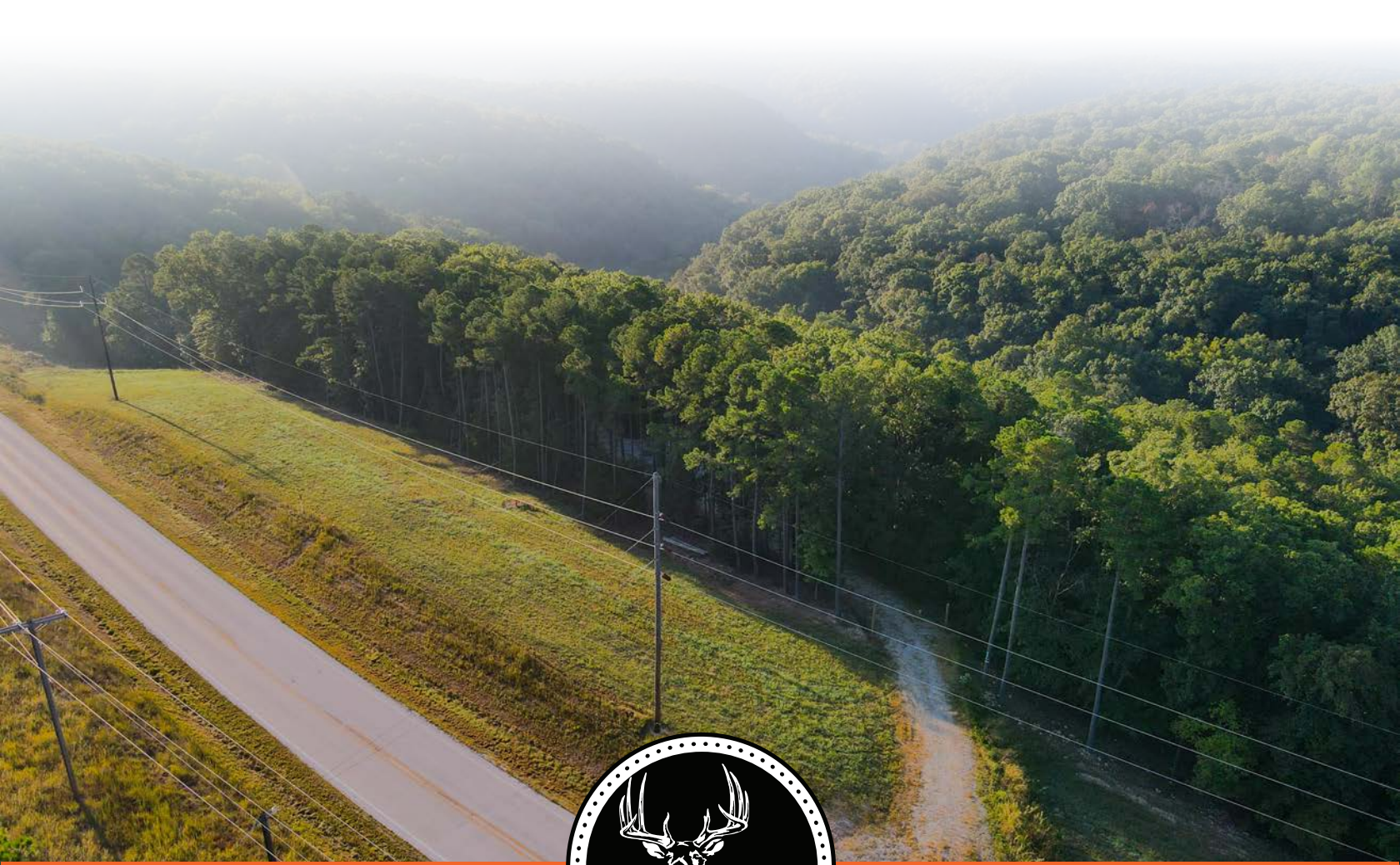


MIDWEST LAND GROUP PRESENTS

15.68 ACRES IN

CARROLL COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL EUREKA SPRINGS BUILD SITE WITH PAVEMENT FRONTAGE

This stunning property features a ready-to-build site with all necessary dirt work completed and easy access along Highway 187. With electric and fiber internet available at the road, along with an existing septic permit and perc test on file, establishing utilities is a breeze.

