

MIDWEST LAND GROUP PRESENTS

5.81 ACRES IN

CARROLL COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

5.81 +/- ACRES OF BEAVER LAKEFRONT PARADISE WITH HOME

Nestled on a serene 5.81 +/- acre parcel, this remarkable property boasts an impressive 453 feet of pristine Beaver Lake frontage, offering unparalleled waterfront living. With a gentle slope leading to the water's edge, residents can effortlessly enjoy recreational activities and tranquil moments by the lake. Although currently not zoned for a boat dock, the expansive lake view and easy access to the shore provide endless opportunities for relaxation and outdoor enjoyment. Commanding attention against the backdrop of scenic beauty, the centerpiece of this estate is a stunning three-level, 4,200 +/- square foot home. Boasting four bedrooms and four bathrooms, this spacious residence offers ample space for comfortable living and entertaining. A screened porch and large deck

overlook the picturesque lake, providing the perfect setting for al fresco dining or simply unwinding amidst nature's splendor. Additionally, a 22'x36' covered carport ensures convenience and protection for vehicles, while a designated gardening area invites residents to cultivate their own green oasis. Enveloped by captivating rock bluffs and formations, this property offers a harmonious blend of natural beauty and modern comforts. Abundant wildlife further enhances the tranquil atmosphere, creating a sanctuary for nature enthusiasts and outdoor adventurers alike. Whether seeking a private retreat or a waterfront haven to call home, this exceptional real estate opportunity promises a lifestyle of unparalleled tranquility and natural splendor.



PROPERTY FEATURES

PRICE: **\$725,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **5.81**

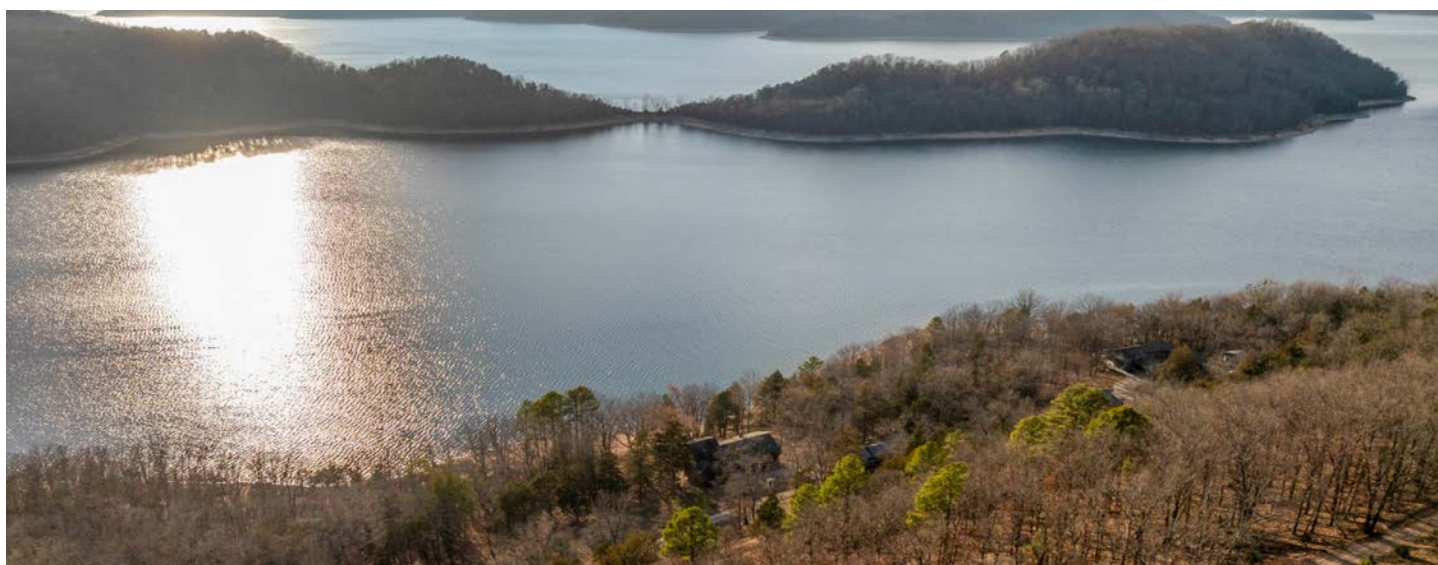
- 4,200 +/- sq. ft. home
- 453 +/- feet of Beaver Lake frontage
- 4 bed, 4 bath
- Garden area
- Two car carport
- Amazing rock formations
- Mature trees
- Private setting
- 14 +/- miles to Eureka Springs, AR



