

MIDWEST LAND GROUP PRESENTS



CARROLL COUNTY, AR

27.57 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

27.57 +/- ACRES OF OZARK PARADISE MINUTES FROM DOWNTOWN EUREKA SPRINGS

27.57 +/- acres nestled just 10 +/- minutes from the captivating town of Eureka Springs, Arkansas, and this vacant land is a haven of natural wonders. The property unfolds with awe-inspiring views that stretch across the scenic tract, setting the stage for an idyllic retreat. Imbued with geological marvels, including captivating rock outcroppings and shelter bluffs, the landscape is a testament to the Ozark's timeless beauty. A meandering wet-weather creek, natural springs, and a tranquil pond add a harmonious touch, creating an environment that beckons those seeking both serenity and a connection to nature.

Immerse yourself in panoramic views that redefine the meaning of breathtaking. Looking to the south you can overlook the property in the valley. From the northern end of the property, you can sneak a view of the World Class White River.

Practicality meets charm as power availability at the county road ensures modern convenience without compromising the rural ambiance. This land is not just an opportunity to build a home; it's an invitation to craft a lifestyle that seamlessly blends with the surrounding splendor. With every amenity at your fingertips and the cultural richness of Eureka Springs a mere drive away, this property offers the rare privilege of combining the convenience of proximity with the tranquility of nature. Whether you dream of an architectural masterpiece, a retreat surrounded by natural elements, or a private sanctuary with unparalleled views, this vacant land stands as a canvas ready for your vision, just moments away from the allure of Eureka Springs.

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.



