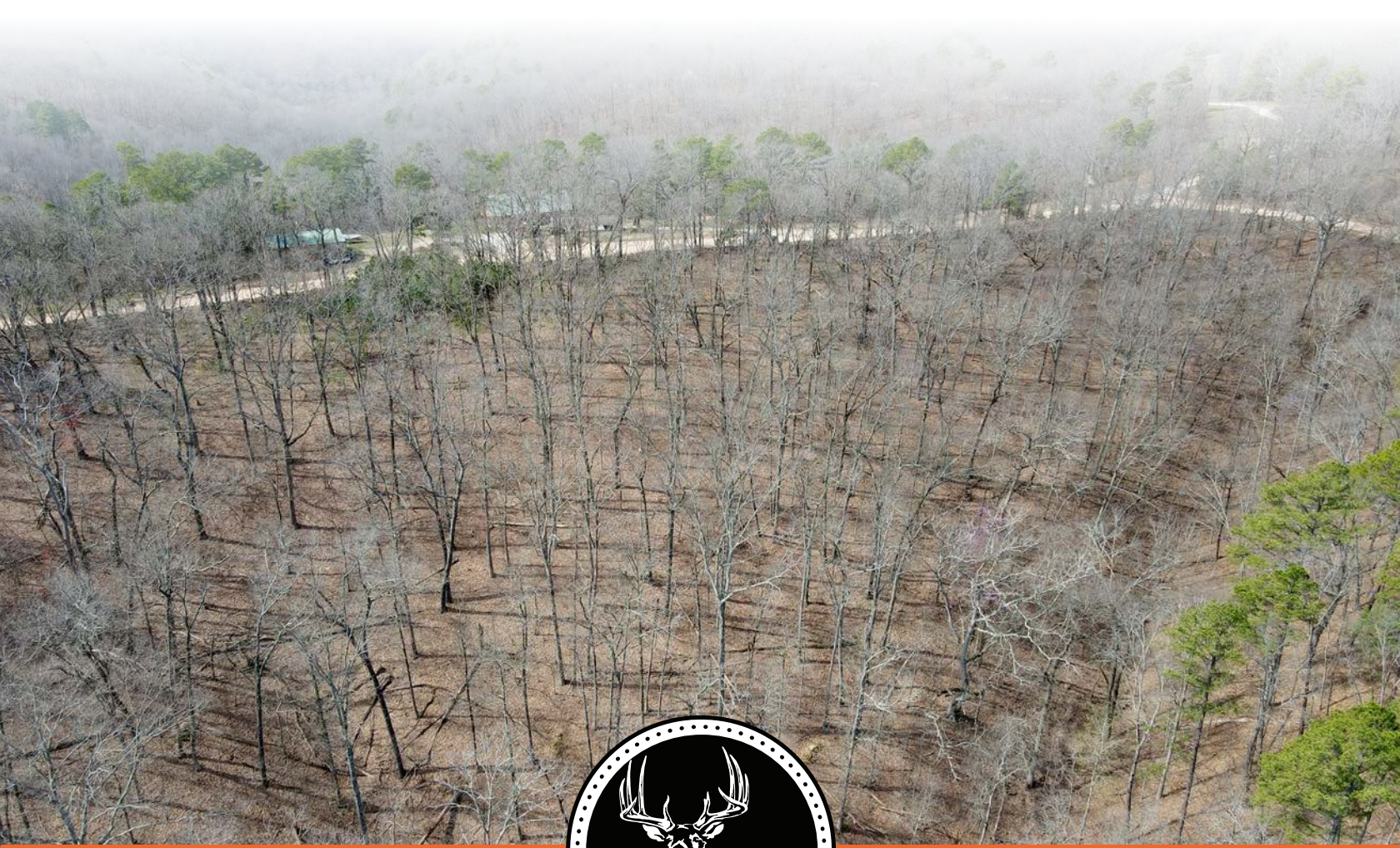


MIDWEST LAND GROUP PRESENTS

9.7 ACRES IN

CARROLL COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

9.7 +/- ACRE OZARK ESCAPE MINUTES AWAY FROM BEAVER LAKE AND EUREKA SPRINGS

Nestled in the picturesque landscapes of Carroll County, Arkansas, this exceptional property offers a plethora of opportunities for those seeking the perfect blend of natural beauty and convenience. Boasting multiple amazing build sites and diverse topography, this parcel provides the ideal canvas for crafting your dream home or retreat, each site offering stunning views and the potential for creating a personalized sanctuary. With county road frontage ensuring easy access, this land is a haven for wildlife enthusiasts, abundant with mature hardwoods offering a tranquil escape into nature's embrace. It's hard not to love the beautiful pine groves and different wildlife that are present on the property. Conveniently

located mere minutes from the Beaver Lake boat ramp and the White River access renowned for its world-class trout fishing, this property offers unparalleled access to outdoor recreation. Situated just 10 minutes from the charming town of Eureka Springs, 20 minutes from Berryville, 40 minutes from Rogers, and 55 minutes from Fayetteville, this parcel provides the perfect balance of country living and proximity to urban amenities. Whether you're seeking a secluded retreat or a vibrant community atmosphere, this property invites you to experience the best of Arkansas living. Don't miss the chance to make your dream lifestyle a reality. Call Koltin today to schedule your viewing today at (479) 244-5535.



PROPERTY FEATURES

PRICE: **\$60,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **9.7**

- Multiple amazing build sites
- Diverse topography
- County road frontage
- Tons of wildlife
- Mature hardwoods
- Country living
- Minutes from Beaver Lake boat ramp
- Minutes from the White River access and world-class trout fishing
- 10 minutes to Eureka Springs
- 20 minutes to Berryville
- 40 minutes to Rogers
- 55 minutes from Fayetteville



9.7 +/- ACRES



COUNTY ROAD FRONTAGE



MATURE HARDWOODS



AERIAL MAP



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Boundary Center: 36° 24' 0.53, -93° 47' 54.34

0ft 258ft 515ft



Maps Provided By:



