

MIDWEST LAND GROUP PRESENTS

57 ACRES IN

CARROLL COUNTY ARKANSAS



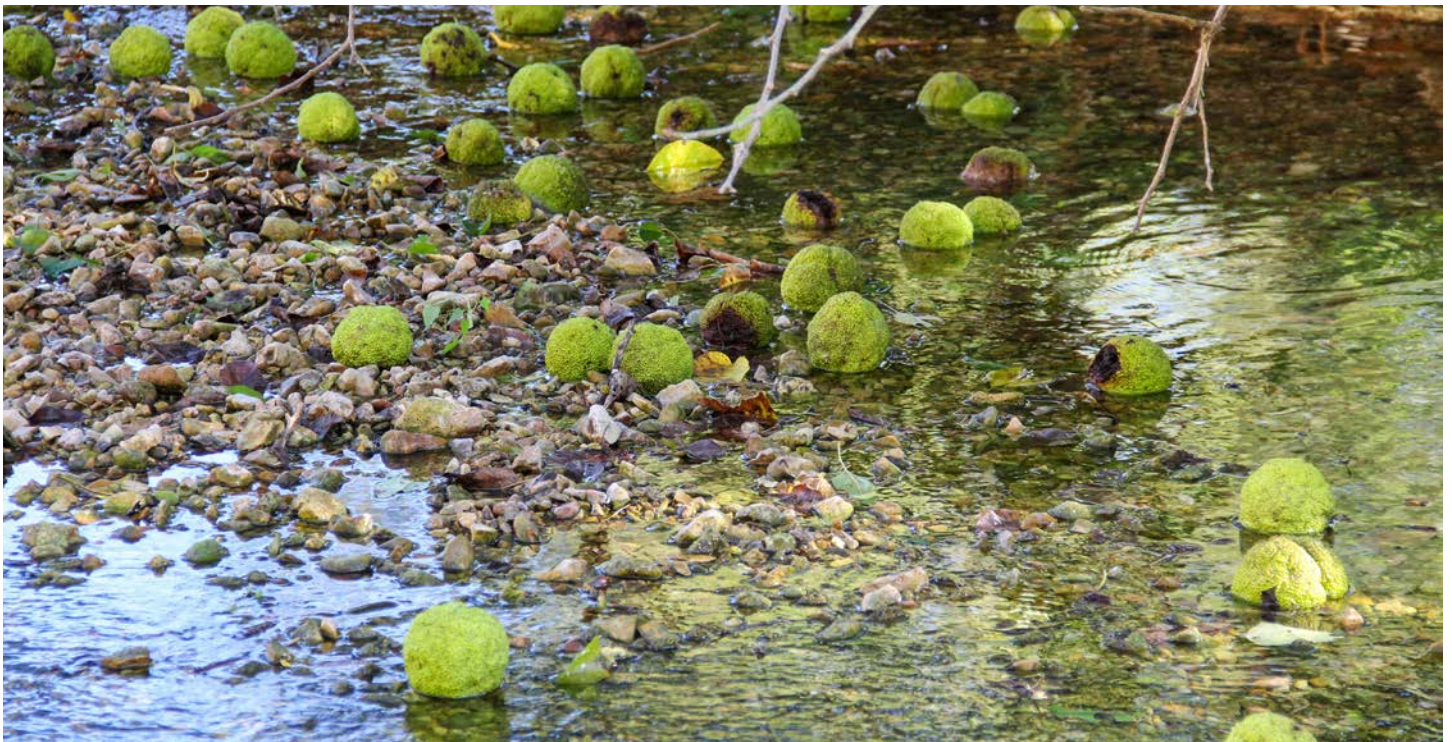
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LAKE AND CREEK FRONTAGE IN ONE AMAZING RECREATIONAL PACKAGE

