

MIDWEST LAND GROUP PRESENTS

10.41 ACRES IN

CARROLL COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

10.41 +/- ACRES ON KINGS RIVER WITH MULTIPLE BUILD SITES

Nestled on 10.41 +/- surveyed acres with a breathtaking 600 feet of Kings River frontage, this property offers a unique opportunity to own a piece of natural paradise in the heart of the Ozarks. With its serene surroundings and prime location, this land is the perfect canvas for your dream home or a tranquil getaway. The property features multiple build sites, each offering stunning river views, ensuring that you can create the perfect setting to take in the natural beauty that surrounds you.

This property is not only picturesque but also practical, with a successful septic perk test already completed for a 4 bedroom home. Electricity is already on the property, making it easier to start building your dream retreat. The land boasts a harmonious mix of 50% pasture and timber, offering open space and wooded areas. Whether you envision a rustic cabin tucked among the trees or a modern home with sweeping views of the river, this property provides endless possibilities.

For the outdoor enthusiast, the Kings River offers fantastic kayaking and fishing opportunities right at your doorstep. The surrounding area is rich in wildlife, with deer, turkey, and even eagles frequently spotted on the property. Despite its secluded feel, this property is conveniently located just 11 miles from both Berryville, Arkansas, and Shell Knob, Missouri, providing easy access to shopping, dining, and recreation. If you're looking for an opportunity to do some boating it's a mere 12 miles to multiple boat ramps at either Eagle Rock Marina or Shell Knob on Table Rock Lake.

This is more than just a piece of land—it's a lifestyle. Don't miss out on the chance to own this incredible slice of the Ozarks, where you can create the perfect blend of nature and comfort.



PROPERTY FEATURES

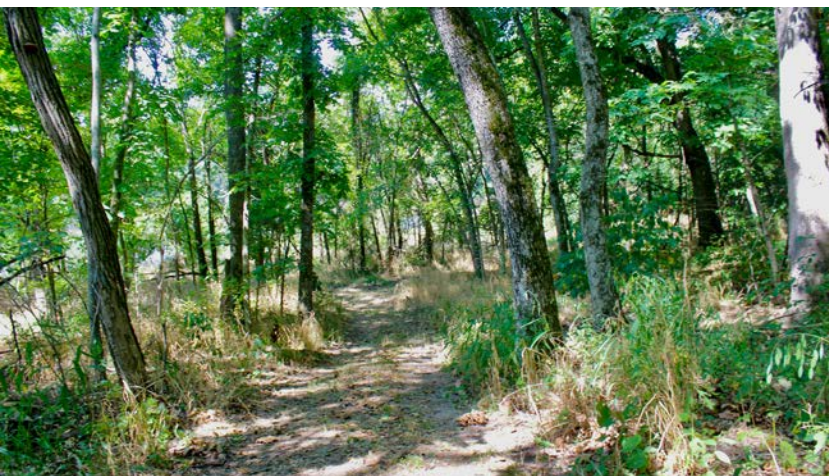
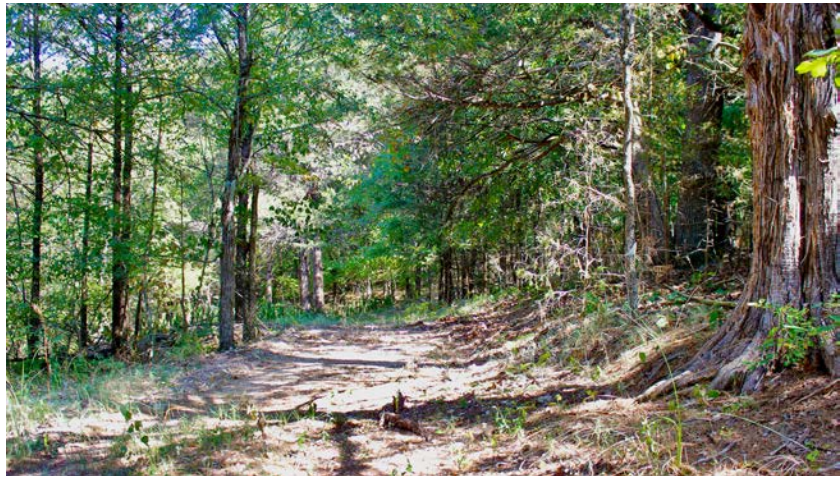
PRICE: **\$224,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **10.41**

- Kings River frontage
- Access to Kings River
- Pasture timber mix
- Electric on property
- Mature timber
- River views from build site
- 11 +/- miles to Berryville or Shell Knob
- 12 +/- miles to Table Rock Lake boat ramp



MULTIPLE BUILD SITES

With its serene surroundings and prime location, this land is the perfect canvas for your dream home or a tranquil getaway. The property features multiple build sites, each offering stunning river views, ensuring that you can create the perfect setting to take in the natural beauty that surrounds you.



