

MIDWEST LAND GROUP PRESENTS

14 ACRES IN

---

# CARROLL COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 14 ACRES WITH BEAVER LAKEFRONT HOME, BOAT DOCK, AND 2 METAL BUILDINGS

Nestled amidst the natural beauty of Beaver Lake, this exquisite property offers an unparalleled opportunity to embrace lakefront living at its finest. Encompassing 14 surveyed acres, the estate boasts breathtaking views of Point 5 and the pristine waters of Beaver Lake. A highlight of this offering is the expansive two-slip private boat dock, providing direct access to the lake for recreational activities and waterfront enjoyment. The centerpiece of this remarkable property is a meticulously designed 3,500 +/- sq. ft. home, constructed in 2004 to the highest standards of craftsmanship. Featuring 3 beds and 3 baths spread across two levels, including a full basement, the residence offers spacious and comfortable living quarters. Step outside onto the generous deck to savor panoramic vistas of the lake and surrounding landscape,

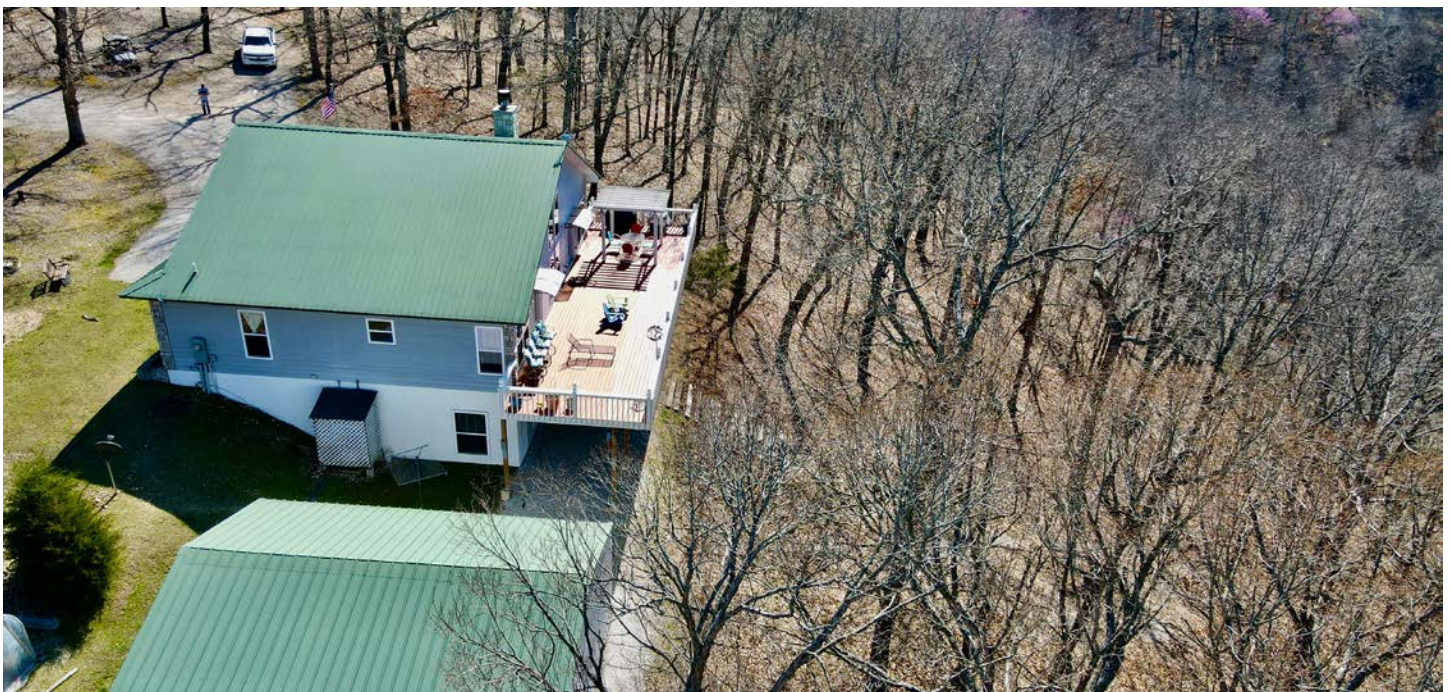
or retreat indoors to the warmth of the home's inviting stone fireplace creating timeless appeal. Complementing the main residence are two red iron metal buildings, sized 30'x40' and 24'x33' respectively, providing ample storage space for boats, recreational vehicles, or workshop activities. A charming 10'x20' greenhouse offers the opportunity for gardening enthusiasts to cultivate their botanical haven amidst the property's mature timber and abundant wildlife. Conveniently located just 14 miles from the historic town of Eureka Springs, Arkansas, residents can enjoy the perfect blend of secluded serenity and easy access to cultural attractions, dining, and entertainment options. Whether seeking a full-time residence or a weekend retreat, this exceptional property offers a lifestyle of luxury, tranquility, and natural splendor.