Introducing a truly exceptional property that embodies the category of tracts that “don’t come along very often”. This 57+/- acre property offers an unparalleled blend of natural beauty and off-the-charts recreational opportunities. Situated at the confluence of Yocum Creek as it meanders into Table Rock Lake, this unique paradise boasts both creek and lake frontage along its southern border. This mixture of wholly owned creek channel and Army Corps frontage also gives it a feel of far more than the surveyed acreage regarding enjoyment and function, providing endless opportunities for water-based activities. Electricity is also onsite near the center of the property, terminating at a place conducive to building any number or type of structures. Wrap up a morning hunt, kick off your boots, drop a fishing kayak or paddle board in the water, and head out in the direction

of the main lake. The property is perfectly laid out for such a wide range of recreational pursuits, including deer, turkey, or even duck hunting. Plus, the existing trail system cuts through the property in a fashion that makes it easy to explore the diverse landscape, which ranges from hardwood ridges to bottomland marsh. With dead-end road privacy, and being located just 25 minutes from Big Cedar Lodge and 1 hour 20 minutes from Rogers, Arkansas, the property offers a rare combination of seclusion, accessibility, and uniqueness. Whether you’re looking for a peaceful escape, a hunting haven, or even a place to build a full-time residence, the possibilities are endless. The list goes on, but the truth is that the dramatic topography, abundant wildlife, proximity to nearby amenities, and stunning waterfrontage make it an extraordinary find for its new owner.



PROPERTY FEATURES

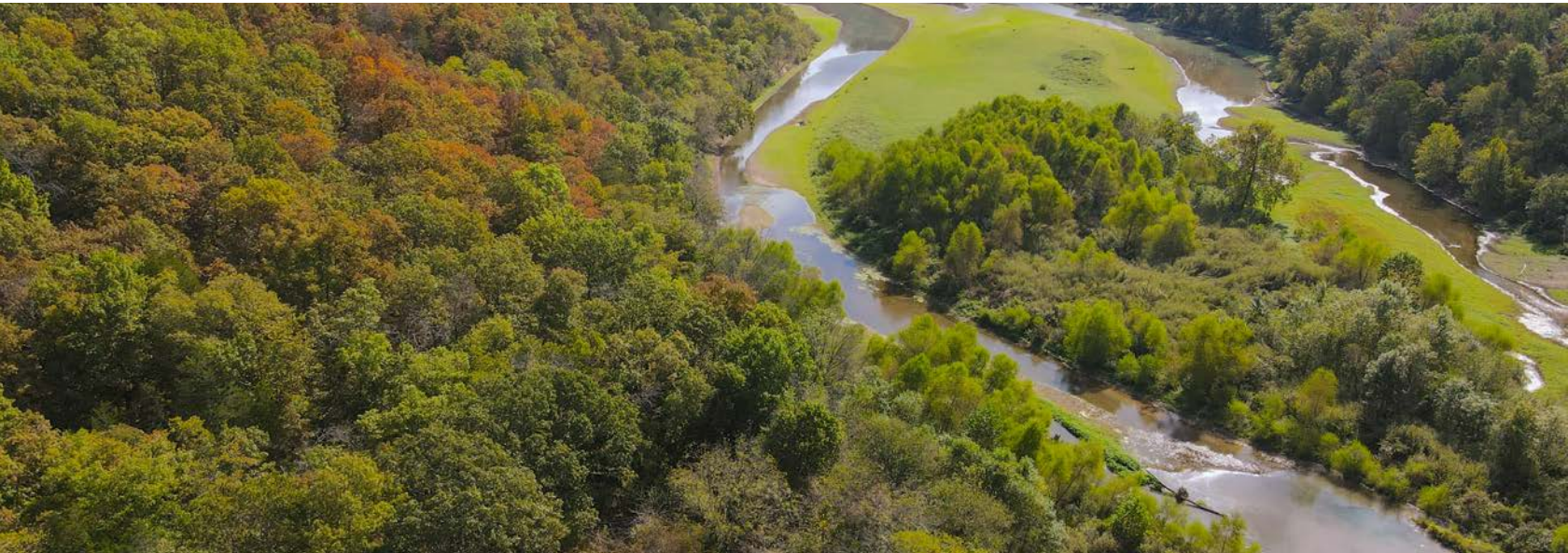
PRICE: **\$389,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **57**