KINGS RIVER FRONTAGE



ELECTRIC ON PROPERTY



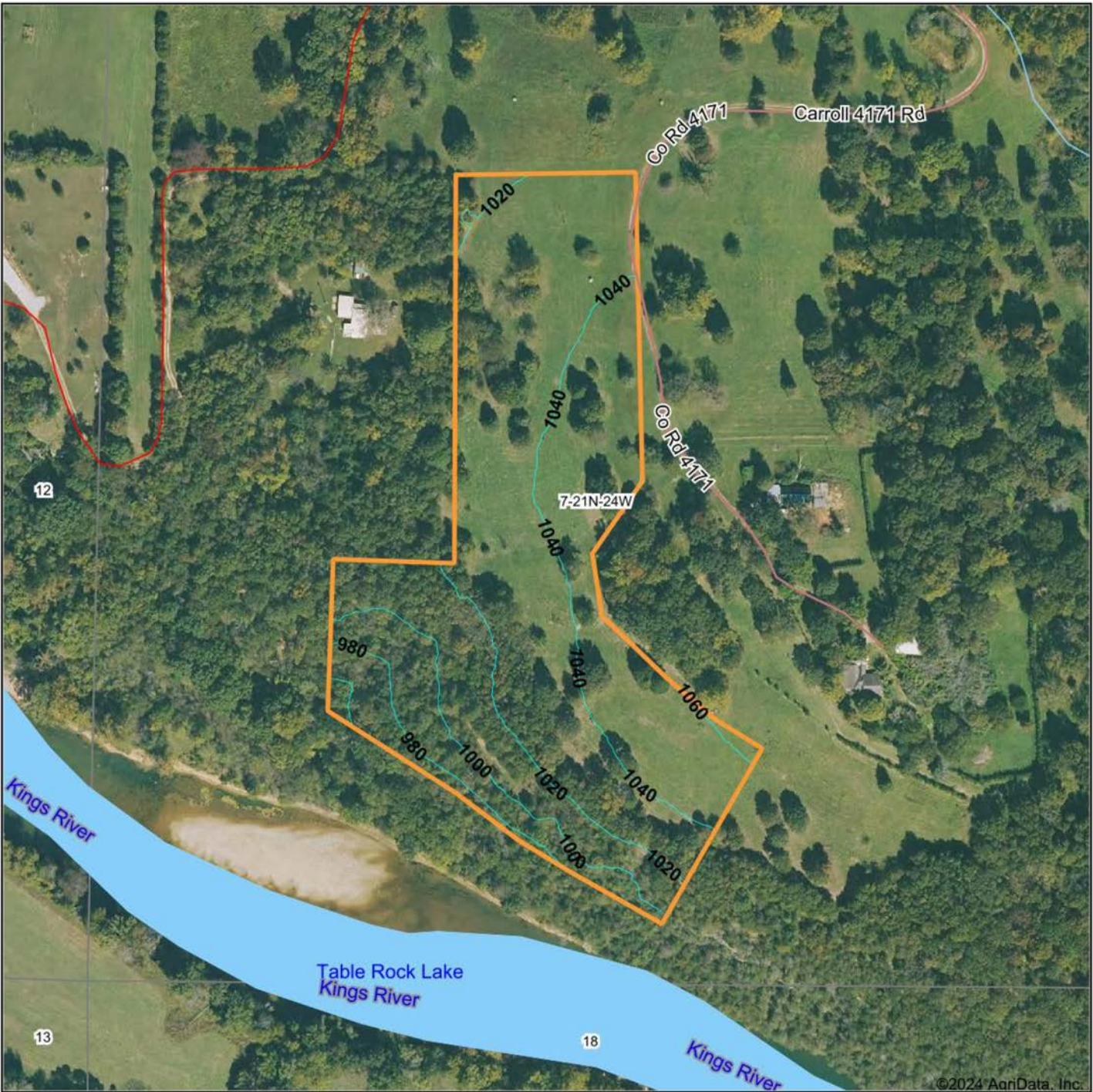
ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 20.0
Min: 944.6
Max: 1,064.6
Range: 120.0
Average: 1,025.2
Standard Deviation: 21.03 ft