# PROPERTY FEATURES

PRICE: **\$1,800,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **14**

- 2 slip private boat dock
- Beaver Lakefront and lake view
- 3,500 +/- sq. ft. home
- 2 metal shop buildings
- Mature oak timber
- Greenhouse
- Surveyed
- 14 miles from Eureka Springs



# 3,500 SQ. FT. HOME

---



## 2 METAL BUILDINGS

---



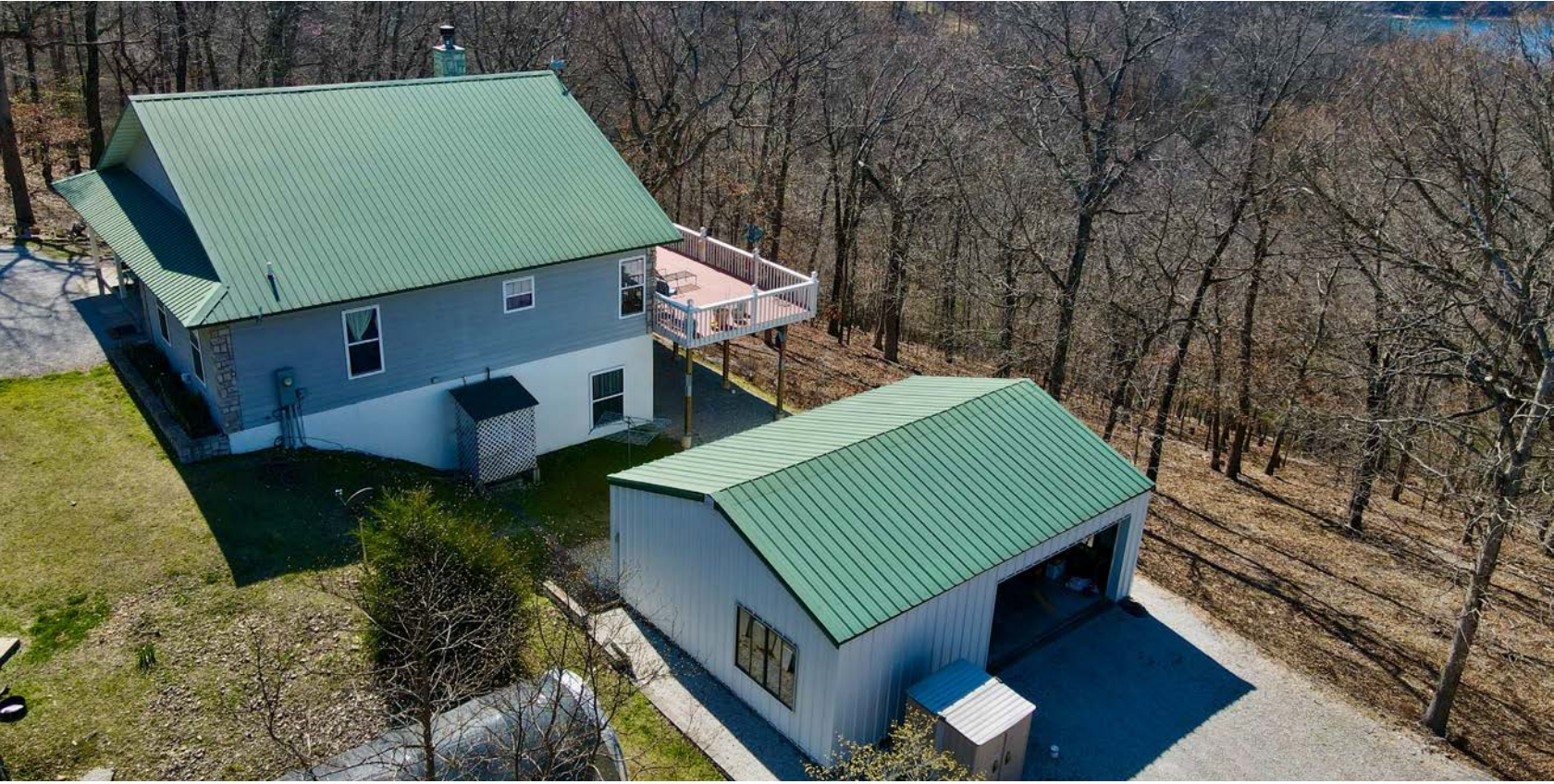
