

MIDWEST LAND GROUP PRESENTS

9 ACRES

CARROLL COUNTY, AR

14262 HWY 187, EUREKA SPRINGS, ARKANSAS, 72631



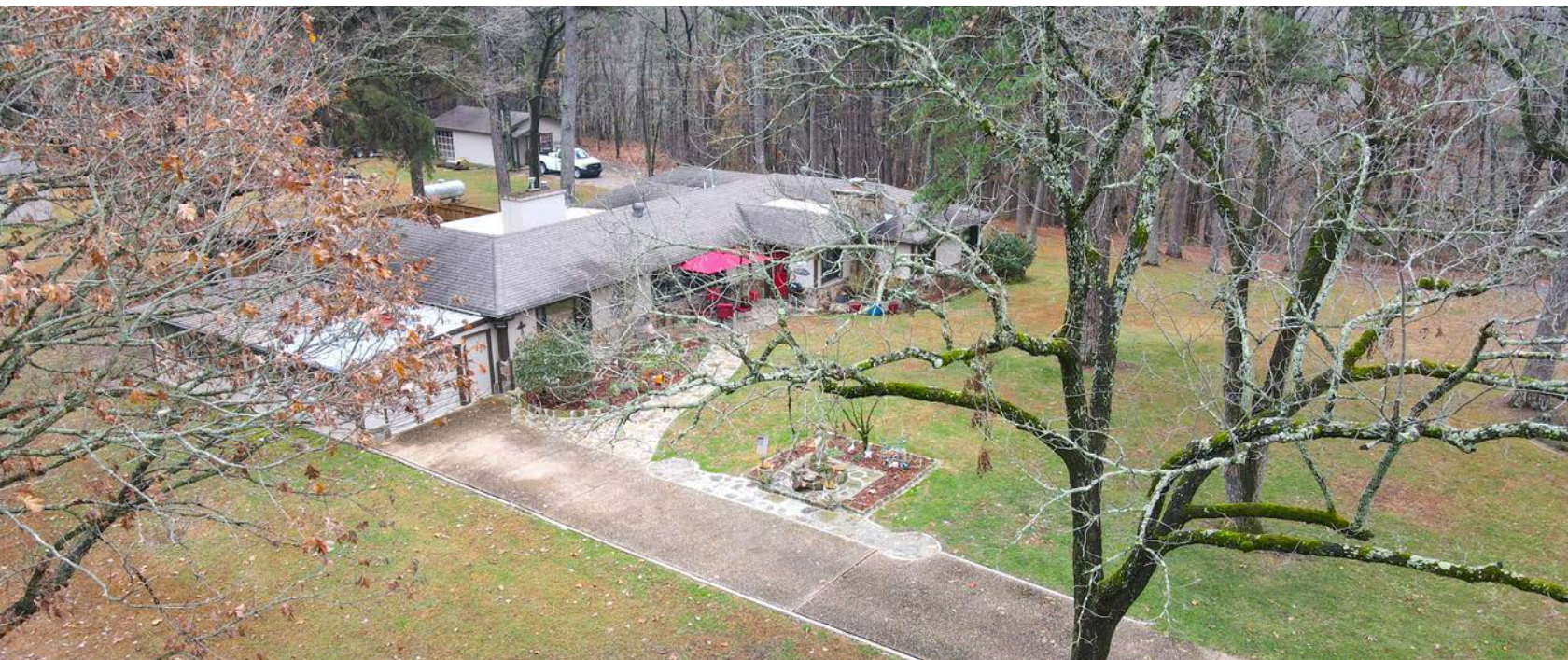
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RENOVATED HOME ON SPECTACULAR WOODED ACREAGE NEAR BEAVER LAKE DAM

Welcome home to this charming country setting, nestled amongst towering Ozark timber on just over nine gorgeous acres. Enjoy convenient highway frontage with the comfort of the home being positioned over 250 feet off the road. This makes for a long, beautiful driveway approach through a huge yard underneath the canopy of an aesthetic mix of tall pines and ancient oak trees. Buffered by woods on both sides, the front of the home boasts an attractive venue for your morning coffee, children playing in the yard, or viewing the abundant wildlife. Recently renovated with excellent craftsmanship inside and out, the home feels like new and is poised for longevity. Inside you are greeted with a spacious foyer, transitioning to a large living, sunroom, kitchen, and dining room. There

are 3 bedrooms and 2 full baths, and the master has its own fireplace. Out the back door is a patio and a small fenced area that would be great for pets. Further toward the rear of the lot, there is a highly functional outbuilding with a workshop, garage space, and its own half bath. The workshop and the well house have even been redone to have their exteriors match the main house. In addition, the location is great for the outdoor enthusiast, with ample opportunity for boating, fishing, or hiking close by. Zip down to Beaver Lake or the White River for a day on the water, or bounce over to Eureka Springs for a nice dinner, returning home to the quiet solitude of the Carroll County woodlands. Call today to arrange a private showing, and see everything this beautiful area and home have to offer.



