

MIDWEST LAND GROUP PRESENTS

7.4 ACRES IN

# CARROLL COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 7.4 +/- ACRES OF WHITE RIVER FRONTAGE WITH HOME

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Welcome to your dream riverside retreat nestled along the tranquil White River! This stunning property boasts approximately 149 +/- yards of prime river frontage, offering an idyllic setting for fishing enthusiasts and nature lovers alike. Immerse yourself in the serene ambiance as you cast your line for trout and walleye right from your own backyard, or launch your kayak for a leisurely paddle downstream.

Convenient river access directly from the property ensures endless opportunities for outdoor adventure, whether it's a peaceful morning fishing excursion or an afternoon picnic by the water's edge. Situated just 9 miles from the Beaver Lake Dam, this location provides easy access to one of Arkansas's premier fishing and recreational destinations.

Spread across a generous 7.4 +/- acres of picturesque landscape, this one-level residence encompasses 2,258 +/- square feet of thoughtfully designed living space. Boasting 3 bedrooms and 2 bathrooms, this charming home offers ample room for relaxation and entertainment.

Step inside to discover an inviting sunroom, perfect for soaking in the panoramic views of the surrounding natural beauty. The spacious living area features a cozy wood-burning fireplace, creating a warm and inviting atmosphere for gatherings with family and friends.

Outside, a 3-car covered carport and a 768 +/- square foot garage provide plenty of space for storing vehicles, equipment, and outdoor gear. A versatile 384 +/- square foot multi-purpose building offers endless possibilities for hobbies, workshops, or additional storage.

Embrace the joys of country living with a flourishing garden and a quaint chicken coop, where you can cultivate your own fresh produce and gather farm-fresh eggs. Mature oak timber surrounds the property, providing shade and privacy while enhancing the scenic charm of the landscape.

Additional amenities include a water well for self-sufficient living and the convenience of being just 4/10 of a mile from the pavement. For those traveling afar, XNA airport is only an hour away, while the vibrant town of Eureka Springs is a mere 17-minute drive, offering an array of dining, shopping, and cultural attractions.

Escape the hustle and bustle of city life and embrace the tranquility of riverside living at this exceptional property. Whether you're seeking a permanent residence, a vacation getaway, or an investment opportunity, this is your chance to own a piece of paradise in the heart of Arkansas's Ozark Mountains. Schedule your private tour today and start living the life you've always imagined!



# PROPERTY FEATURES

PRICE: **\$585,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **7.4**

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- White River frontage
- 7 +/- acres
- 2,258 +/- sq. ft. home
- 2 detached buildings
- Privacy
- 3 car carport
- Propane backup
- 9 +/- minutes to Beaver Lake Dam & boat ramp
- 17 +/- minutes to Eureka Springs
- 1 +/- hour to airport





