

MIDWEST LAND GROUP PRESENTS

15.7 ACRES IN

CARROLL COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WOODED ACREAGE WITH HIGHWAY FRONTAGE & UTILITIES

If you're looking for a little space on which to build, develop, or invest, but prefer the convenience of substantial paved road frontage, then this 15 +/- acre surveyed property between Huntsville and Alpena could be for you. Located near what some would call the heart of Ozark recreational logistics, this is a place from which you can drive to Eureka Springs, Harrison,

Branson, Ponca, Jasper, or even back into Springdale all in under one hour. The terrain is consistently gentle, and depending on how a structure is positioned, may lend itself to scenic views with the right amount of tree clearing. This tract is also already divided into 5 lots if multiple homes are desired.



PROPERTY FEATURES

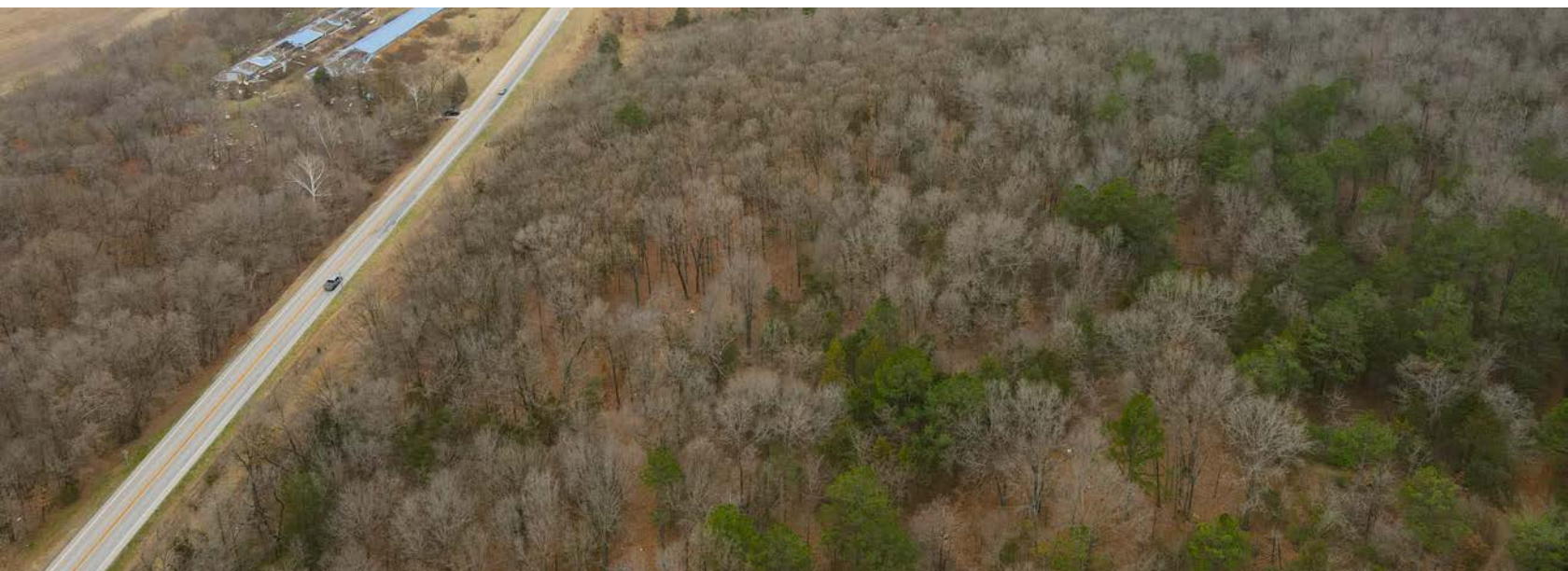
PRICE: **\$69,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **15.7**

- Practical boundary shape
- Uniformity of terrain and timber
- U.S. Hwy 412 frontage
- Electricity available
- Fiber optic line on site
- Surveyed and subdivided for tract split convenience
- 20 minutes to Harrison
- Less than 1 hour to Springdale or Fayetteville
- 30 minutes to Branson, MO
- 30 minutes to Ponca, AR