- 4,000 +/- feet of year-round creek frontage
- Direct access to Table Rock Lake
- Electricity on site
- ATV Trails
- Dead-end privacy
- Diverse mix of mature hardwoods and wetland habitat
- Swimming and fishing from the banks
- Excellent deer hunting
- Duck hunting potential
- 1 hour 20 minutes from Rogers, AR
- 25 minutes from Branson, MO
- 40 minutes to Eureka Springs, AR
- 35 minutes to Harrison, AR



4,000 +/- FEET CREEK FRONTAGE

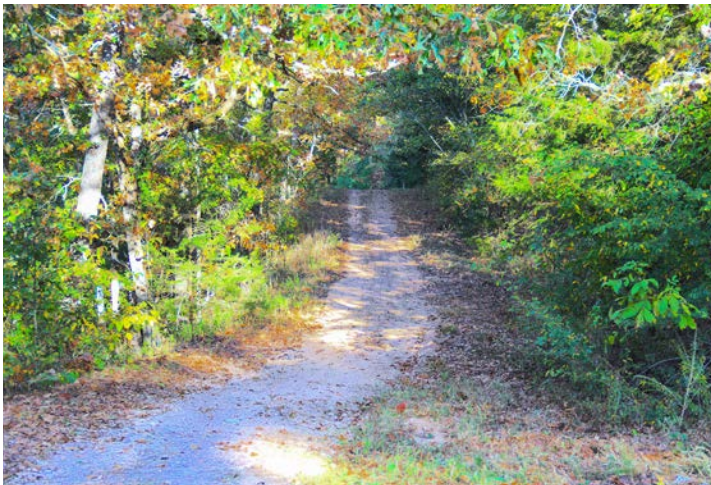
Situated at the confluence of Yocum Creek as it meanders into Table Rock Lake, this unique paradise boasts both creek and lake frontage along its southern border.