## GREENHOUSE

---



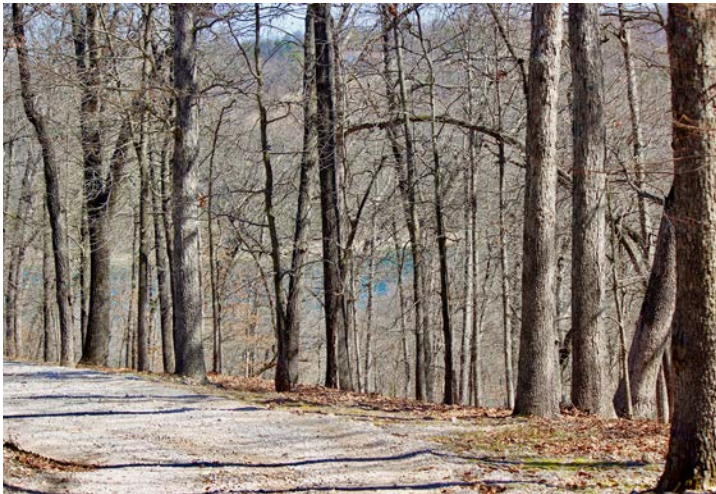
# 14 SURVEYED ACRES

---



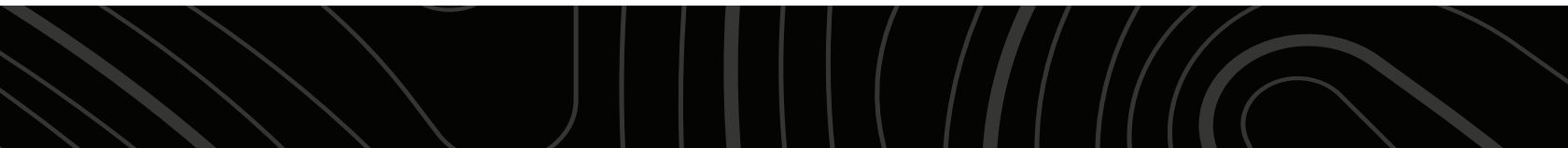
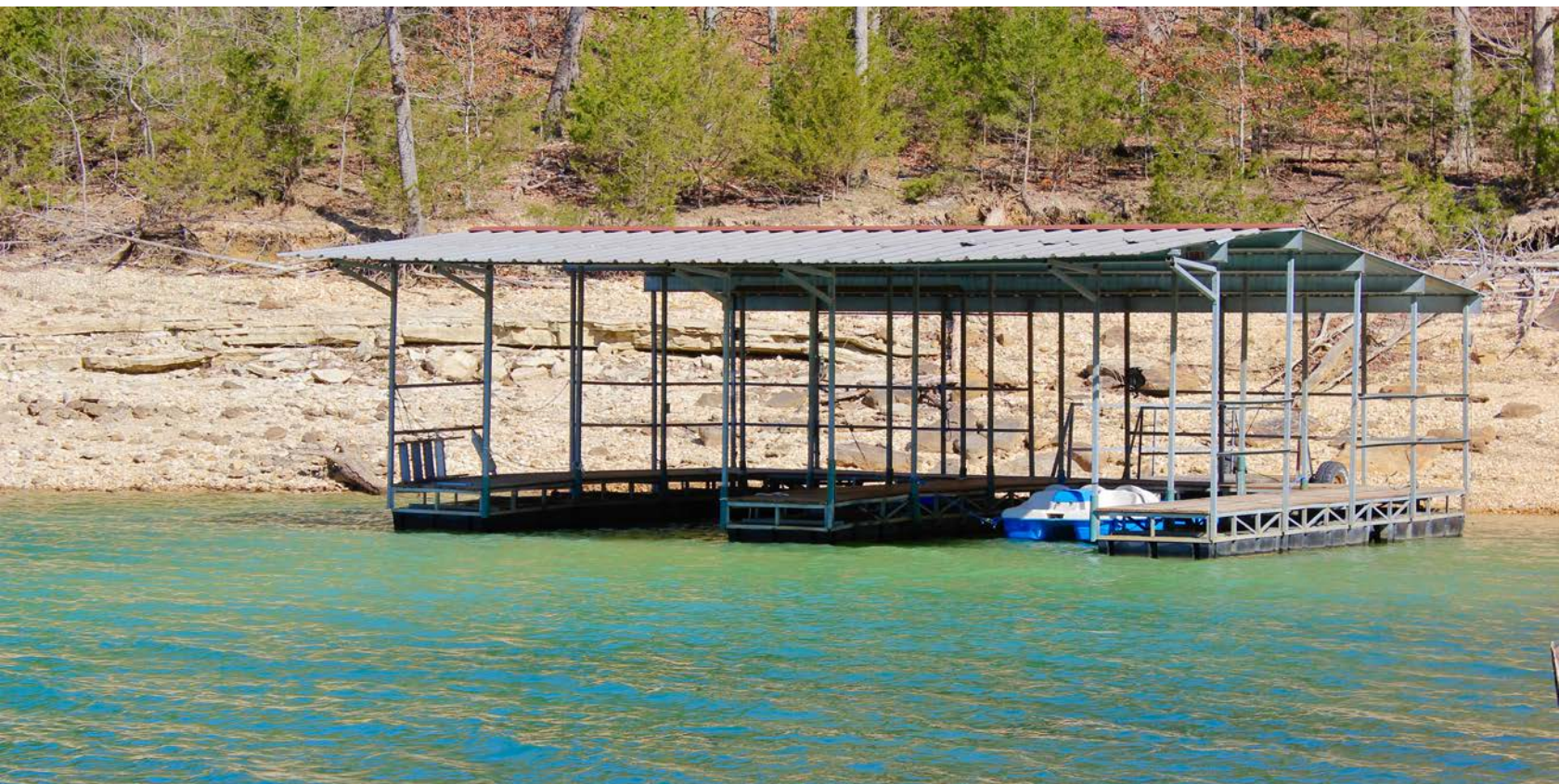
# MATURE OAK TIMBER