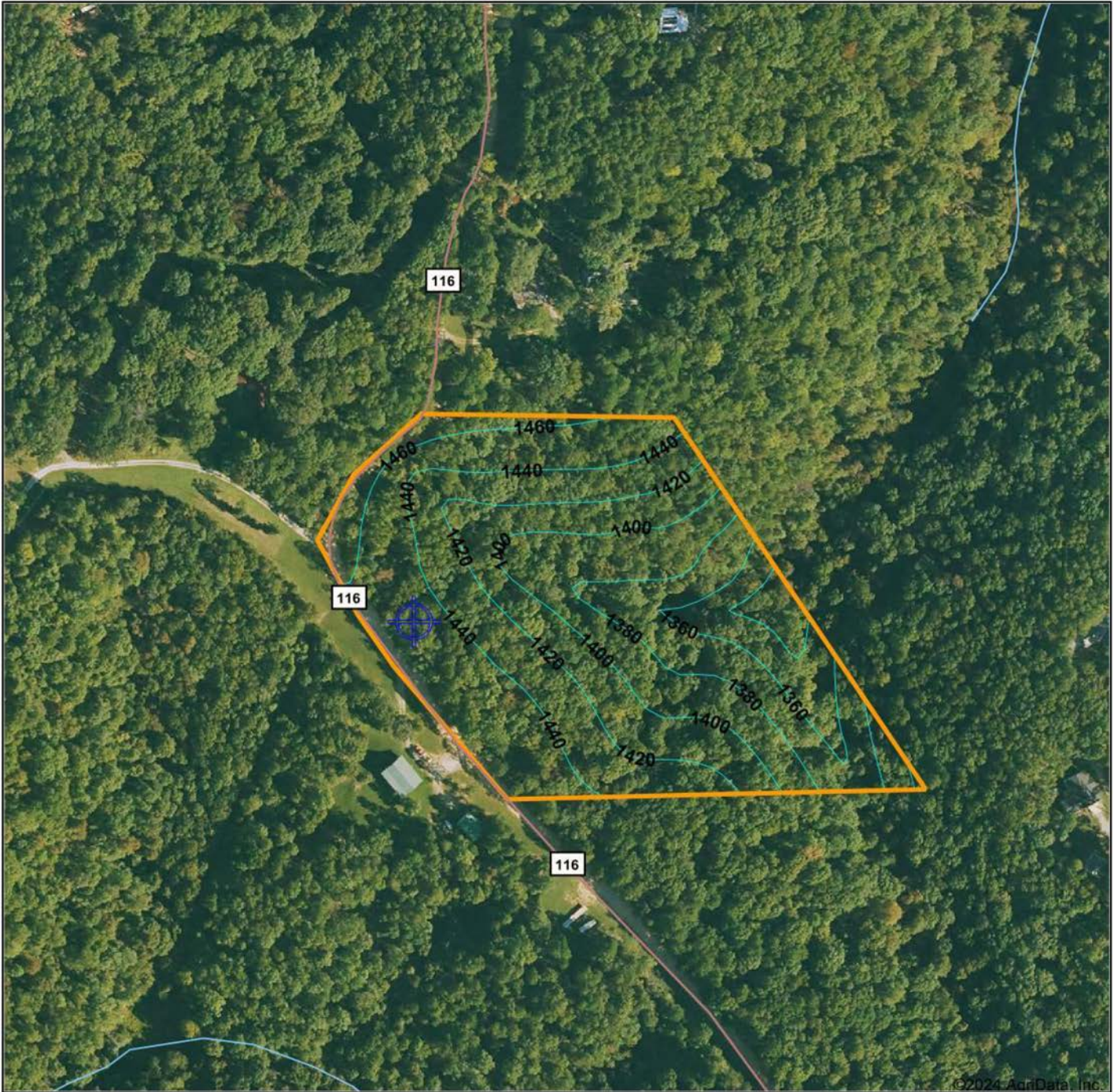
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13-20N-27W
Carroll County
Arkansas



3/13/2024

TOPOGRAPHY MAP



©2024 AgriData, Inc.

Boundary Center: 36° 24' 0.53, -93° 47' 54.34



13-20N-27W
Carroll County
Arkansas



Maps Provided By:



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3/13/2024

OVERVIEW MAP



AGENT CONTACT

If growing up in the outdoors and working with landowners throughout his life has taught Koltin Massie anything about business, it's that you must be honest, dedicated and determined to get the job done and done right. That's exactly what he does at Midwest Land Group.

Born in Fort Riley, Kansas, Koltin's family moved to Eureka Springs, where he was able to grow up around farmers and family who made a living off the land. He graduated from Eureka Springs High School before attending North Arkansas College, where he obtained his Associate's Degree in Agricultural Sciences, and the University of Arkansas, where he earned a Bachelor's in Agricultural Leadership—Education, Communication and Technologies, and a minor in History.

Koltin pursued a career in auctioneering and, in 2019, while working as an auctioneer, he and his team were recognized as the best auction house in Northwest Arkansas. Even with those accolades, Koltin's passion was in land, and he knew there was a better way to transact it than through an auction house. Looking for the best platform to bring value to landowners, it didn't take long for Koltin to decide on joining Midwest Land Group.

Assomeone who loves the outdoors, and historic preservation, Koltin serves as the Vice President of the Carroll County Historical Society and writes for the Historical Quarterly. Koltin's passion for Northwest Arkansas and history led him to author a book about early Eureka Springs developer and local legend John Betten, *The Life and Memoirs of John C. Betten* (2021). His knowledge of the area, involvement in the community, and contacts within the market make him a great asset to every client. If you're looking to buy or sell land in Northwest Arkansas, be sure to give Koltin a call.



KOLTIN MASSIE,

LAND AGENT

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MidwestLandGroup.com

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