

MIDWEST LAND GROUP PRESENTS

95 ACRES IN

CARROLL COUNTY ARKANSAS



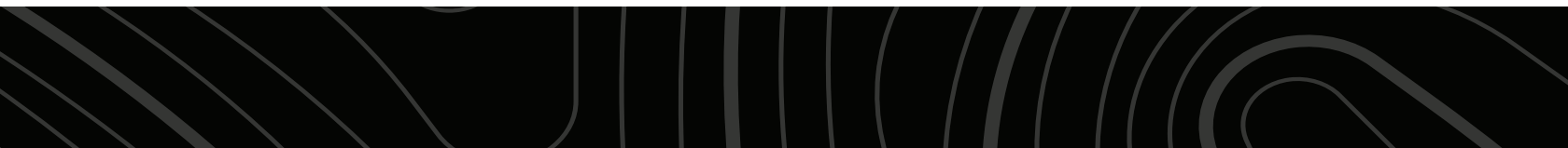
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT MIX OF PASTURE AND TIMBER FOR HOMESITE, FARMING, AND HUNTING

Welcome to a slice of countryside heaven that caters to the homesteader, hunter, and cattle farmer alike. Sprawling over 95 +/- acres in picturesque Carroll County, Arkansas, this remarkable property rests conveniently off a paved county road, ensuring easy access while preserving your solitude. As you pull onto the property, you will be greeted by beautiful wide-open pastures with more than enough space to build and add your own personal touch. Utilities on site make planning simple and quick. There is an old chicken house that has been transformed into hay storage and a cattle corral, so working cows can be done in the shade. As you pull farther into the

property, you will notice a slow transition from open pasture to easy-to-navigate timber with no shortage of trails. Wet weather creek crossings and diverse topography give a great mix of recreational usability as well as the obvious hunting potential. There are multiple openings in the timber that provide amazing views of the surrounding mountains. Navigating up the mountain you will notice that open visibility in the timber is perfect for hunting deer and turkey. With all the offerings of the Ozarks, this property will check all of the boxes. Don't miss your opportunity to lay eyes on all this property has to offer. Call today to schedule a private tour.



PROPERTY FEATURES

PRICE: **\$469,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **95**

- 95 +/- acres
- 600 ft. of pavement frontage
- Electricity on site
- Rural water on site
- Water well on site
- Pond
- 30 +/- acres open and flat
- Cattle potential
- Abundant wildlife
- Excellent hunting
- Wet weather creek
- Wet weather waterfall
- Diverse topography
- Mountain top views
- Mature hardwoods
- Perimeter fence
- 20 minutes to Berryville, AR
- 20 minutes to Harrison, AR
- 1 hour to both Springdale and Fayetteville, AR



30 +/- ACRES OPEN AND FLAT

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POND



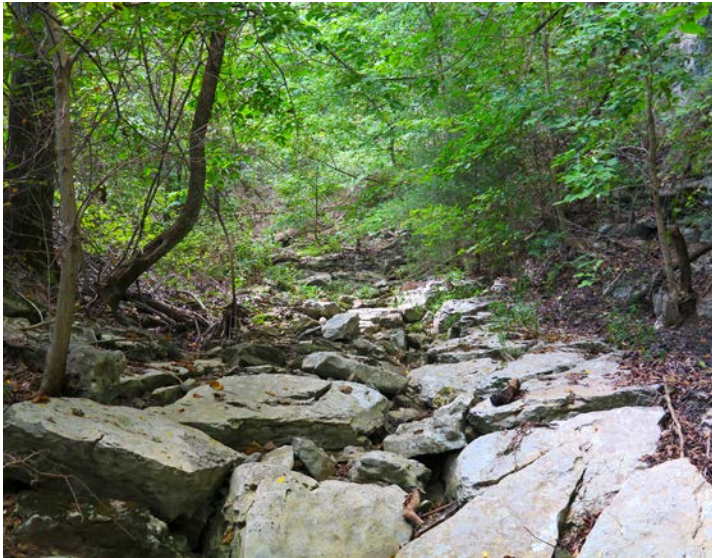
HAY STORAGE & A CATTLE CORRAL



HUNTING POTENTIAL



DIVERSE TOPOGRAPHY



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:

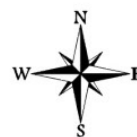


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Boundary Center: 36° 16' 10.14, -93° 20' 28.15