---



## 2 SLIP PRIVATE BOAT DOCK

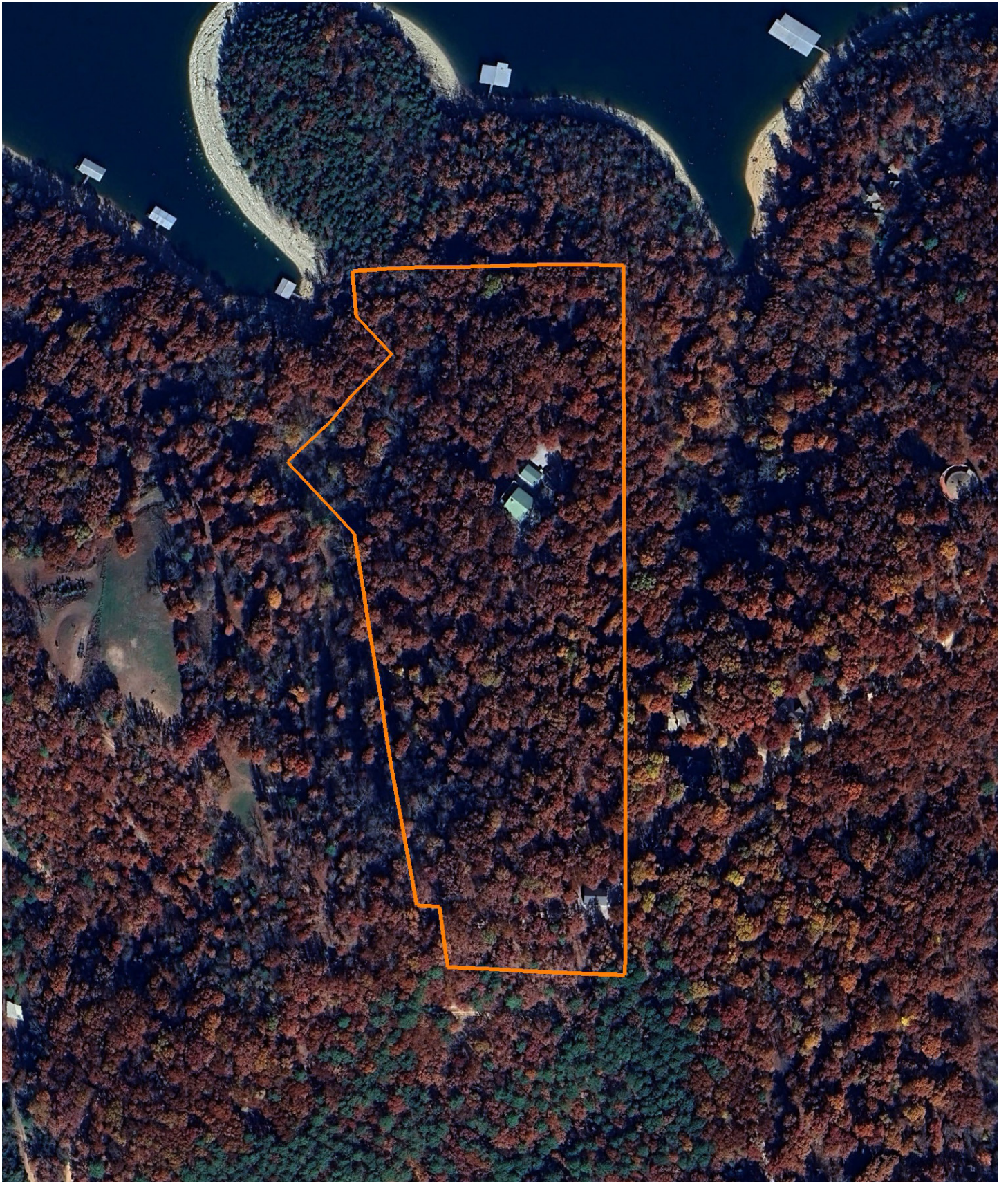
---





# AERIAL MAP

---



# OVERVIEW MAP

---



# TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,153.4

Max: 1,406.8

Range: 253.4

Average: 1,298.0

Standard Deviation: 64.44 ft

0ft 265ft 530ft



12/5/2023

**33-20N-27W**  
**Carroll County**  
**Arkansas**

Boundary Center: 36° 21' 8.76, -93° 51' 18.41

## 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.



**JON MASSIE,** LAND AGENT  
**479.439.6905**  
JMassie@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.