

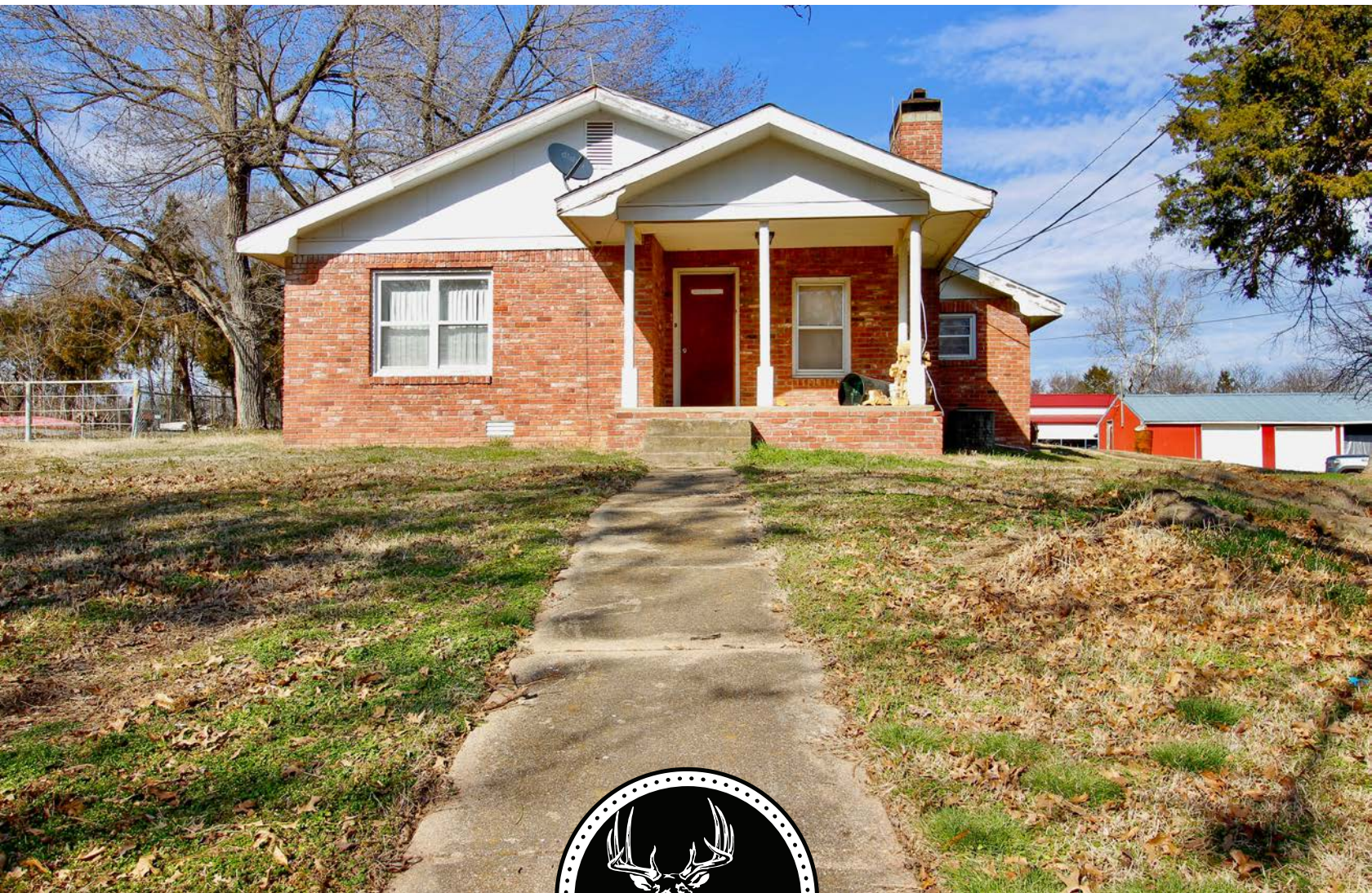
MIDWEST LAND GROUP PRESENTS

8 ACRES IN

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# CARROLL COUNTY ARKANSAS

192 HOMESTYLE ROAD, BERRYVILLE, AR 72616



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 8 +/- ACRES NEAR THE KINGS RIVER WITH HOME, 4 CHICKEN HOUSES, AND MUCH MORE

Welcome to your countryside retreat nestled in the heart of Arkansas! Built around 1940, this sturdy brick home boasts 3 bedrooms and 2 bathrooms, with a spacious 480 square foot garage all sitting on an expansive 7.87 +/- acres of land providing endless possibilities for outdoor enjoyment. The home and structures are being sold as is where is.

Situated just half a mile from Kings River access, outdoor enthusiasts will delight in the abundance of recreational activities available right at their doorstep. Whether it's kayaking along the tranquil waters, casting a line for some fishing, or simply taking in the scenic beauty of the surroundings, there's something for everyone to enjoy. Paved road access ensures easy connectivity to

nearby towns, with Berryville just 8 minutes away and the historic charm of Eureka Springs a mere 15-minute drive.