0ft 728ft 1456ft

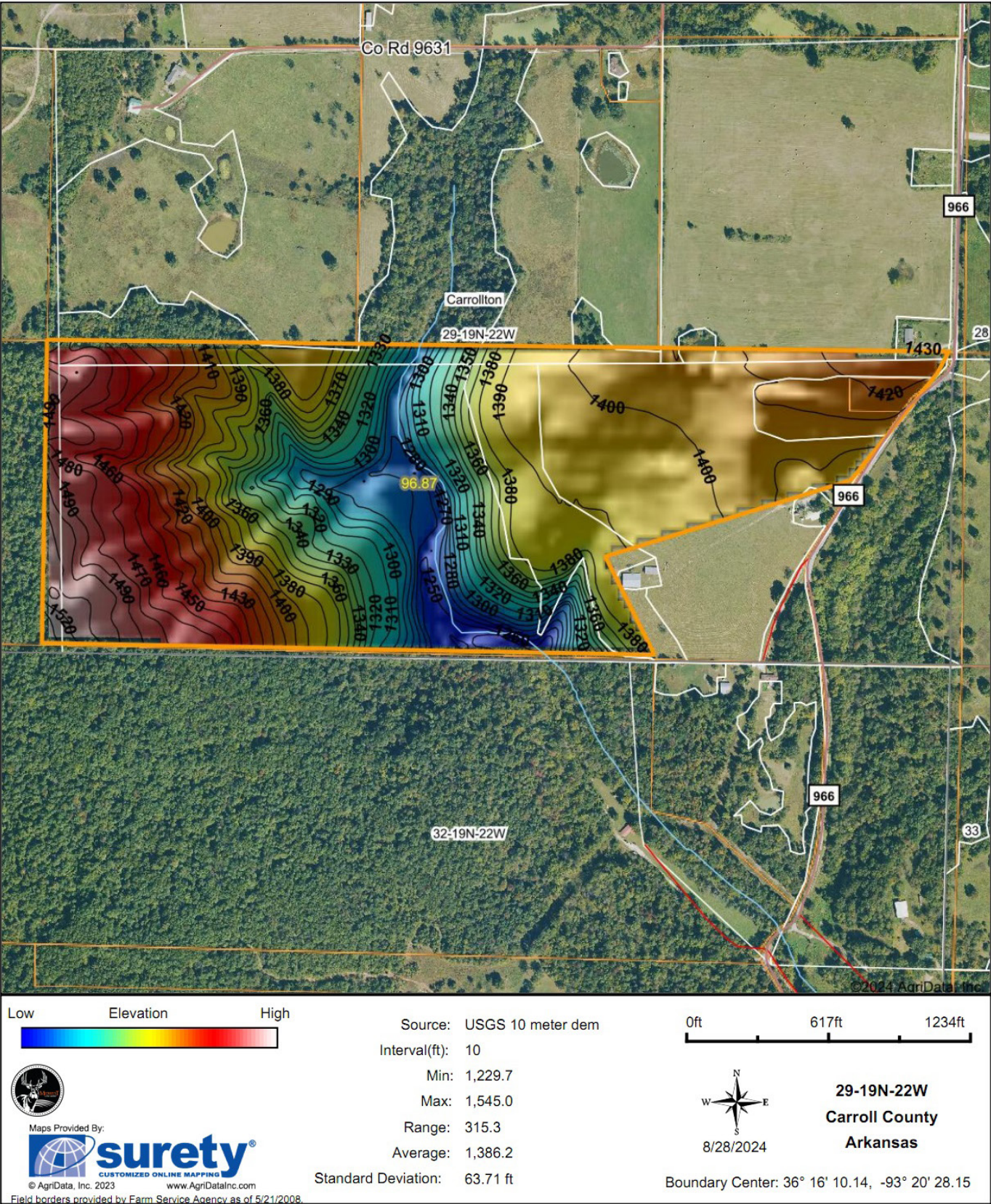
29-19N-22W
Carroll County
Arkansas



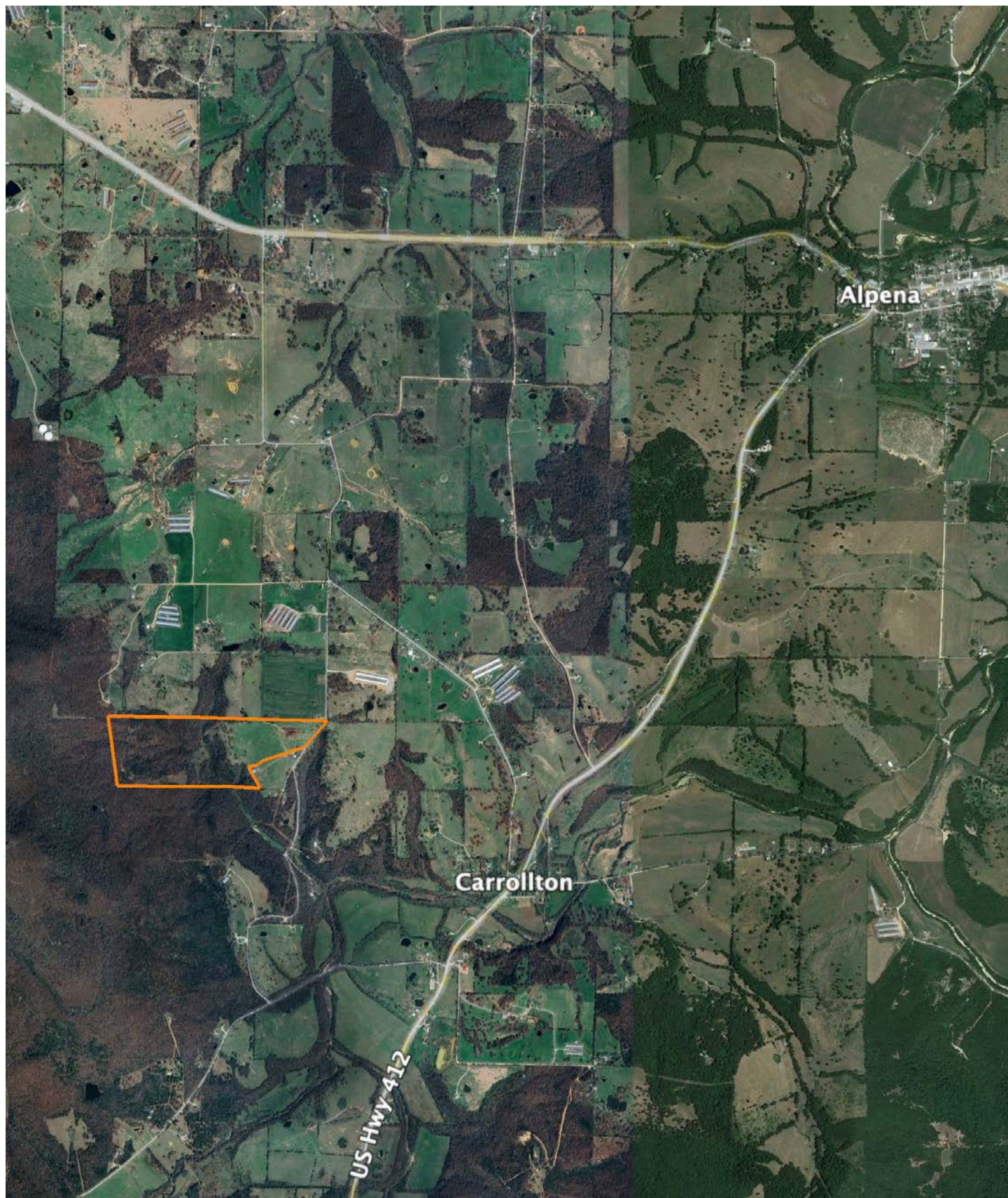
8/28/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Ben Williams is passionate about working with land and living life in the great outdoors. A native of Topeka, Kansas, Ben graduated from Kansas State University with dual Bachelor's Degrees in park management and conservation, as well as natural resource management.

During his college years, Ben conducted research on invasive plant and wildlife species to assess their impact on native species. His studies also covered wildlife habitat preservation, conservation, flooding and erosion control, and public hunting land management. Before joining Midwest Land Group, Ben worked as an arborist in Benton County, Arkansas, caring for trees and maintaining their health.

In his free time, Ben enjoys hunting waterfowl, golfing, and hiking. Now residing in Bentonville, Arkansas, with his wife Kaitlynn and son Bodie, Ben is a devoted family man whose care and understanding of people extends to his work as a land agent. His enthusiasm for helping clients achieve their goals is evident in his commitment to exceptional service. If you're looking to buy or sell land in Northwest Arkansas or Southwest Missouri, don't hesitate to give Ben a call. He'll go above and beyond to ensure you find exactly what you're searching for.



BEN WILLIAMS,

LAND AGENT

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