PROPERTY FEATURES

PRICE: **\$539,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **9**

- 3 bed, 2 bath fully renovated home
- 2,813 +/- sq. ft., one-level floor plan
- Over 9 acres with beautiful timber
- Matching shop building and well house
- Ample storage
- New electrical wiring throughout
- Renovations including flooring, paint, windows, and much more
- Highway frontage
- Abundant wildlife
- Dual-fuel heat pump
- Large, flat yard
- 35 minutes to Rogers
- 45 minutes to Bentonville
- 10 minutes to Eureka Springs

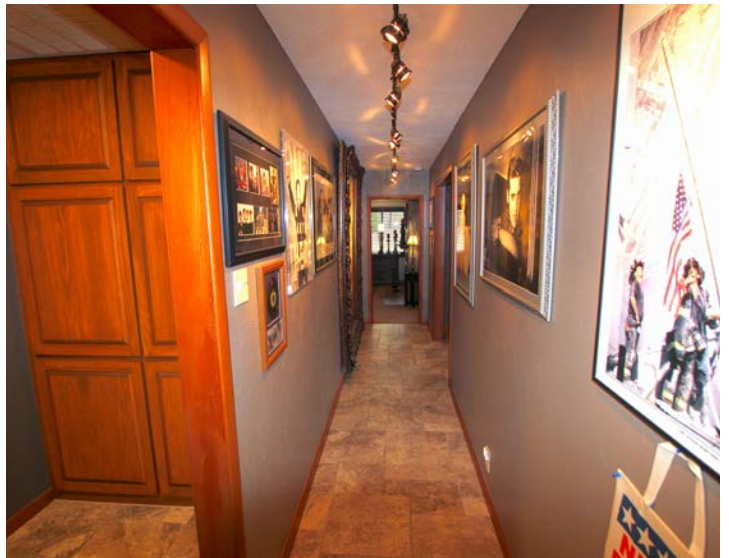


2,813 +/- SQ. FT., ONE-LEVEL FLOOR PLAN

Recently renovated with excellent craftsmanship inside and out, the home feels like new and is poised for longevity. Inside you are greeted with a spacious foyer, transitioning to a large living, sunroom, kitchen, and dining room.



3 BED, 2 BATH



OVER 9 ACRES WITH BEAUTIFUL TIMBER

The home being positioned over 250 feet off the road makes for a long, beautiful driveway approach through a huge yard underneath the canopy of an aesthetic mix of tall pines and ancient oak trees.



