

MIDWEST LAND GROUP PRESENTS

2 ACRES

CARROLL COUNTY, AR

101 S WOODSDALE DR, EUREKA SPRINGS, AR, 72631



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

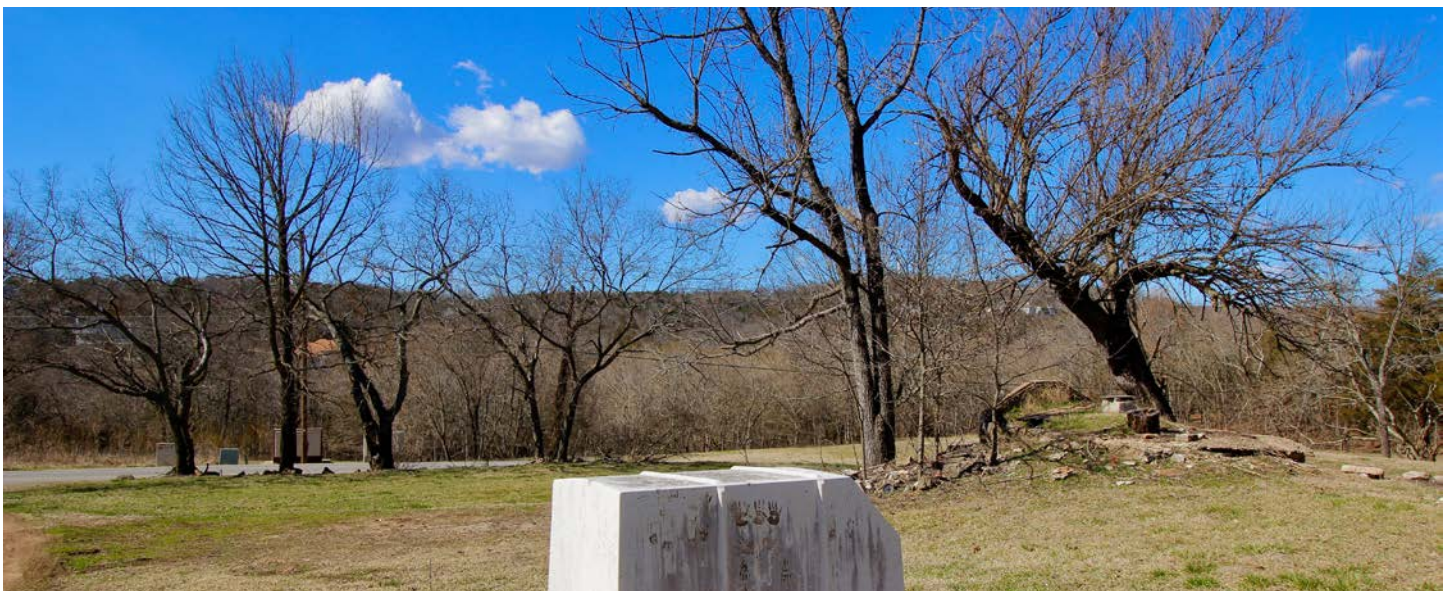
2 +/- UNRESTRICTED ACRES & DUPLEX LOCATED 1 MILE FROM TABLE ROCK LAKE

Nestled just a mile away from the scenic shores of Table Rock Lake and the bustling Holiday Island Marina, this picturesque property offers an idyllic retreat for both relaxation and adventure. Situated on two expansive acres with convenient paved road frontage, this real estate gem boasts a charming 2,100 square foot duplex, providing flexible living options. Each unit is designed, featuring a spacious 1 bedroom, 1.5 bath layout and a comfortable 2 bedroom, 2 full bath configuration. Both units enjoy the independence of separate meters, ensuring convenience and privacy for residents.

In addition to the inviting duplex, the property boasts two water wells, one fully operational and the other awaiting a pump and working components, that currently provide a reliable water supply year-round. The additional expansive 59'x61' concrete foundation

offers endless possibilities, whether one dreams of constructing a larger home to accommodate a growing family or a spacious workshop for creative endeavors. With room for expansion, this property presents a canvas for customization and personalization, allowing individuals to tailor the space to suit their unique needs and preferences.

Nature enthusiasts and wildlife admirers will delight in the serene surroundings, as deer freely roam the tranquil landscape, providing an enchanting backdrop for outdoor adventures. Whether one seeks a peaceful retreat amidst nature's beauty or an exciting hub for water-based activities, this exceptional real estate opportunity promises the perfect blend of comfort, convenience, and natural splendor, making it an ideal investment for those longing to embrace the quintessential lake lifestyle.



PROPERTY FEATURES

PRICE: **\$175,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **2**

- Income producing
- 1 mile from Table Rock Lake
- Unrestricted land
- 1 operational well
- 1 well needs updated
- Septic in place
- Paved road frontage
- Additional slab area for expansion
- 7 miles to Eureka Springs, AR



INCOME PRODUCING DUPLEX

Each unit is designed, featuring a spacious 1 bedroom, 1.5 bath layout and a comfortable 2 bedroom, 2 full bath configuration.



ADDITIONAL SLAB FOR EXPANSION



2 +/- ACRES



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 981.1

Max: 1,026.7

Range: 45.6

Average: 1,003.0

Standard Deviation: 11.68 ft



2/23/2024

21-21N-26W
Carroll County
Arkansas

Boundary Center: 36° 28' 37.84, -93° 45' 34.92

OVERVIEW MAP



AGENT CONTACT

Jon Massie is a man of the land. He's been the owner of a hunting guide service, manufacturer's rep company, and an expert in land and wildlife management since 2004. Throughout this time, Jon has learned how to identify the strengths in a tract of land and has helped many people find that perfect combination of value and potential. He covers Arkansas and southwest Missouri.

Born in Texas, but hailing mostly from Kansas, this Army veteran lived in a lot of places before settling down in Eureka Springs, Arkansas with his wife, Sarah, and son, Koltin, who Jon is proud to say is majoring in agriculture. Jon has nearly 20 years' experience in sales and holds his share of sales achievements. He enjoys hunting deer, turkey, and shed antlers. His best skill is an innate ability to see a property's hunting potential, and choose optimal stand and food-plot locations.

He currently has three deer in the Boone & Crockett record books, has been on the cover of North American Whitetail, and has harvested several deer and turkey on film. Jon is a firm believer in the adage, "You only get what you put into it." He wants his clients to know that he gives 100% to every transaction and that he will always be honest and upfront, always putting your interests ahead of his. That's how Jon does business.



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