

MIDWEST LAND GROUP PRESENTS

253 ACRES IN

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# CARROLL COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# YOUR VERY OWN MOUNTAIN TOP OASIS

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Proven trophy whitetails less than 1.5 hours from the northwest Arkansas metro. Starting at the front gate, you'll find miles of established trails that will guide you through a forest of mature timber. As you drive your truck or ATV to the top of the mountain, you will find several cleared sections suitable for food plots. Once you arrive at the top, you will be greeted by views for miles over the hills and valleys all around. On the west side of the mountain, you will find beautiful boulder fields shaded

by towering trees. The mix of terrain from gentle trails to steep bluffs makes it perfect for any hunter or outdoor enthusiast. There are 2 entrances to the property and the trails guide you around to almost every part of the vast 253 acres. Although there are no utilities on site, electric surrounds on all 4 sides. A utility easement is in place along the access road on the east side so power can be obtained in the future without hassle.





# PROPERTY FEATURES

PRICE: **\$430,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **253**

- Miles of drivable trails
- Mature timber
- Breathtaking views
- Aesthetic rock formations
- Multiple mountain springs
- Abundant wildlife
- Utility easement
- 25 minutes from Harrison, AR
- 20 minutes from Berryville, AR
- 10 minutes from Alpena, AR
- 1 hour 15 minutes from Fayetteville, AR

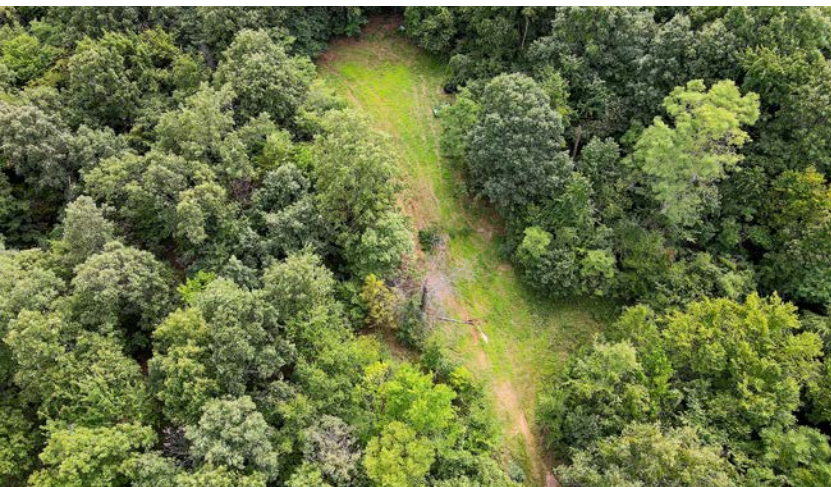




# 253 +/- ACRES

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From the deeded easement right to the front gate, you'll find miles of established trails that will guide you through a forest of mature timber. Once you arrive at the top, you will be greeted by views for miles over the hills and valleys all around.