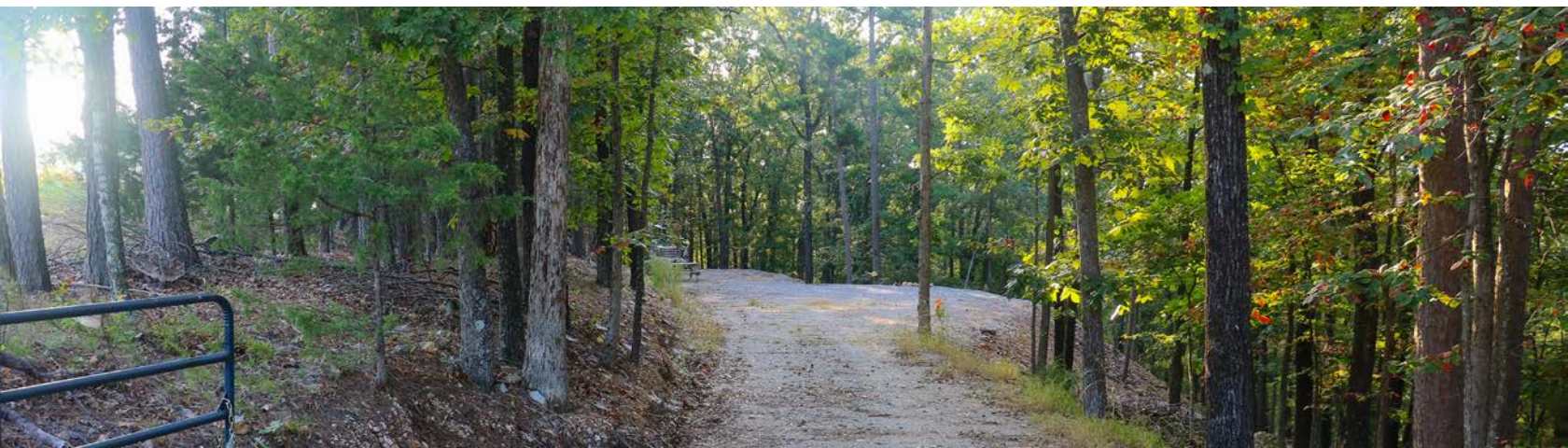
Situated less than a mile from Beaver Lake, you can enjoy the water any day of the week. The land features a

seasonal spring, a wet weather creek, and a mix of pine and hardwood timber, creating a sanctuary for abundant wildlife. With room in the timber to build trail systems, this property offers so many opportunities. Just a short 10-minute drive from Eureka Springs and Starkey Marina, and 35 minutes from Rogers, AR, this location perfectly blends natural beauty with convenient access.