# 2,258 +/- SQ. FT. HOME

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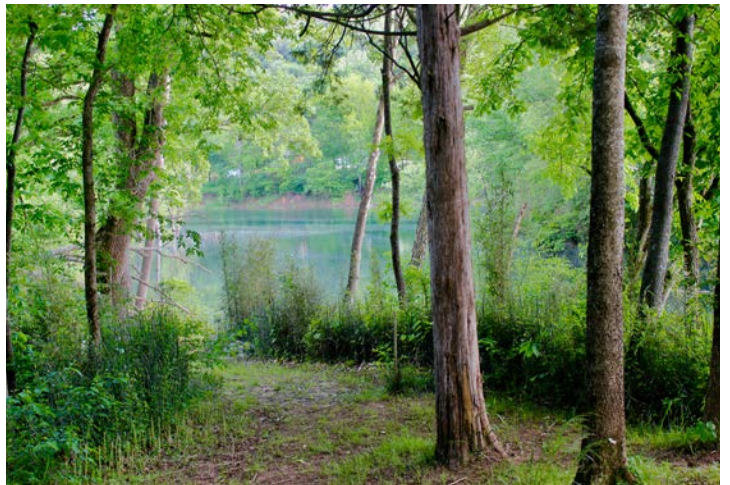
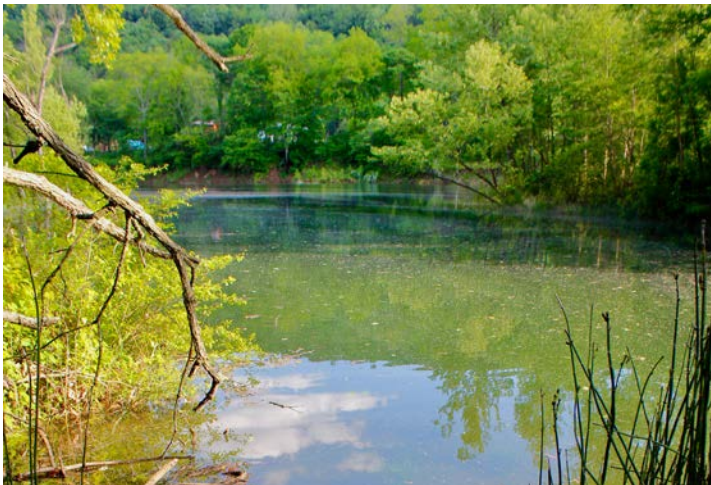
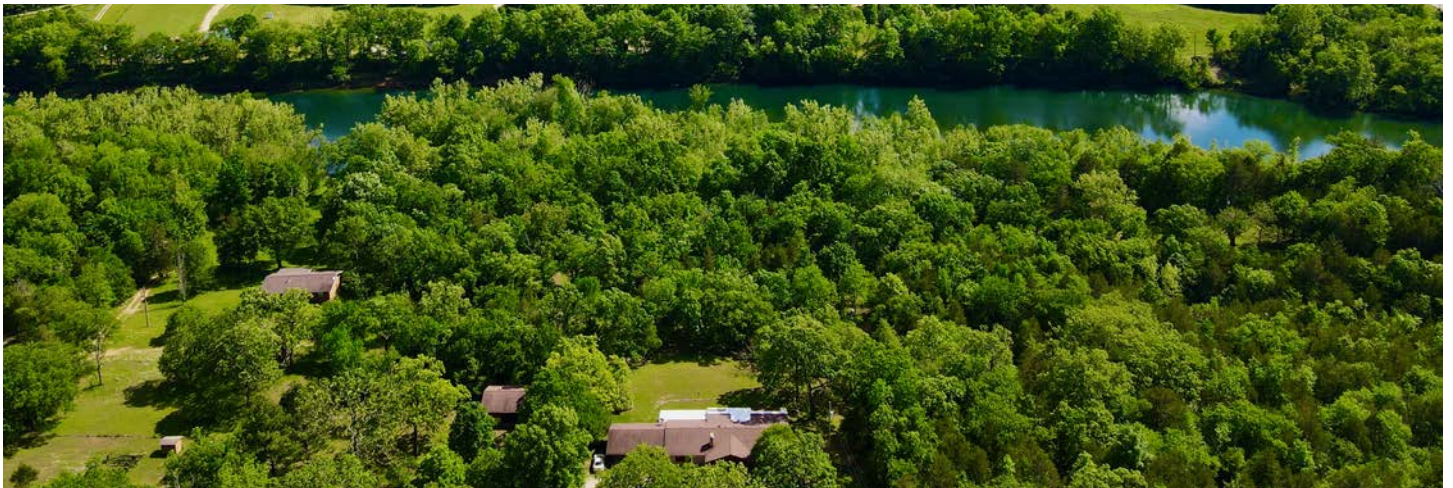
## 2 DETACHED BUILDINGS

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## WHITE RIVER FRONTAGE

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7 +/- ACRES

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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: 934.6  
Max: 1,018.7  
Range: 84.1  
Average: 978.6  
Standard Deviation: 23.26 ft