DEAD-END ROAD PRIVACY

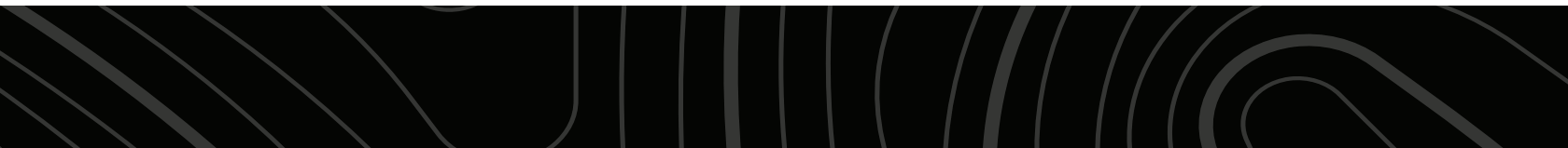
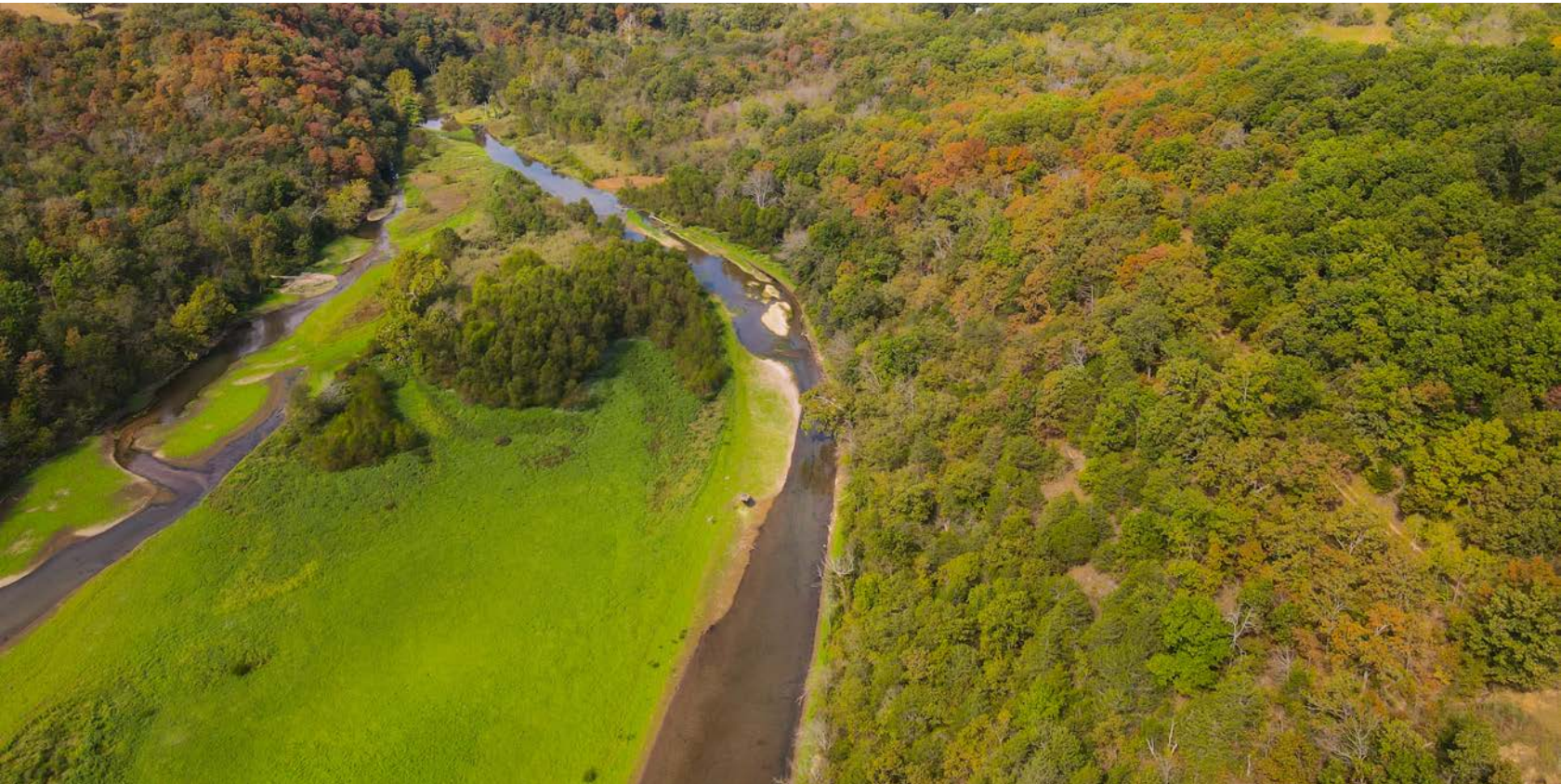


TRAIL SYSTEM



POTENTIAL BUILD SITE

Electricity is also onsite near the center of the property, terminating at a place conducive to building any number or type of structures.