MATCHING SHOP BUILDING & WELL HOUSE



LARGE, FLAT YARD



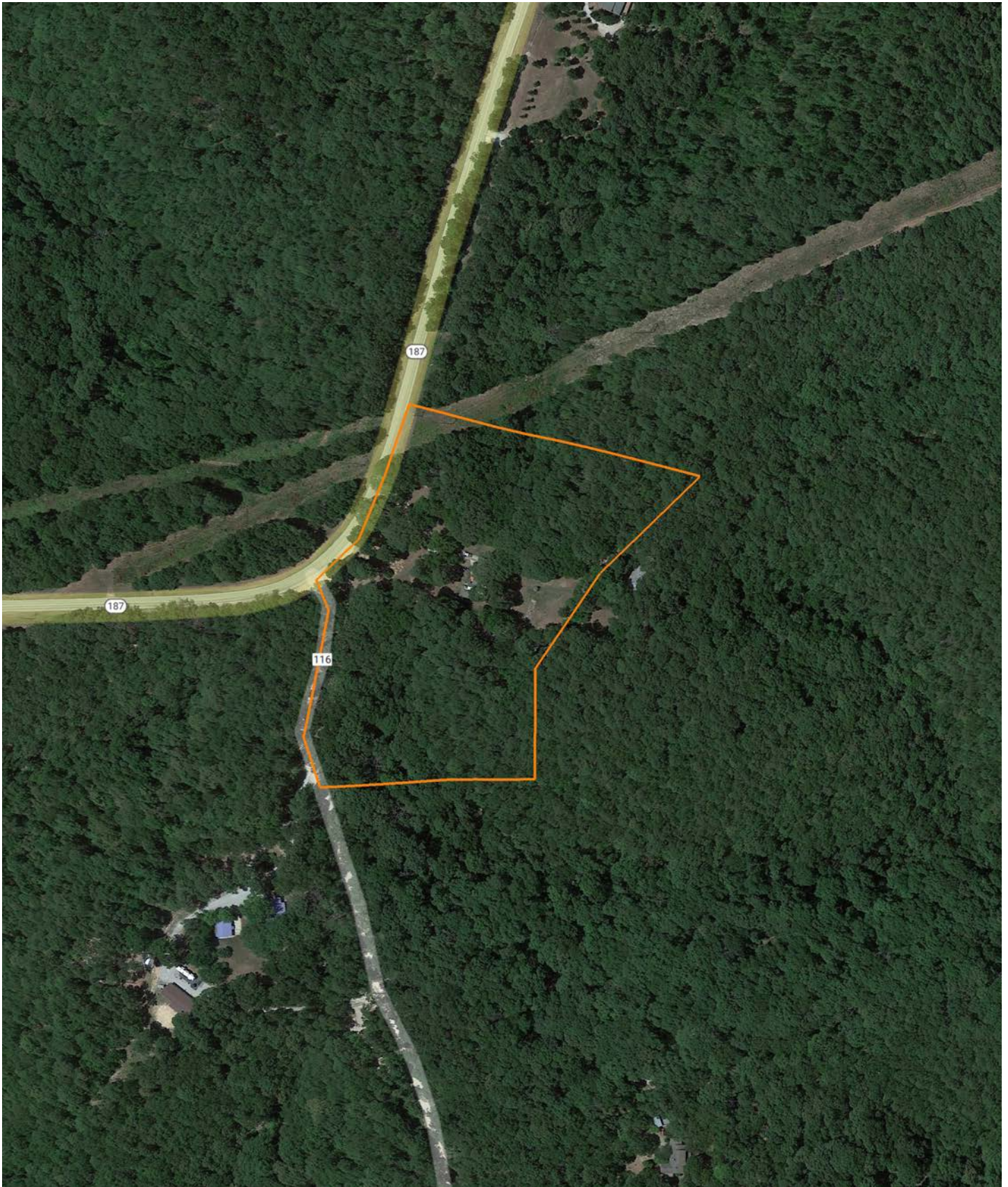
ABUNDANT WILDLIFE



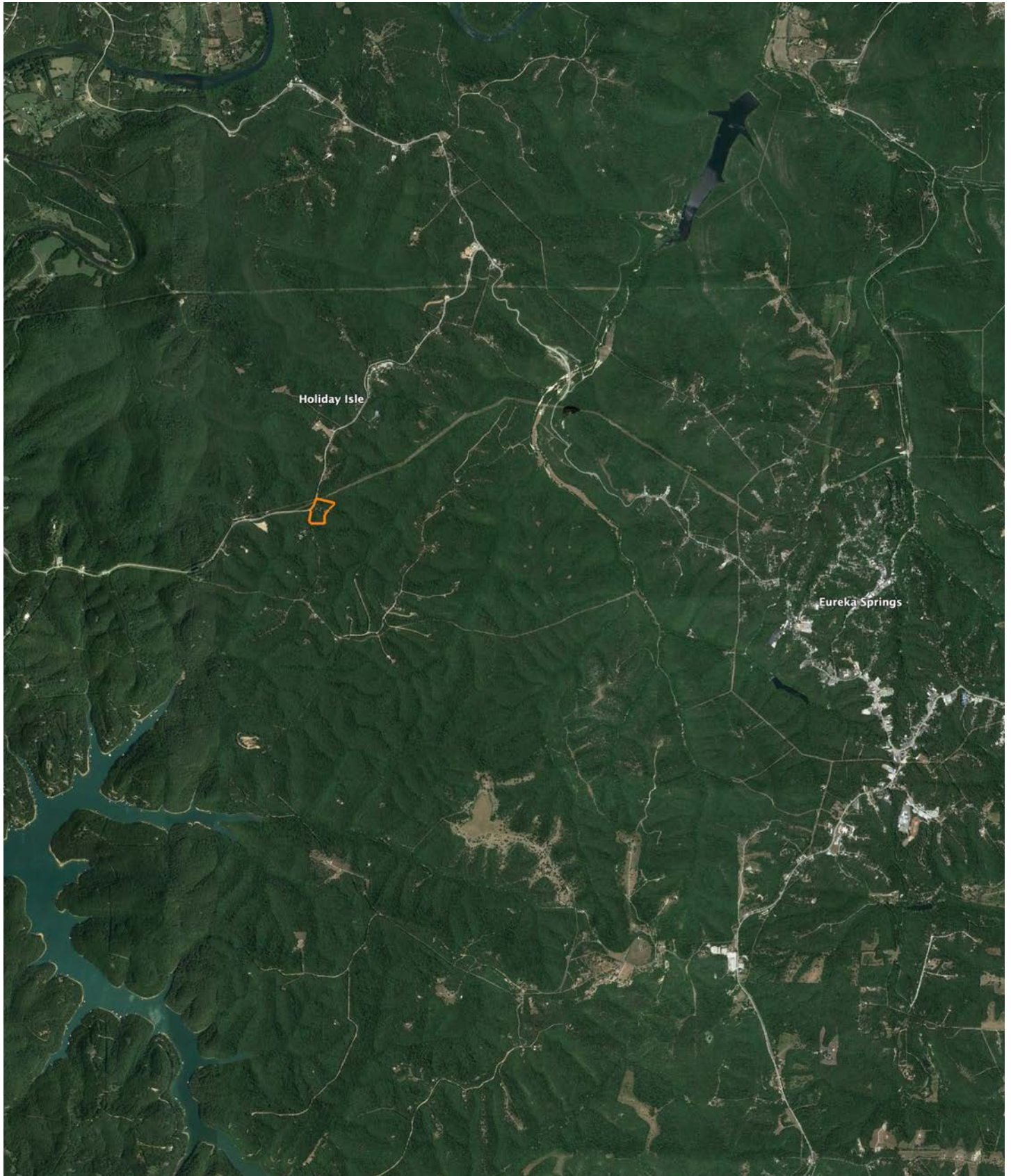
ADDITIONAL PHOTOS