15.7 ACRES

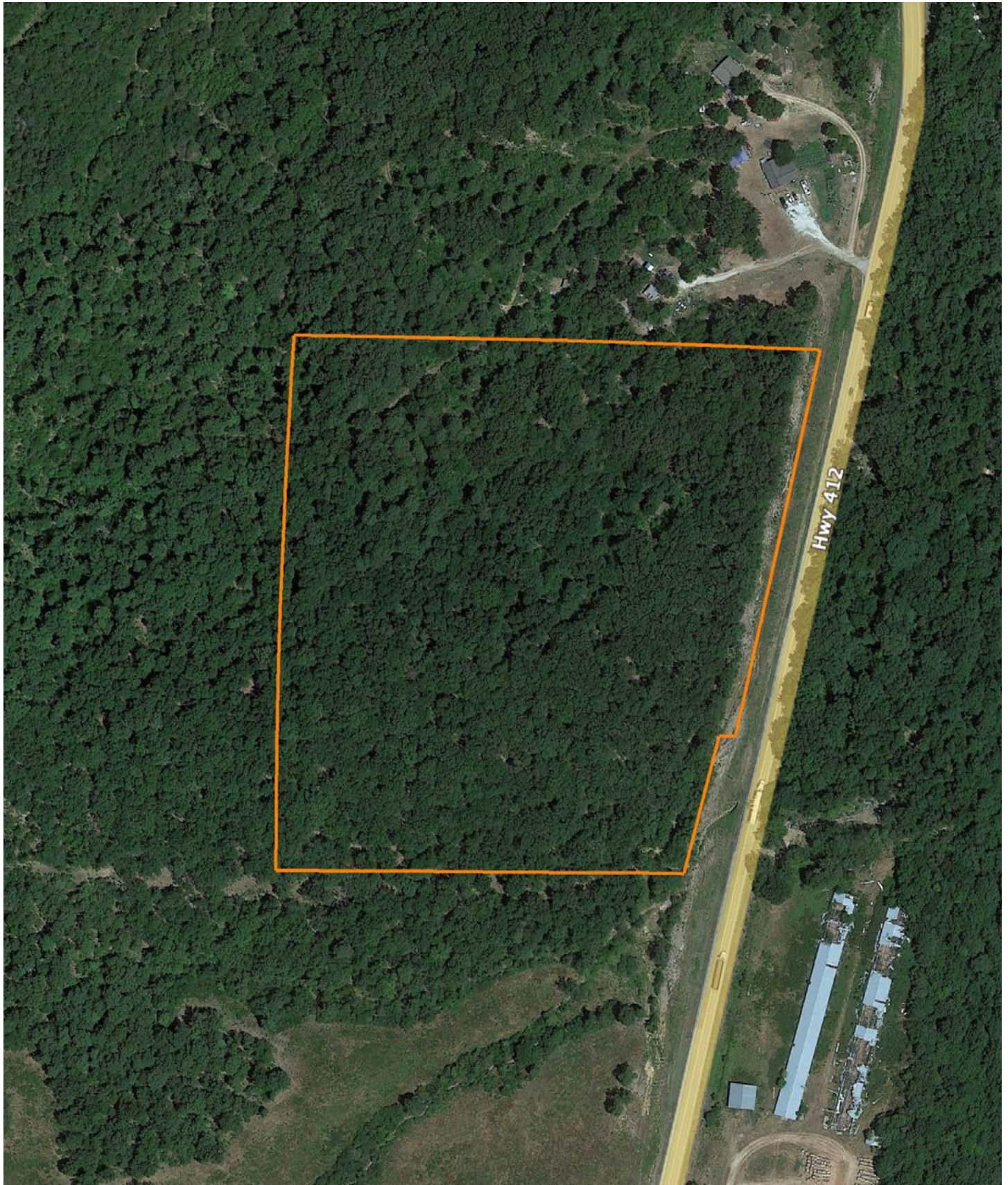
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