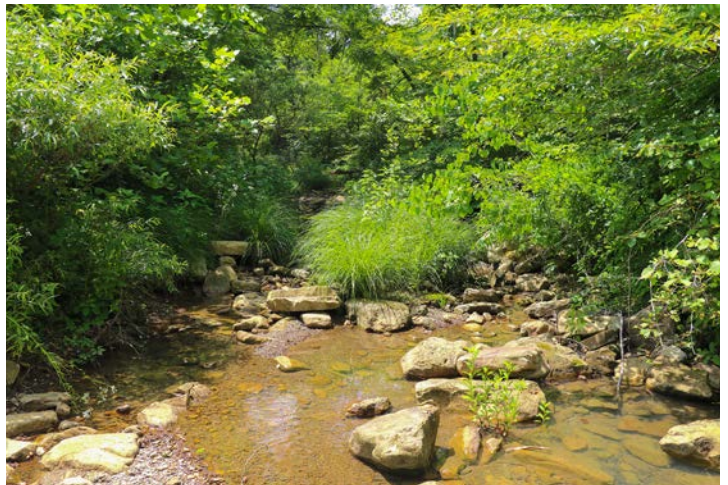
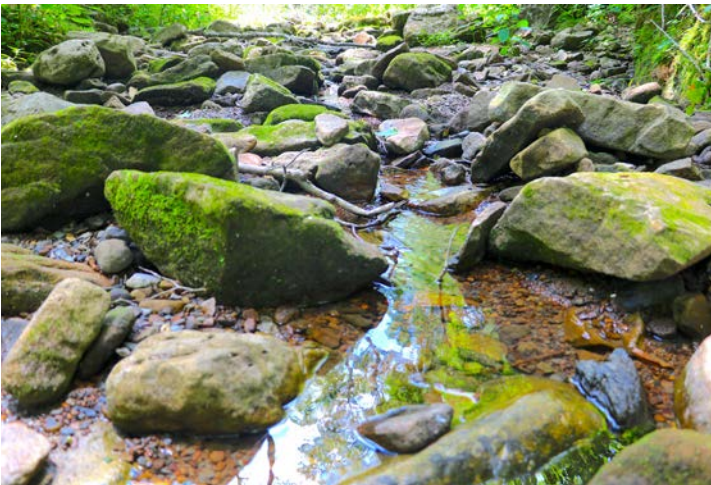
BLUFFS & SMALL CAVES



IMPRESSIVE MATURE TIMBER



SPRING-FED CREEKS

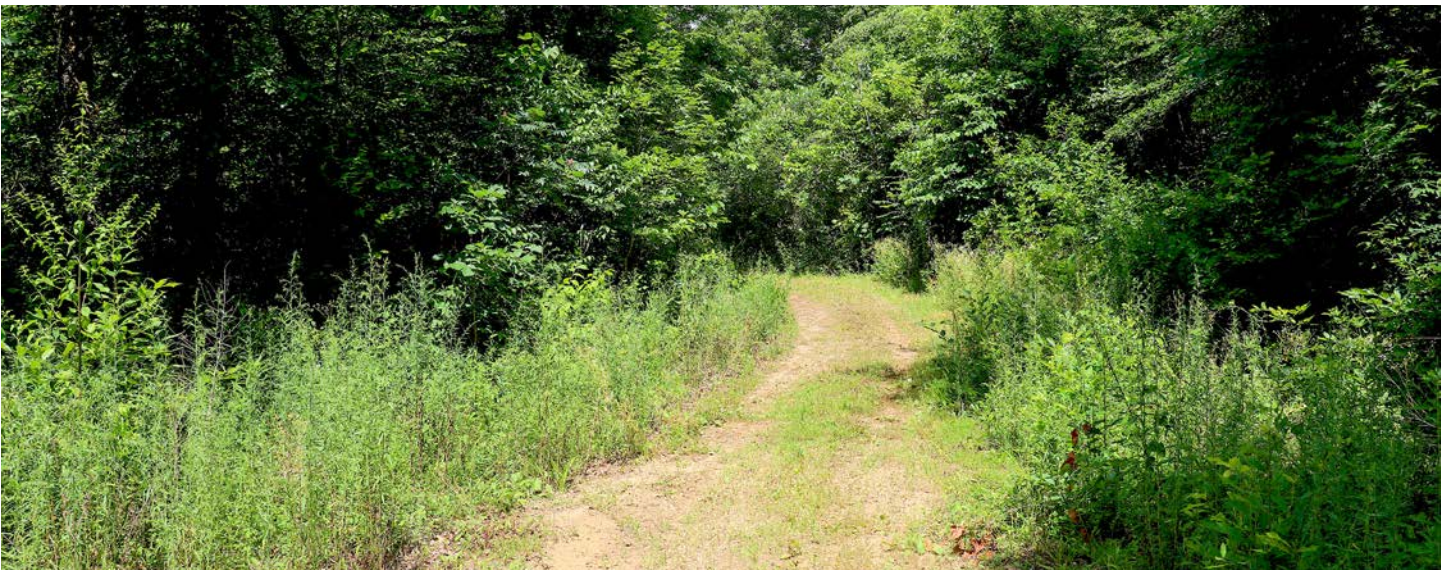


BUILD SITES FOR CABINS

A flat area that sits in the center of the property is just waiting for someone to build their dream cabin.



MILES OF UTV TRAILS



TRAIL CAM PICTURES



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Ben Williams is passionate about working with land and living life in the great outdoors. A native of Topeka, Kansas, Ben graduated from Kansas State University with dual Bachelor's Degrees in park management and conservation, as well as natural resource management.

During his college years, Ben conducted research on invasive plant and wildlife species to assess their impact on native species. His studies also covered wildlife habitat preservation, conservation, flooding and erosion control, and public hunting land management. Before joining Midwest Land Group, Ben worked as an arborist in Benton County, Arkansas, caring for trees and maintaining their health.

In his free time, Ben enjoys hunting waterfowl, golfing, and hiking. Now residing in Bentonville, Arkansas, with his wife Kaitlynn and son Bodie, Ben is a devoted family man whose care and understanding of people extends to his work as a land agent. His enthusiasm for helping clients achieve their goals is evident in his commitment to exceptional service. If you're looking to buy or sell land in Northwest Arkansas or Southwest Missouri, don't hesitate to give Ben a call. He'll go above and beyond to ensure you find exactly what you're searching for.



BEN WILLIAMS,

LAND AGENT

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