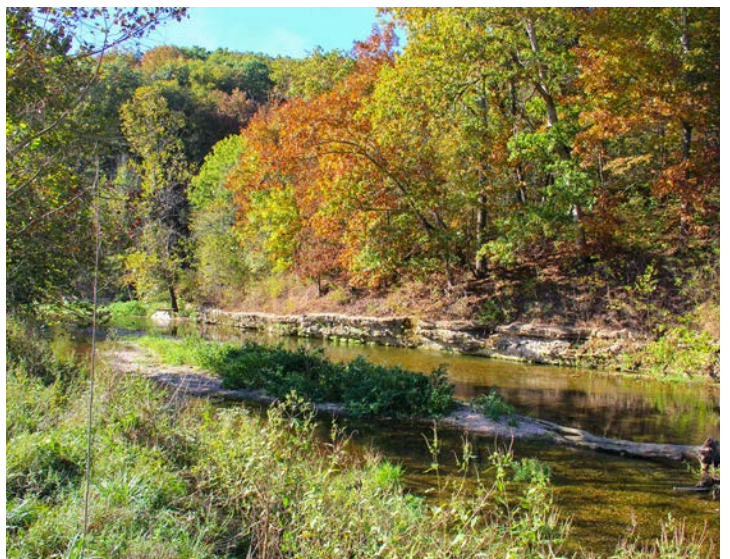
TIMBER



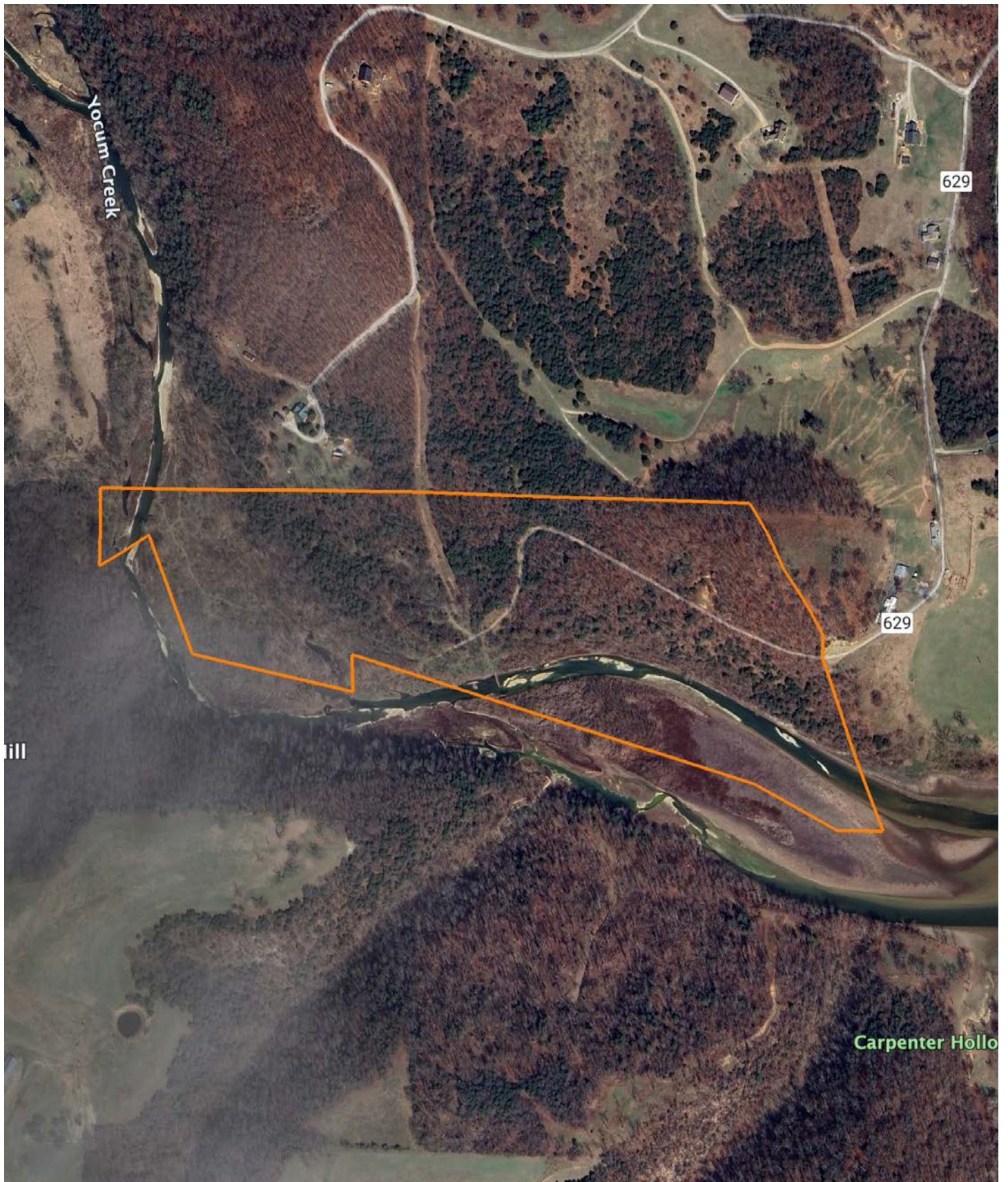
NEARBY AMENITIES



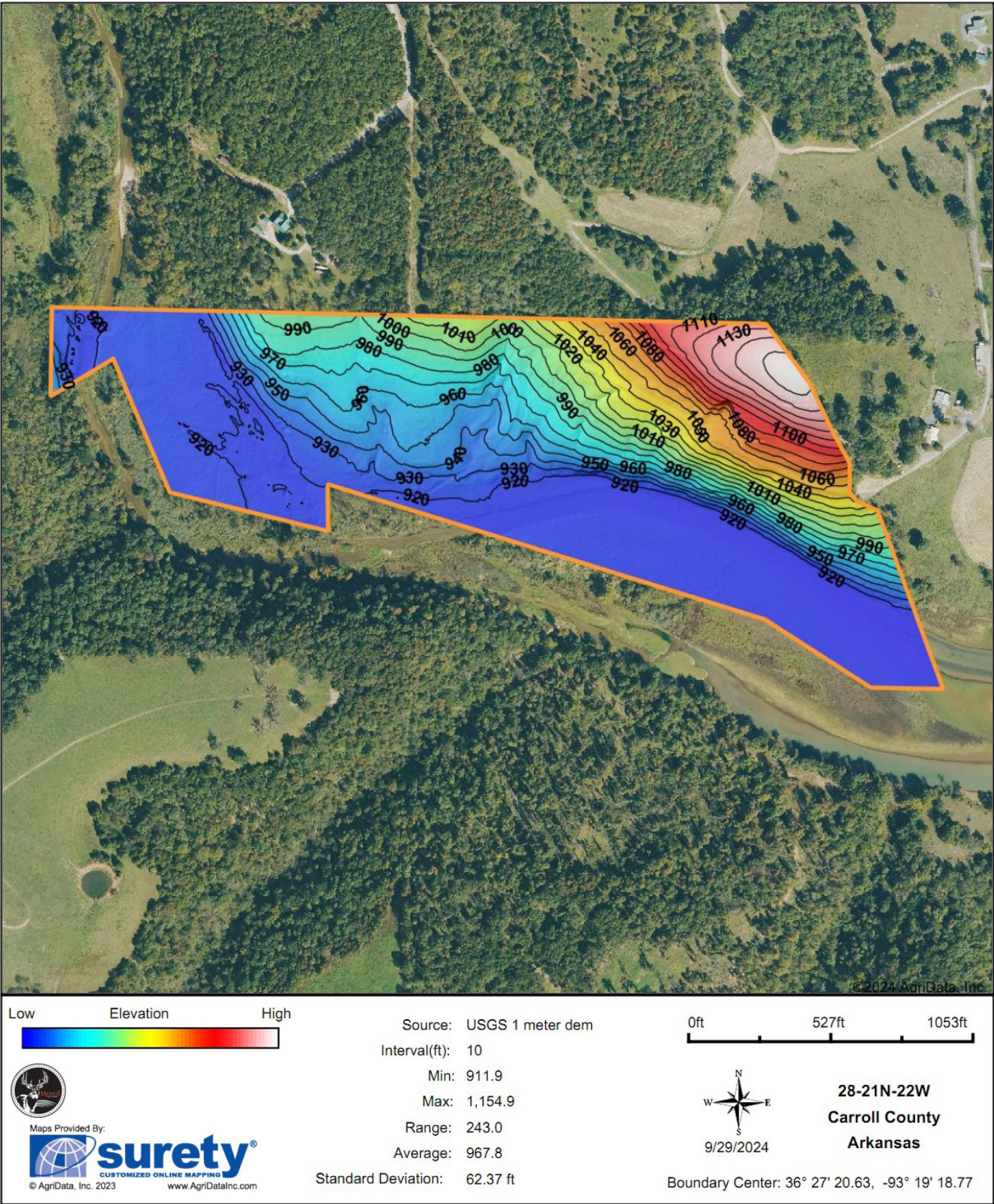