0ft 208ft 416ft



9/8/2022

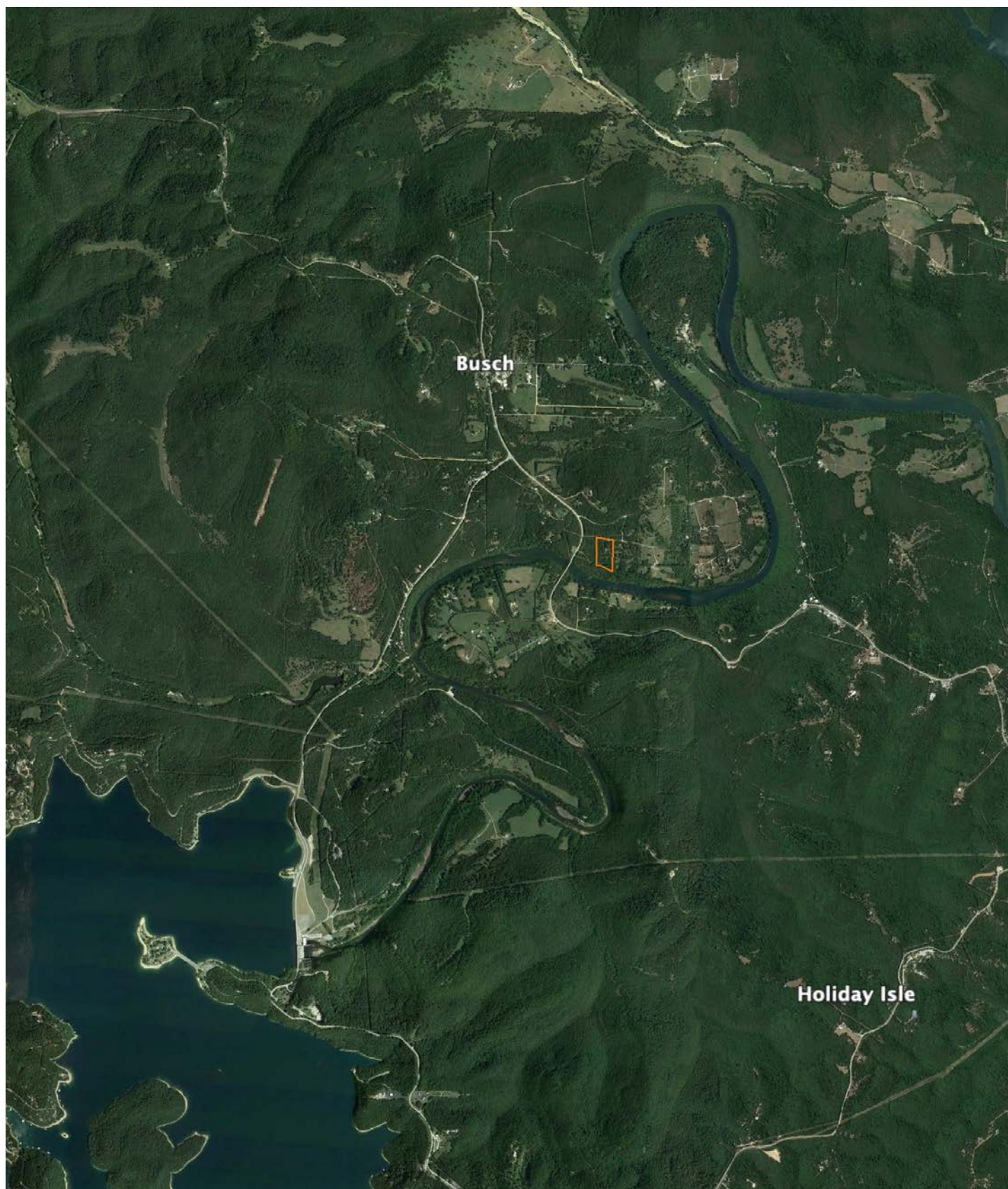
35-21N-27W  
Carroll County  
Arkansas

Map Center: 36° 26' 54.95, -93° 49' 12.42



# OVERVIEW MAP

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# 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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## MidwestLandGroup.com

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