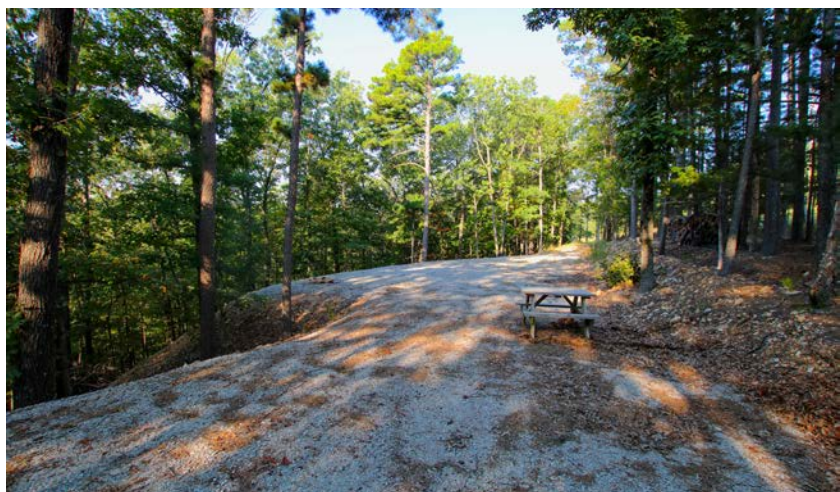
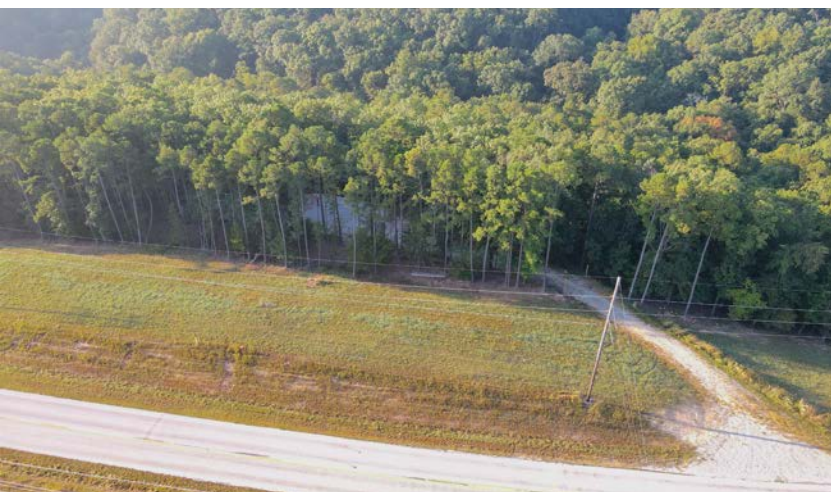