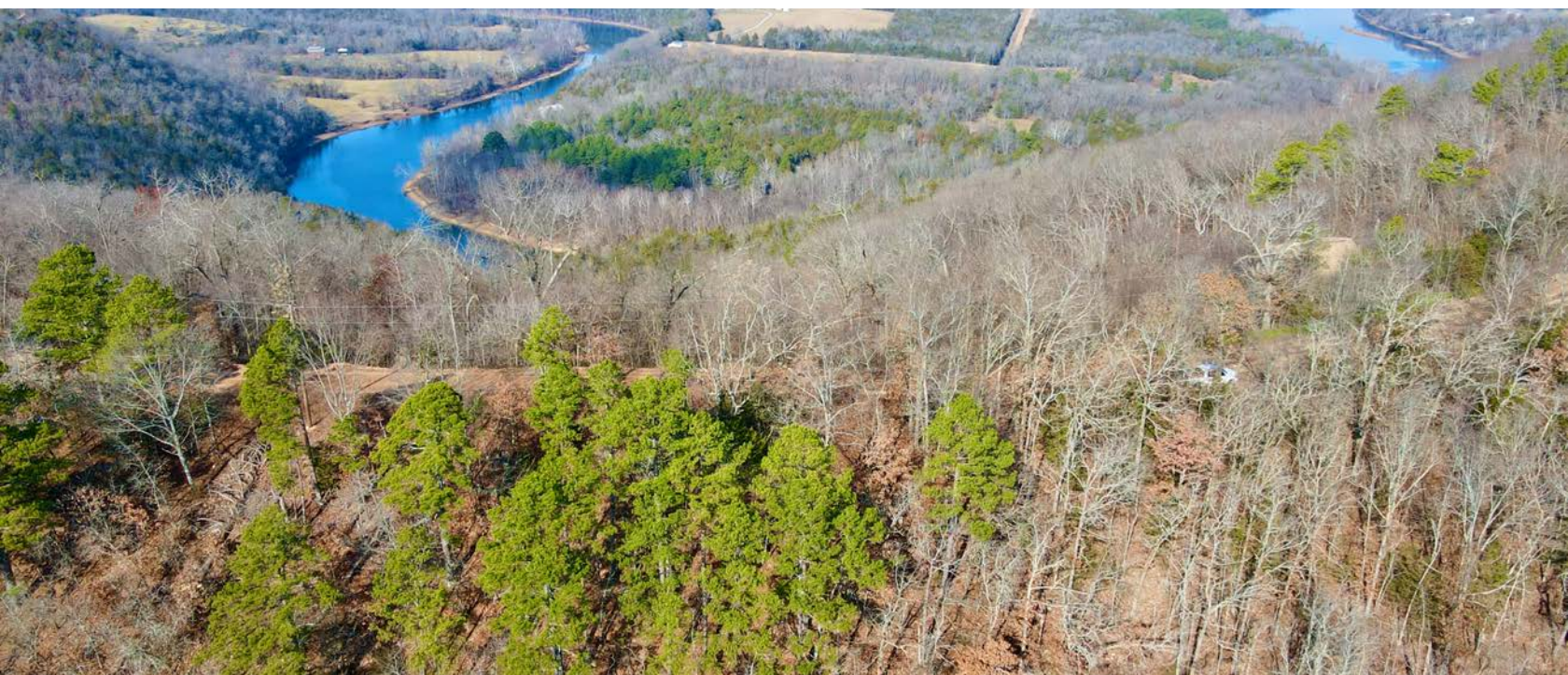
PROPERTY FEATURES

PRICE: **\$140,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **27.57**

- Scenic views
- Springs
- Electric
- Wet weather stream
- Gravel county road frontage
- Close to the paved highway
- Shelter bluffs
- Scenic rock formations
- Tons of wildlife
- Minutes from the White River
- Minutes from Beaver Lake
- 10 +/- minutes from Eureka Springs
- 30 +/- minutes from Berryville
- 50 +/- minutes from Rogers



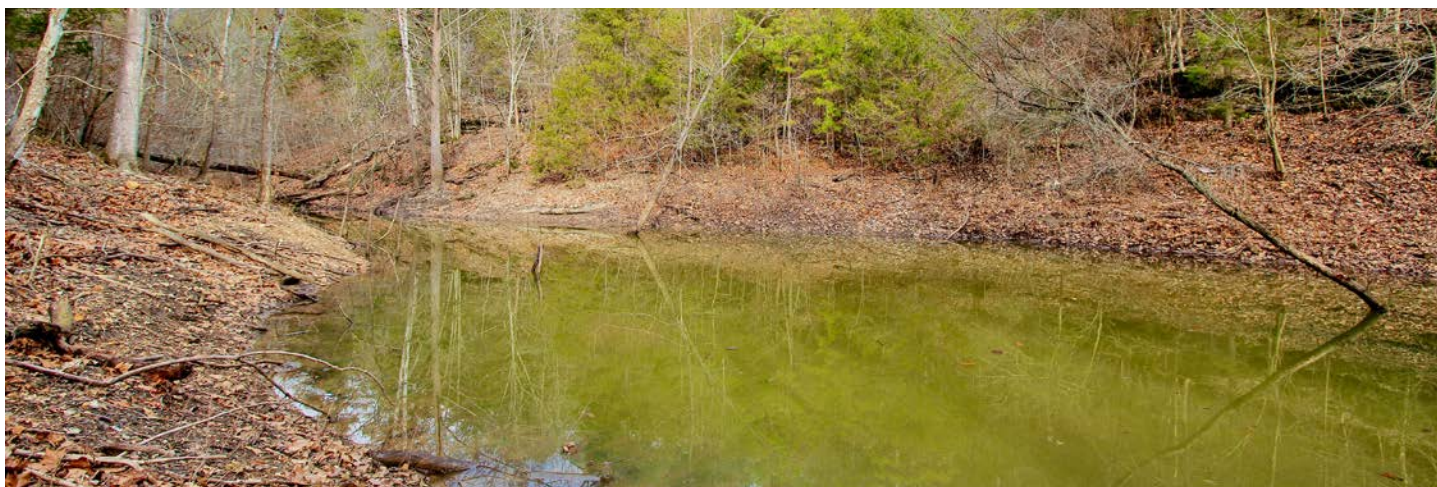
27.57 ACRES



WET WEATHER STREAM



TRANQUIL POND



SCENIC ROCK FORMATIONS



AERIAL MAP



Boundary Center: 36° 26' 43, -93° 46' 36.36

0ft 448ft 895ft



Maps Provided By:
surety
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32-21N-26W
Carroll County
Arkansas



12/25/2023

TOPOGRAPHY MAP



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Boundary Center: 36° 26' 43, -93° 46' 36.36