ADDITIONAL PHOTOS



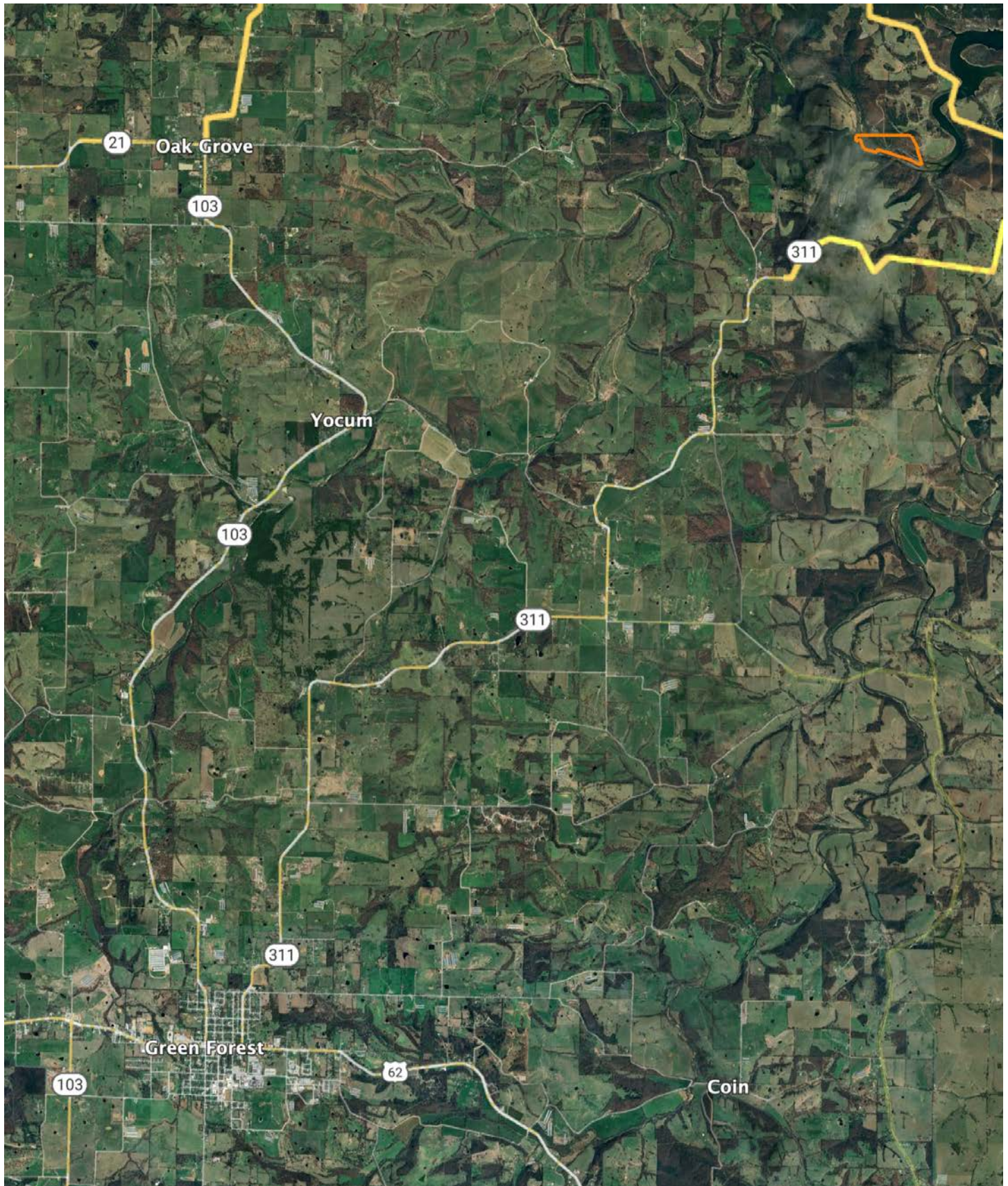
AERIAL MAP



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.



MAX FARRELL,
ASSOCIATE LAND BROKER
479.426.8303
MFarrell@MidwestLandGroup.com



MidwestLandGroup.com

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