# MATURE TIMBER & ROCK FORMATIONS

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# ABUNDANT WILDLIFE

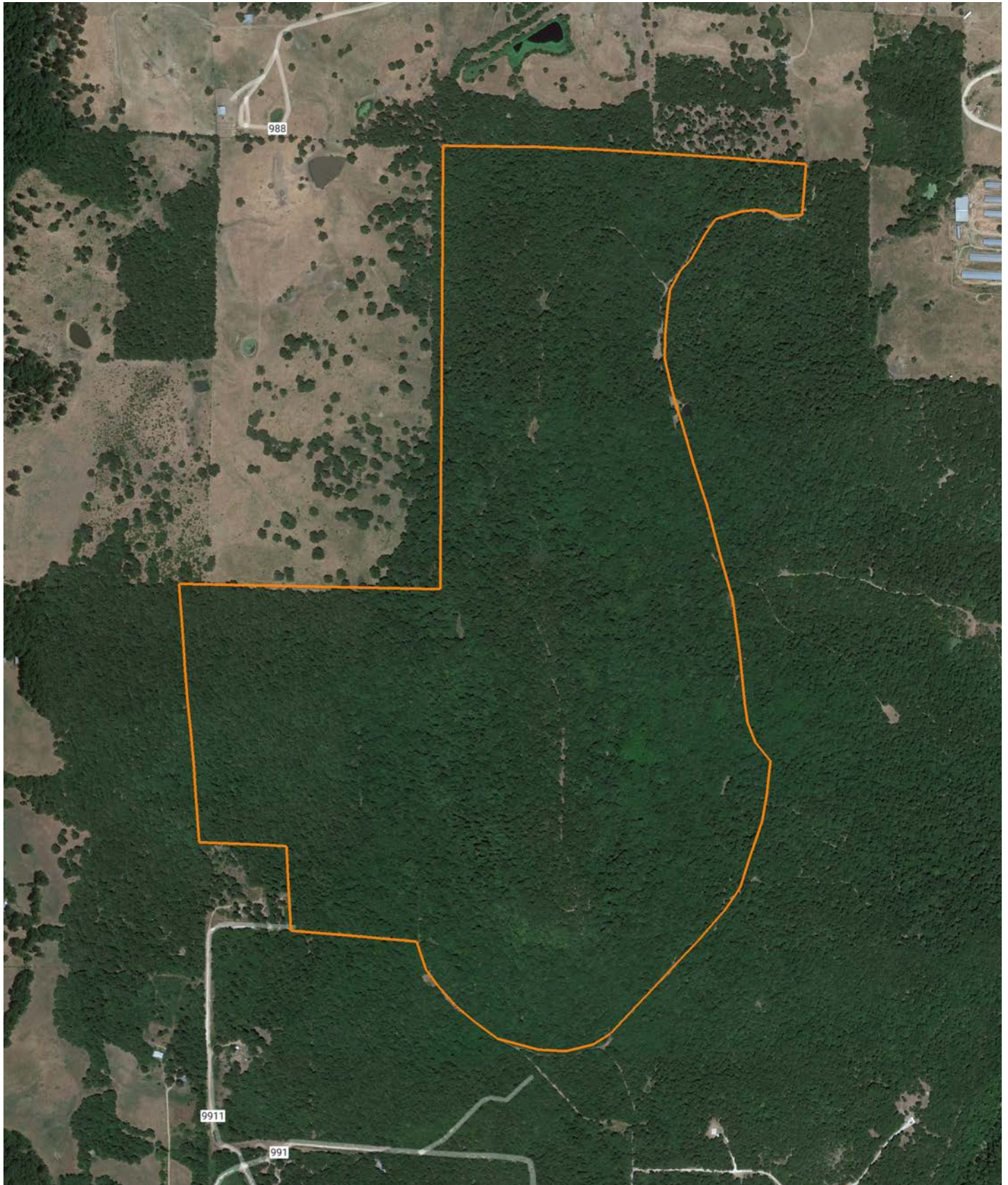
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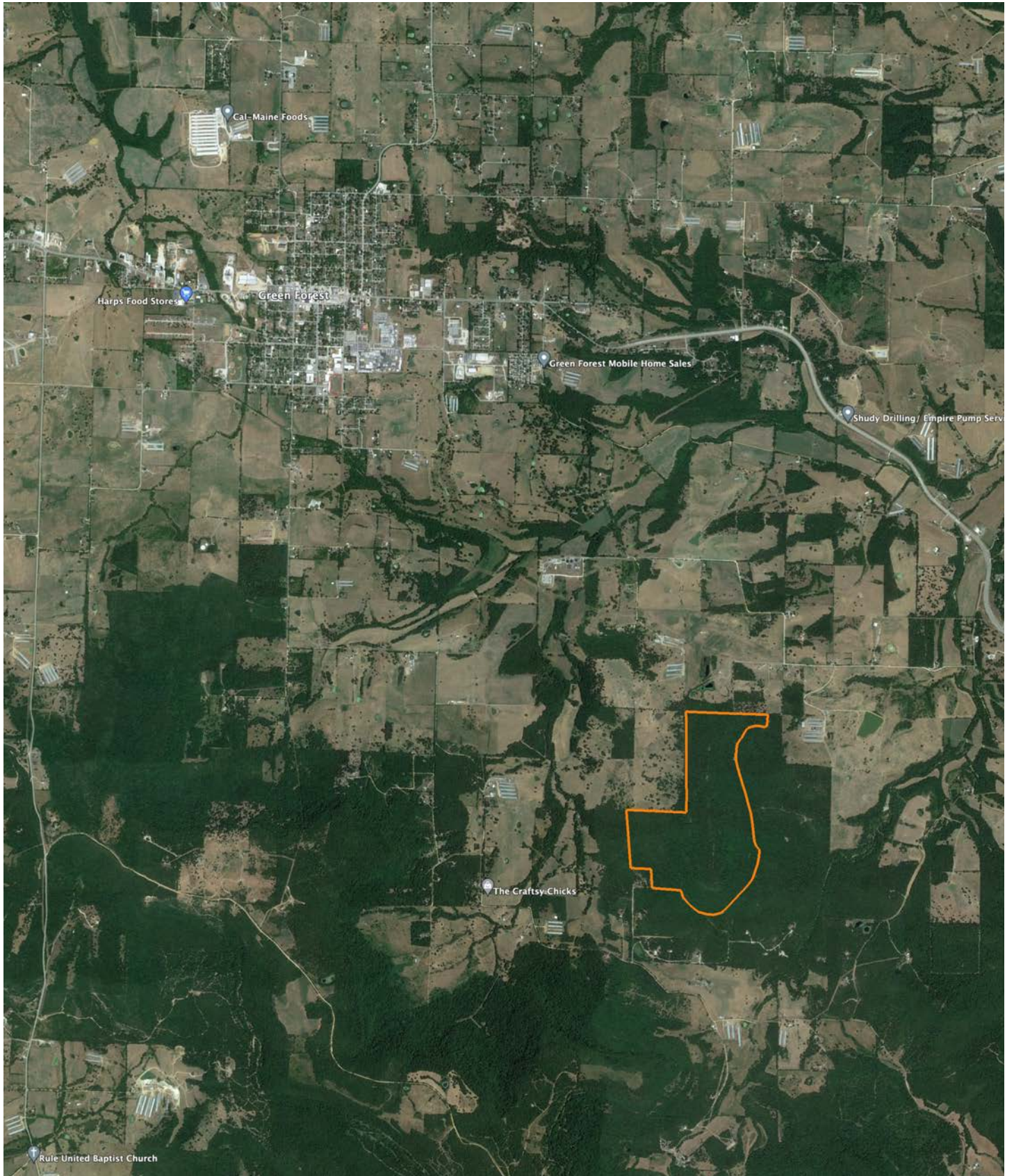
# AERIAL MAP

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# 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,**  
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