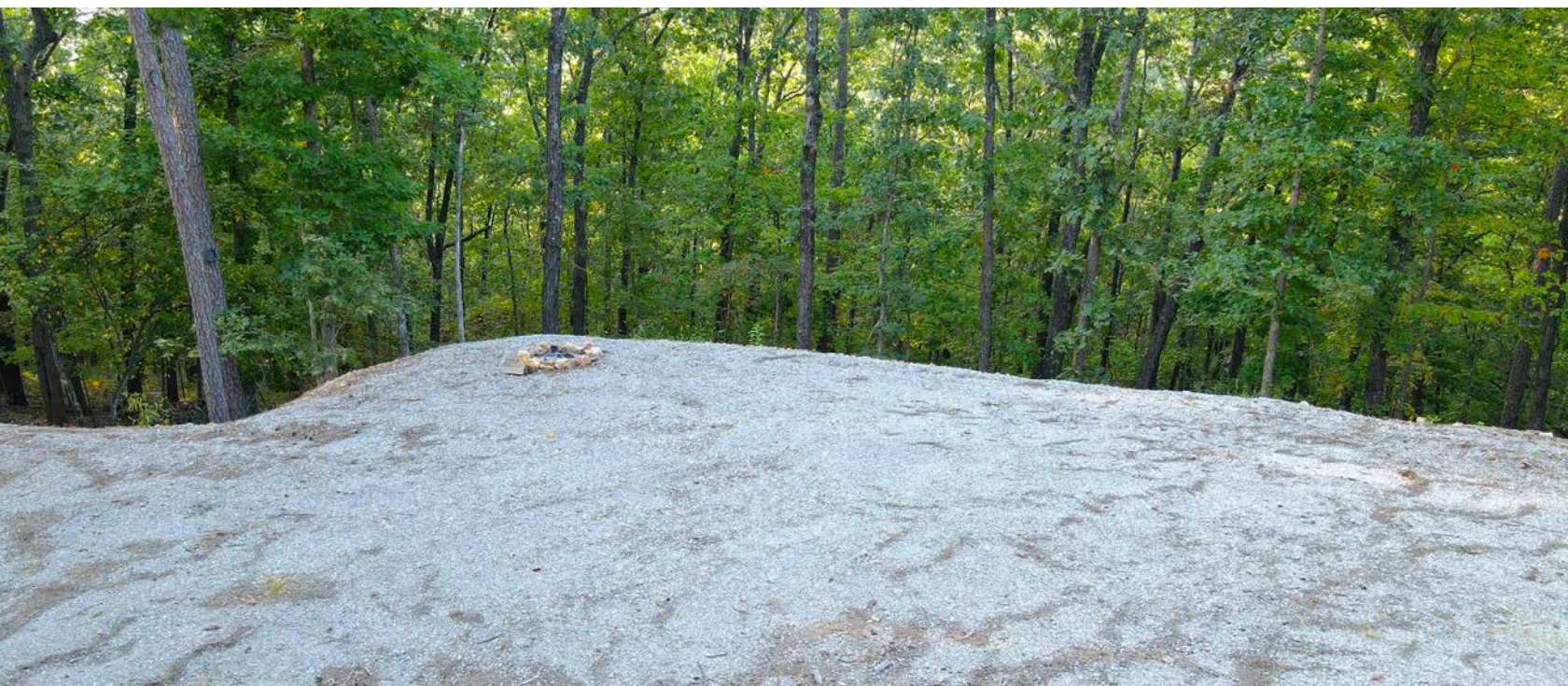
PROPERTY FEATURES

COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **15.68**

- 15.68 acres
- Leveled build site
- Hwy 187 frontage
- Survey on file
- Electric at road
- Less than a mile from Beaver Lake
- Fiber at road
- Septic permit in place
- Perc test on file
- Seasonal spring
- Wet-weather creeks
- Hardwood timber
- Abundant wildlife
- 10 minutes to Eureka Springs
- 10 minutes to Starkey Marina
- 35 minutes to Rogers, AR



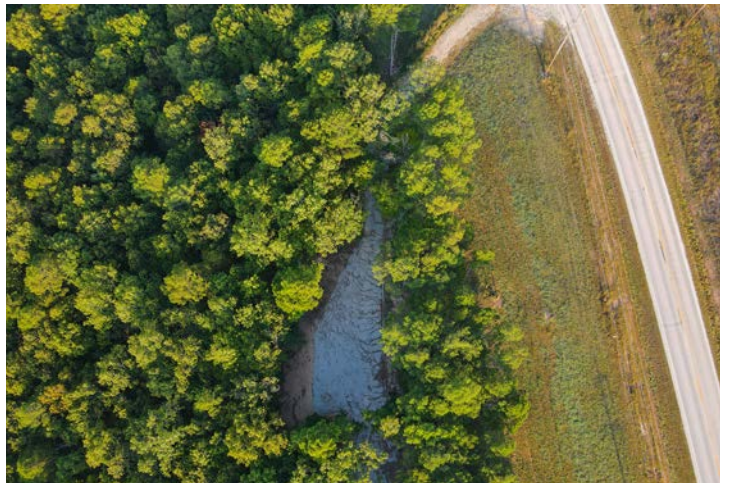
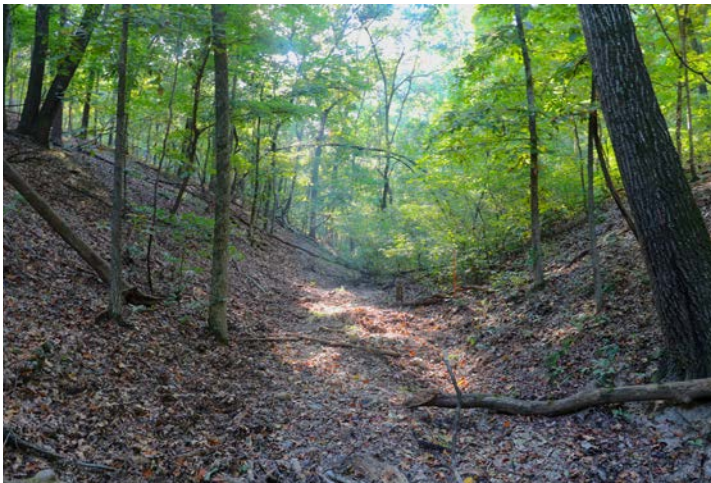
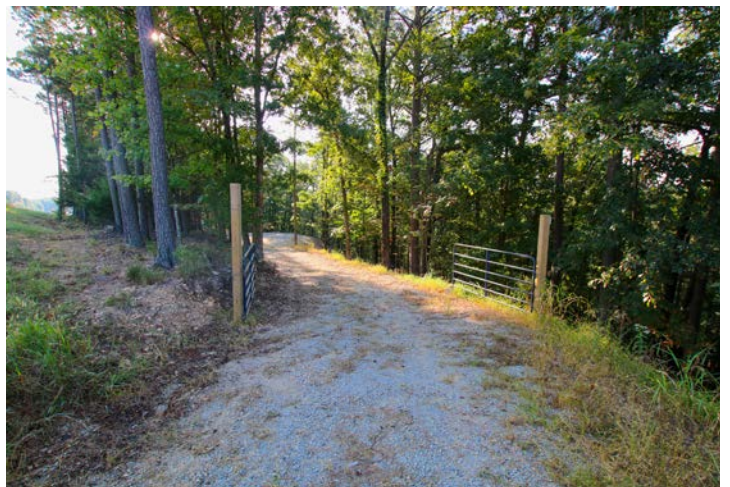
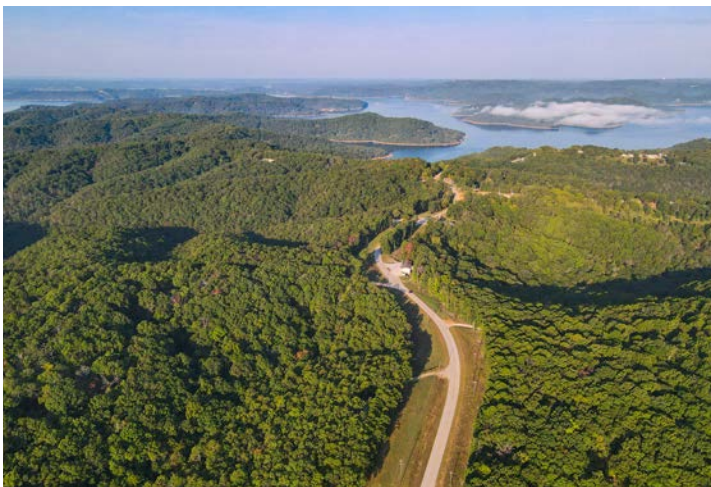
LEVELED BUILD SITE



HWY 187 FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Boundary Center: 36° 24' 10.63, -93° 49' 11.63