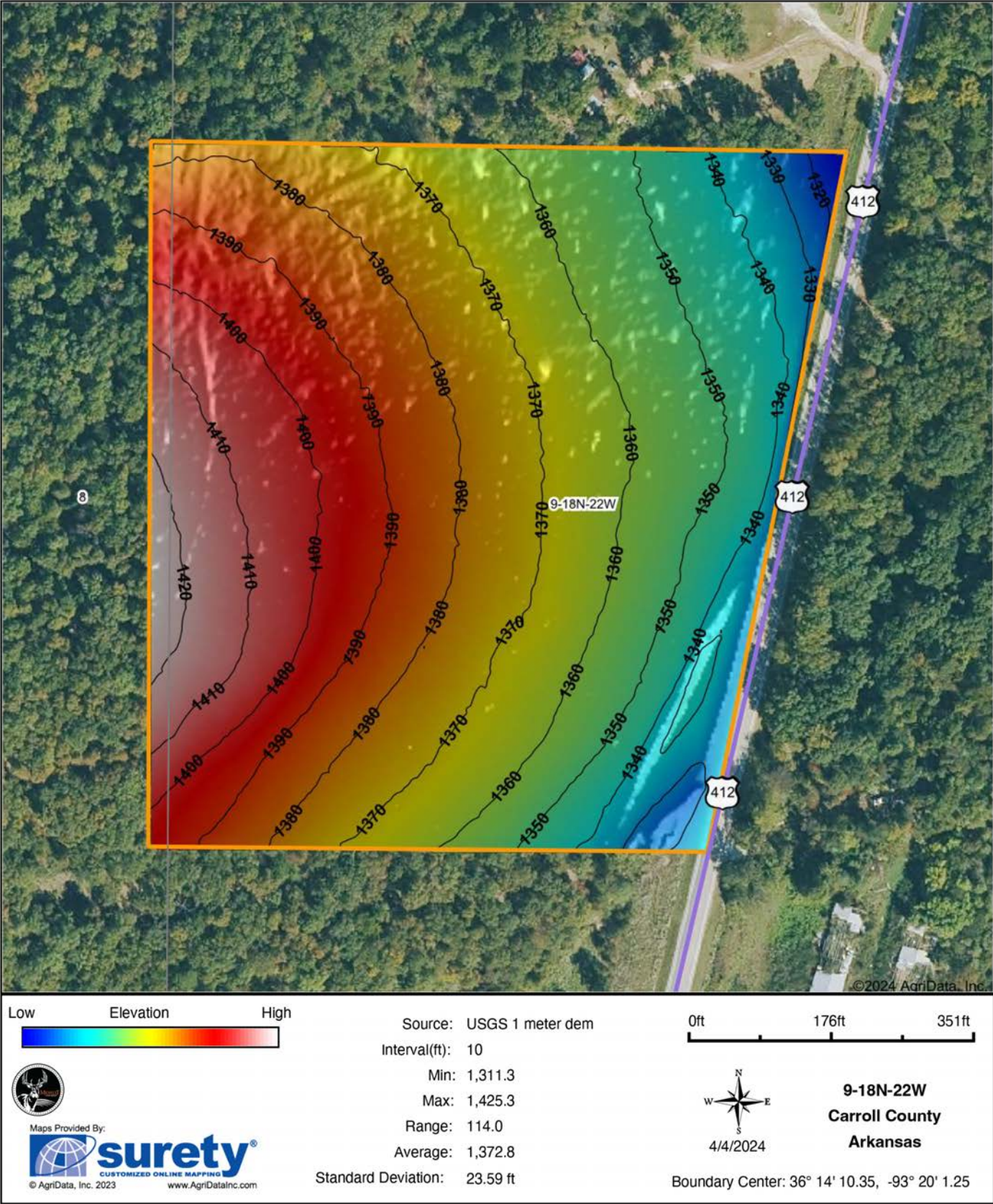
ADDITIONAL PHOTOS