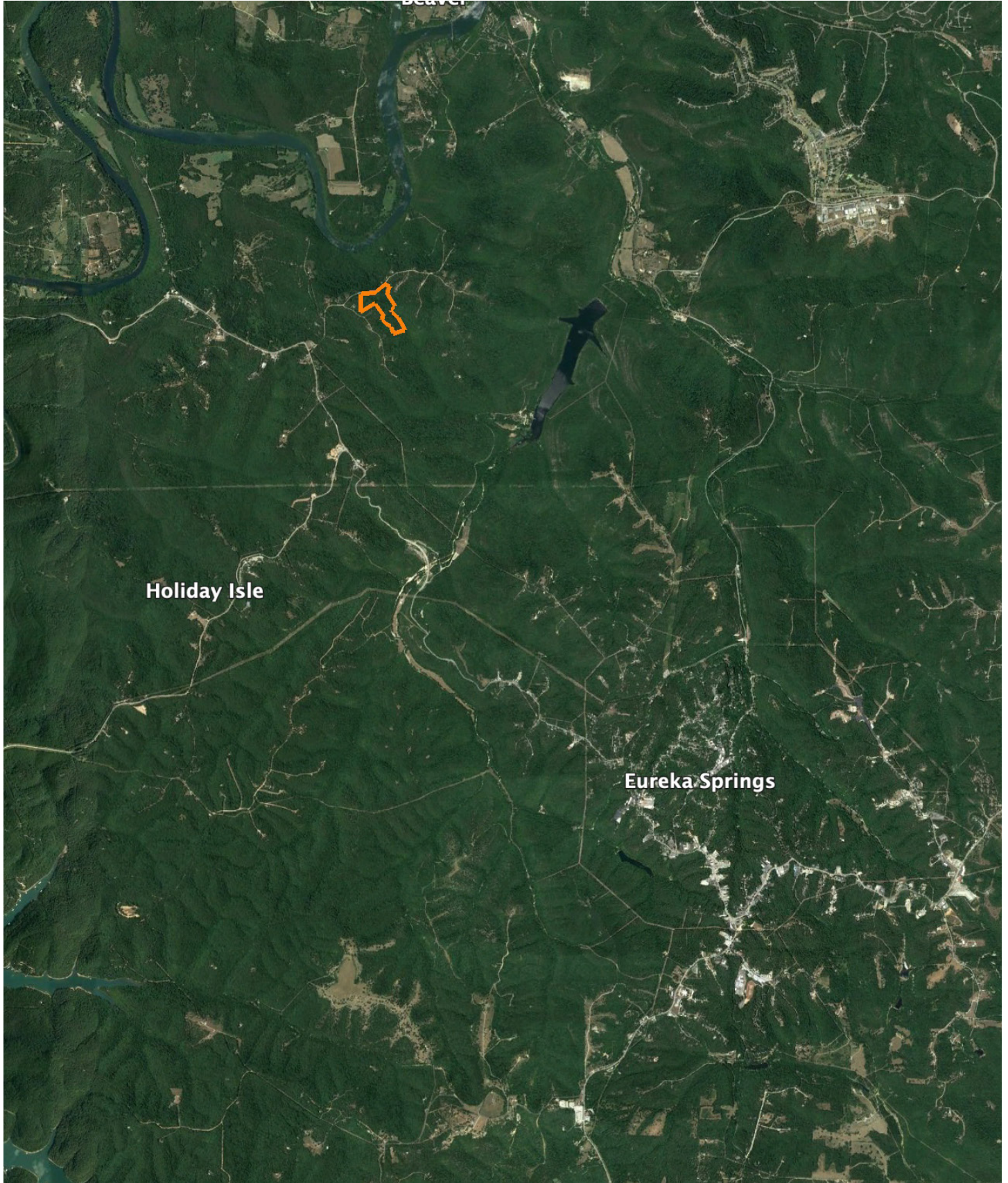
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Carroll County
Arkansas



OVERVIEW MAP



AGENT CONTACT

If growing up in the outdoors and working with landowners 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 the outdoors, and historic preservation, Koltin serves as the Vice President of the Carroll County Historical Society and writes for the Historical Quarterly. Koltin's passion for Northwest Arkansas and history led him to author 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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