AERIAL MAP



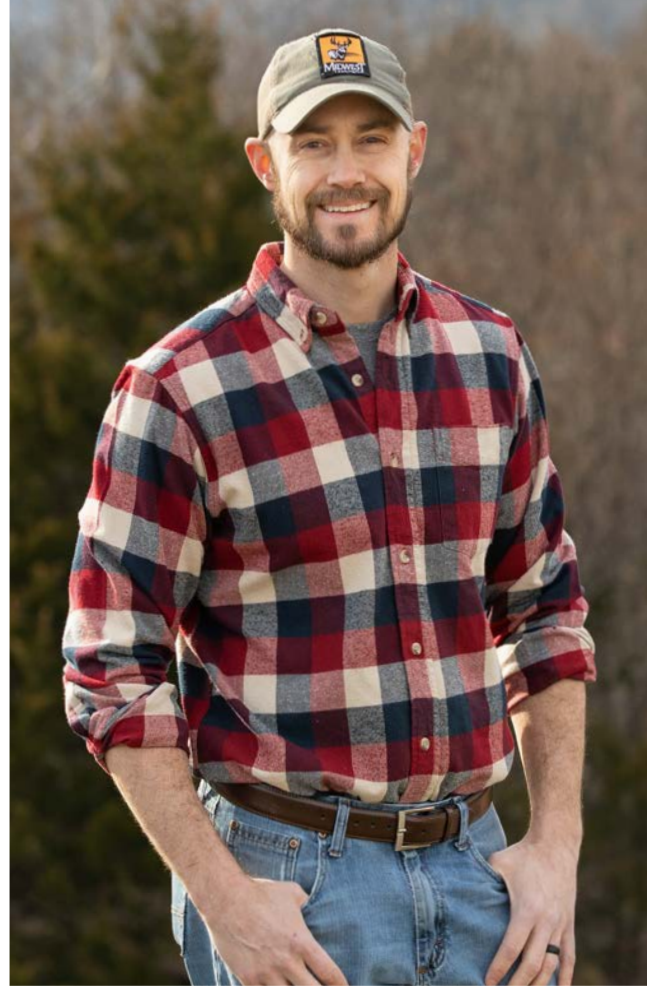
OVERVIEW MAP



AGENT CONTACT

A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



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