4,200 +/- SQ. FT. HOME



453 +/- FEET OF BEAVER LAKE FRONTAGE



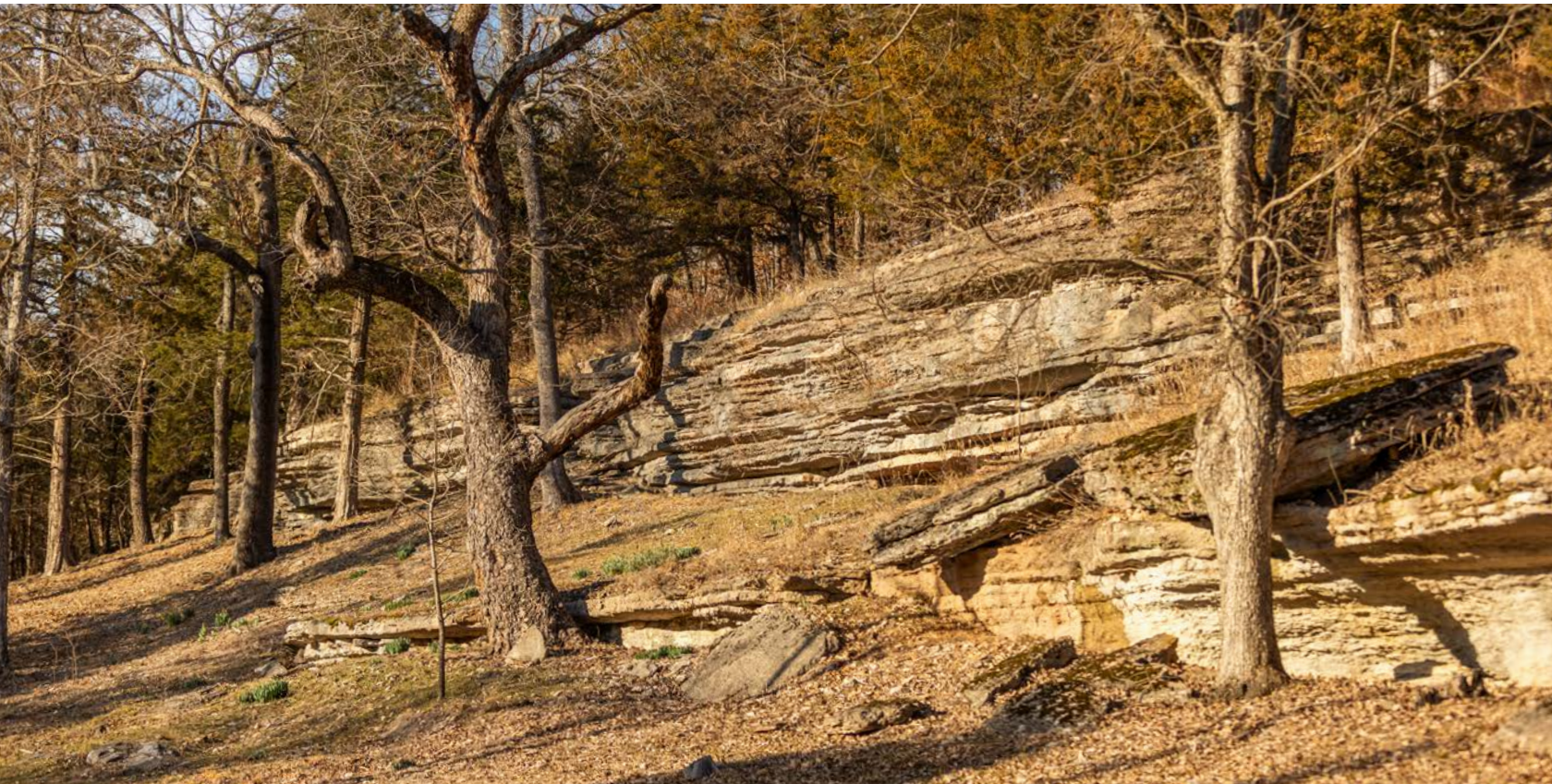
GARDEN AREA



TWO CAR CARPORT



AMAZING ROCK FORMATIONS



ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,141.3

Max: 1,387.6

Range: 246.3

Average: 1,253.6

Standard Deviation: 68.54 ft

0ft 264ft 529ft



2/28/2024

33-20N-27W
Carroll County
Arkansas

Boundary Center: 36° 21' 4.31, -93° 51' 26.75

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.



JON MASSIE, LAND AGENT
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