This property is not just a home; it's a lifestyle opportunity. With features like a cellar, two water wells, and natural gas, convenience and self-sufficiency are at your fingertips. Additionally, the presence of two 40'x400' chicken houses and two 32'x380' chicken houses (being sold with no poultry contract), along with three additional metal buildings, presents the potential for income generation or hobby farming. With a generator providing peace of mind during any power outages, this property truly offers the best of rural living with modern amenities.



# PROPERTY FEATURES

PRICE: **\$220,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **8**

- 7.87 +/- acres
- Paved access
- 1/2 +/- mile from Kings River
- 4 chicken houses
- 3 metal buildings
- Backup generator
- 2 water wells
- Natural gas
- 8 minutes from Berryville, AR
- 15 minutes from Eureka Springs, AR



# STURDY BRICK HOME

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# 4 CHICKEN HOUSES

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,057.3

Max: 1,087.4

Range: 30.1

Average: 1,076.0

Standard Deviation: 4.72 ft

0ft 226ft 452ft



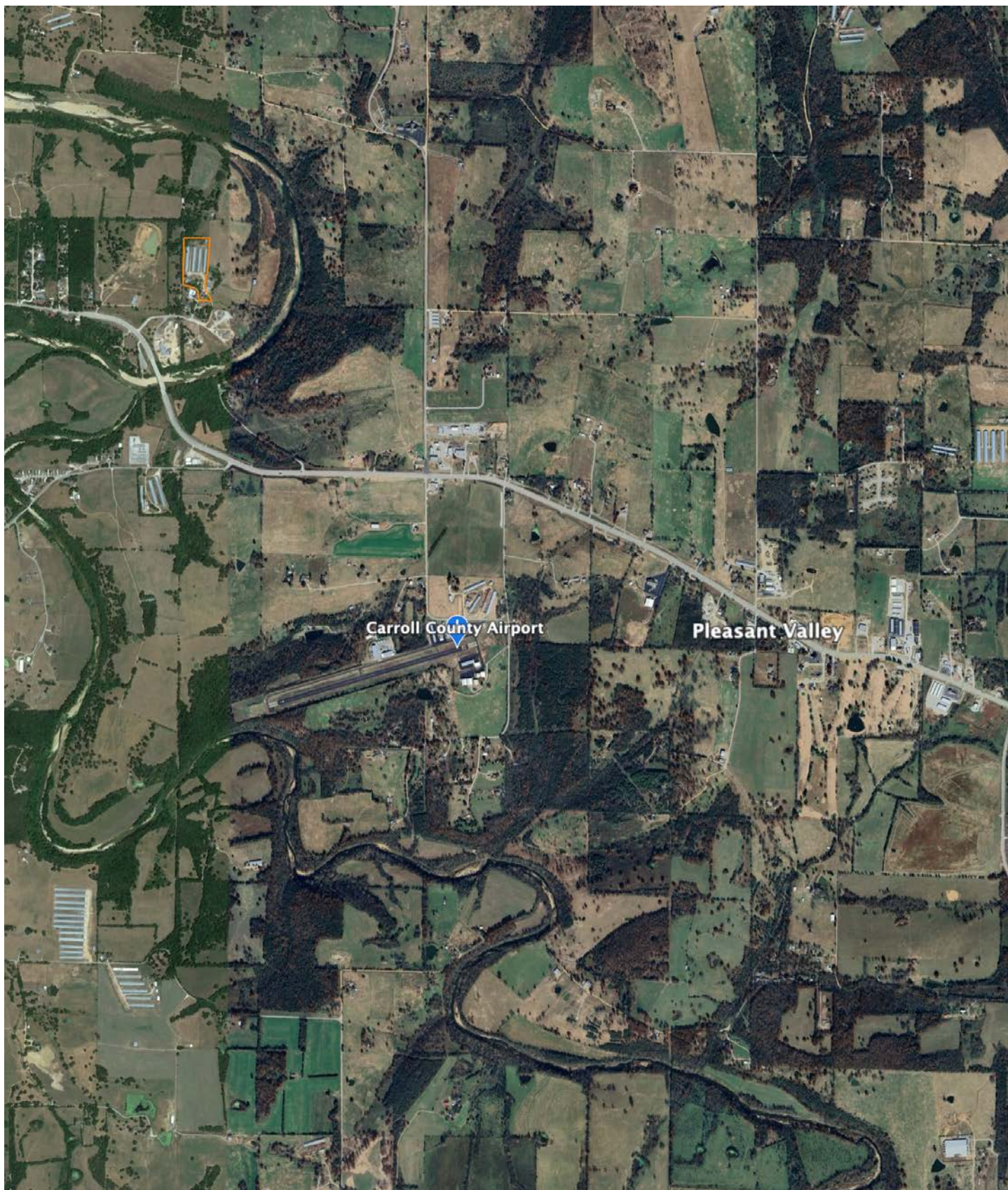
2/19/2024

15-20N-25W  
Carroll County  
Arkansas

Boundary Center: 36° 23' 57.41, -93° 38' 3.41

# OVERVIEW MAP

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## AGENT CONTACT

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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.



**JON MASSIE**, LAND AGENT  
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**MidwestLandGroup.com**

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