14-20N-27W
Carroll County
Arkansas

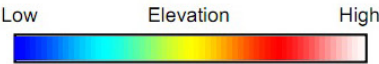
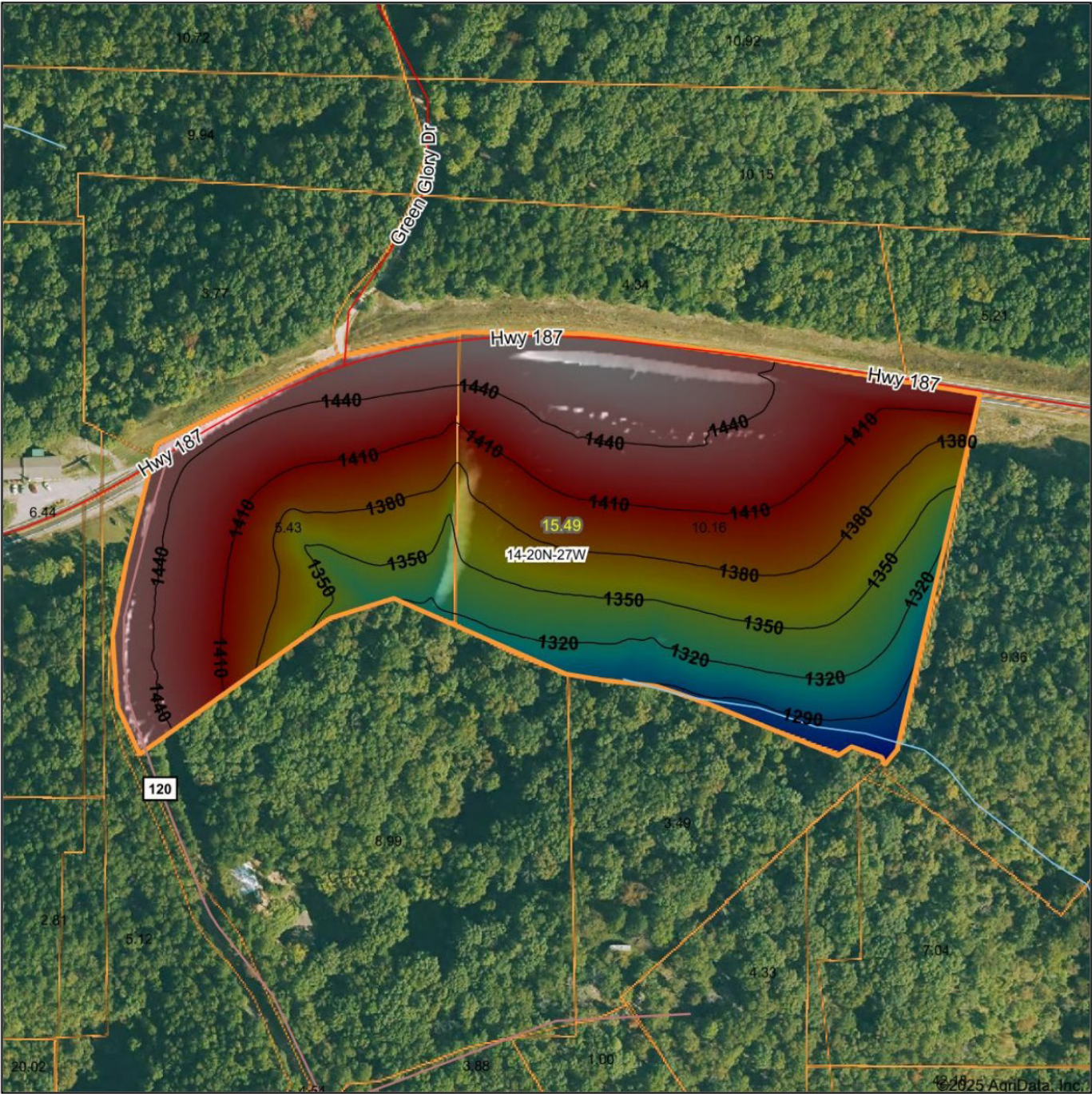
0ft 249ft 497ft



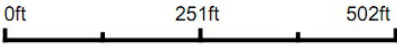
9/18/2025

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

HILLSHADE MAP



Source: USGS 1 meter dem
Interval(ft): 30
Min: 1,261.5
Max: 1,460.6
Range: 199.1
Average: 1,391.5
Standard Deviation: 46.75 ft