0ft 260ft 519ft

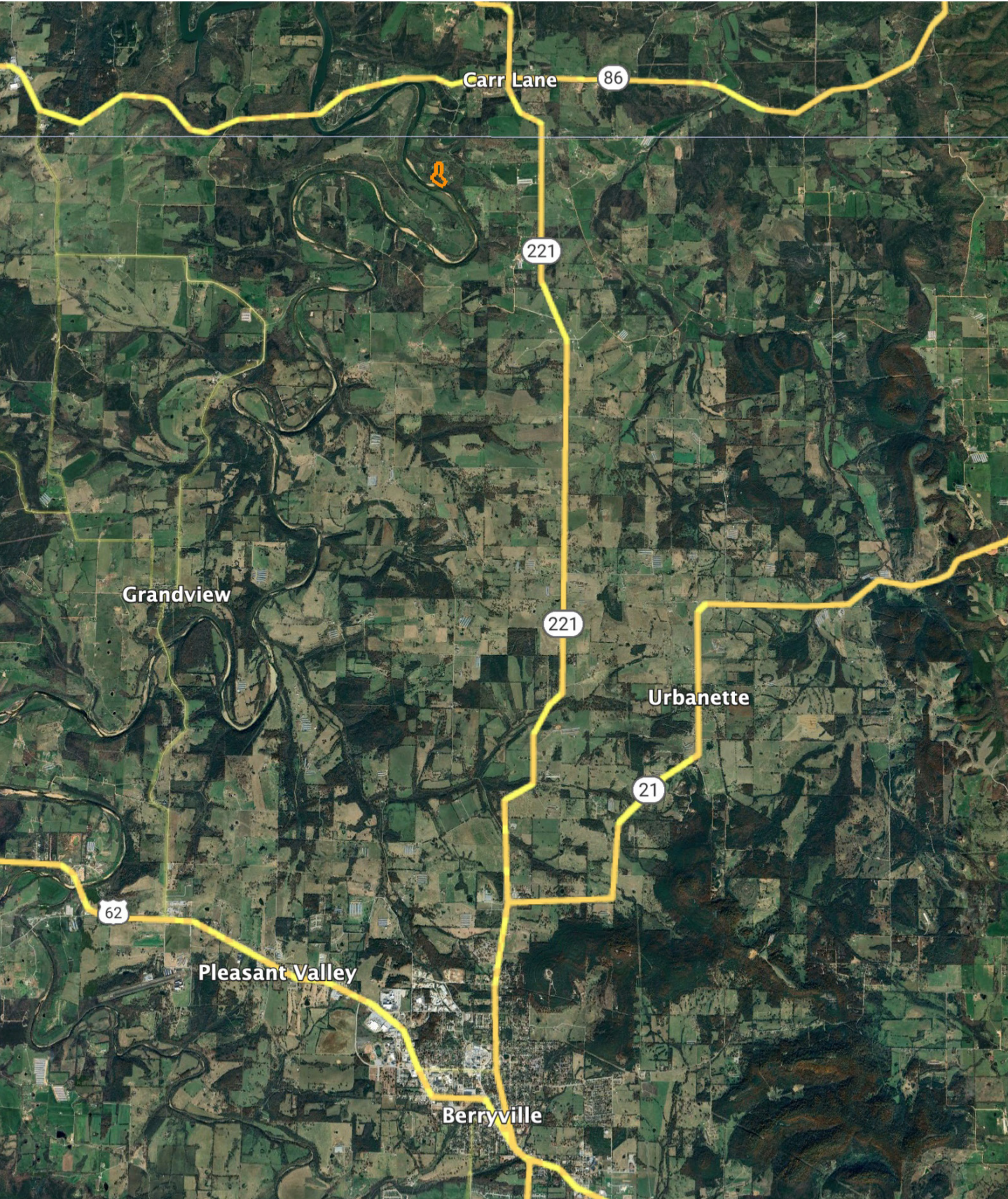


8/1/2024

7-21N-24W
Carroll County
Missouri

Boundary Center: 36° 29' 37.02, -93° 34' 41.08

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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