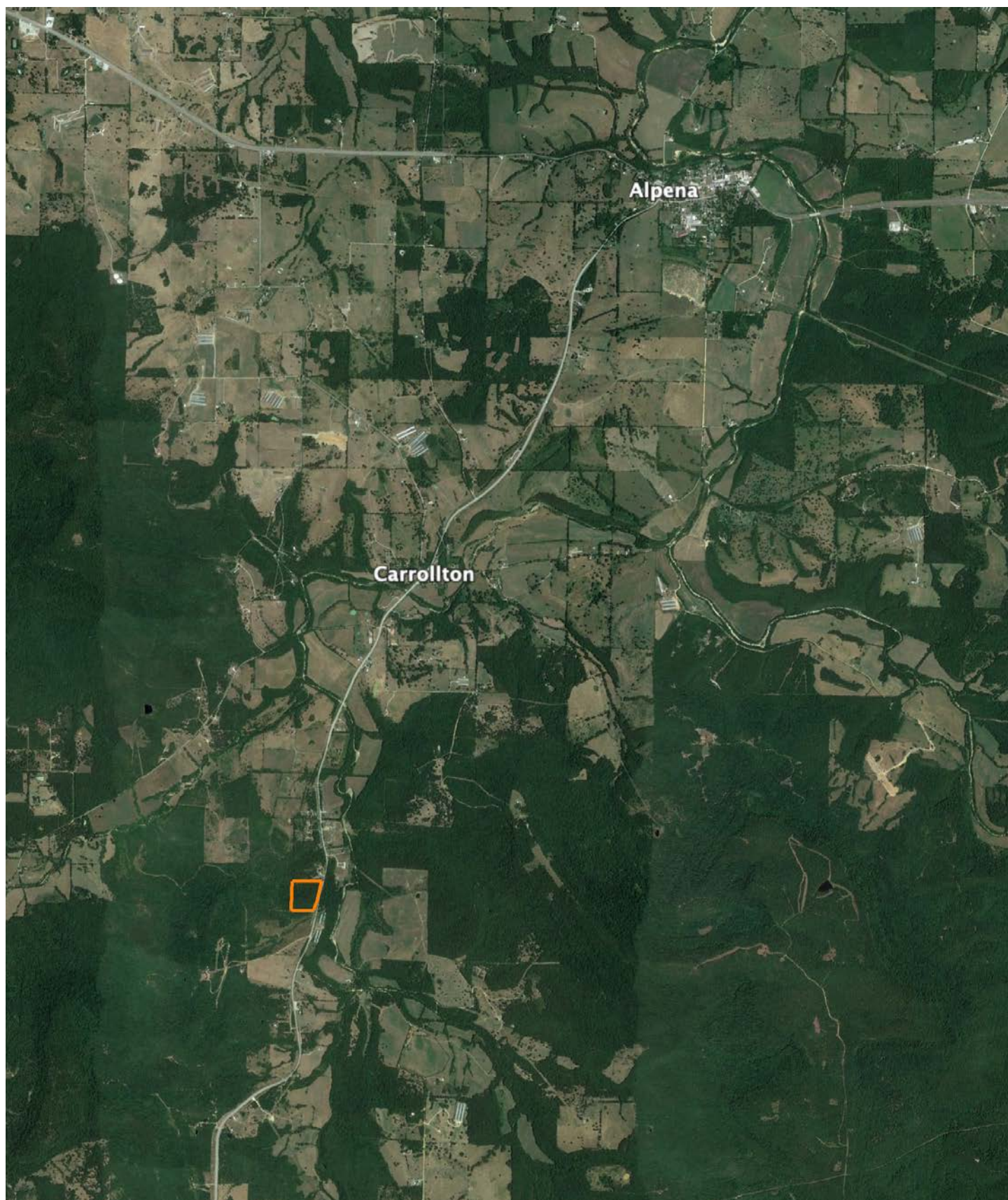
AERIAL MAP



HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



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