14-20N-27W
Carroll County
Arkansas

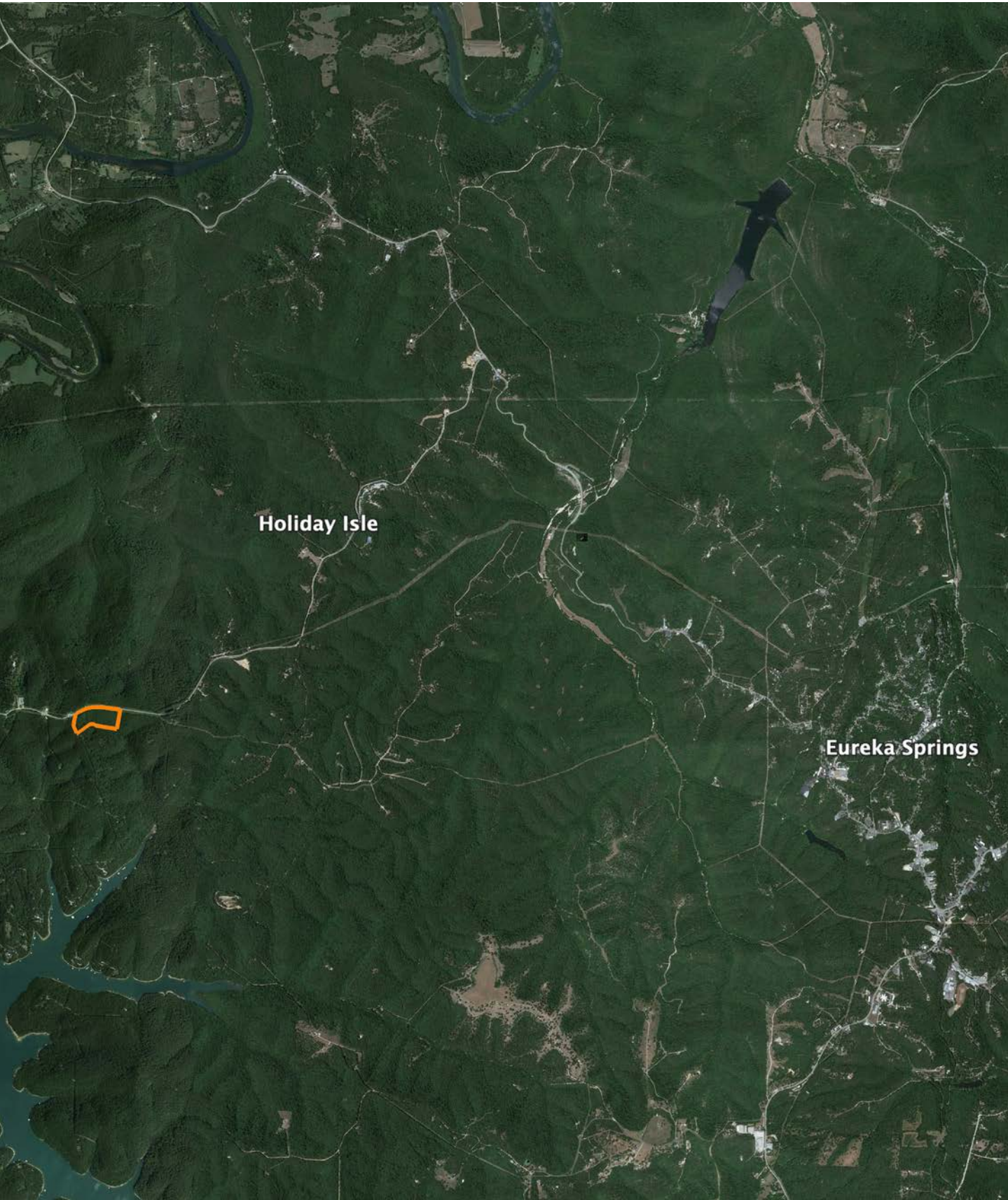
Boundary Center: 36° 24' 10.63, -93° 49' 11.63

Maps Provided By:



surety[®]
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

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, 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

479.487.0177

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MidwestLandGroup.com

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