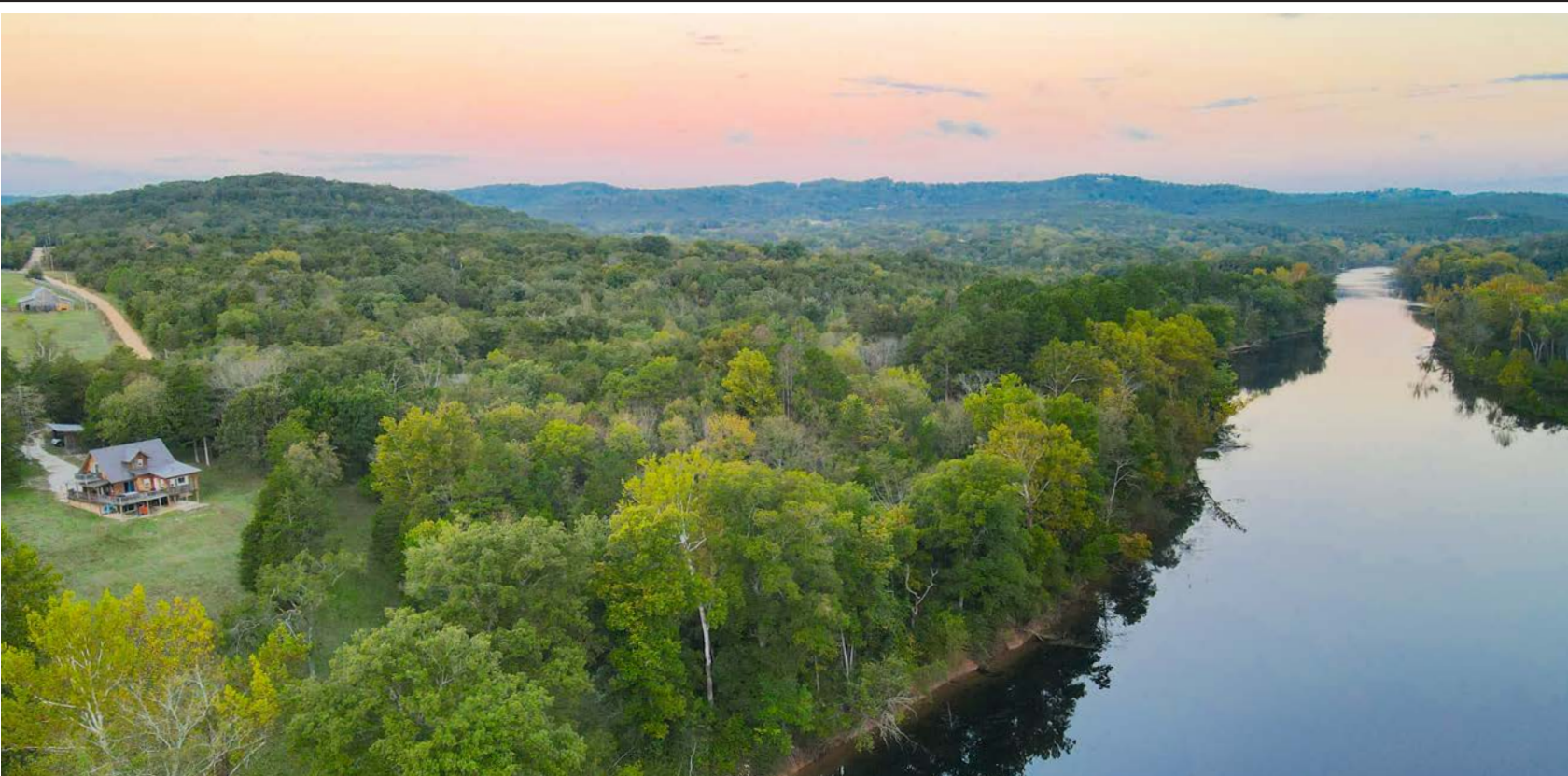


MIDWEST LAND GROUP PRESENTS

6 ACRES

CARROLL COUNTY, AR

804 CR 212, EUREKA SPRINGS, ARKANSAS, 72631



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WHITE RIVER FRONTAGE WITH A SPACIOUS TURN-KEY CABIN

Escape to your own stretch of the White River with this fully remodeled 4-bedroom, 3.5-bath cabin offering over 500 feet of river frontage and 6+ private acres of pure Ozark beauty. Inside, rustic charm meets modern comfort. The 2,539 square foot interior has been completely updated with contemporary finishes and thoughtful touches throughout — from stair lighting and a custom bar top to expansive windows framing the views.

The main level features an open layout with deck access from the master suite, while upstairs, one bedroom has its own private balcony and another includes a bonus sleeping area perfect for guests or family. The walk-out basement adds a second living room, giving everyone space to unwind. Step outside to enjoy a wraparound porch, a fire pit area set in natural stone under string

lights, and wide-open yard space ideal for gatherings or quiet mornings with wildlife — deer and bald eagles are regular visitors.

The property also includes a three-bay equipment shed and plenty of flat, usable land for outdoor projects or play. Located less than an hour from the Northwest Arkansas metro and just minutes from Eureka Springs' dining and entertainment, this cabin offers the perfect blend of privacy and convenience. A boat ramp less than a mile downstream makes river access a breeze, and this stretch is regionally famous for its trout and walleye fishing. With a strong income history as an Airbnb and VRBO rental, this property is equally suited as a private getaway, family retreat, full-time residence, or income-producing investment.



PROPERTY FEATURES

PRICE: **\$949,000** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **6**

- 4 bedrooms, 3.5 baths, 2,539 sq. ft.
- 6+ acres with over 500' of White River frontage
- Fully remodeled interior with contemporary finishes
- Wraparound porch and multiple decks & balconies
- Walk-out basement with second living room
- Stone fire pit area with solar string lights
- Three-bay equipment shed
- River segment known for trout and walleye
- Short drive to boat ramp
- Abundant wildlife and yard space
- Established short-term rental income
- Less than 1 Hour from NWA Metro
- Minutes to Eureka Springs



6 ACRES



BEAUTIFUL REMODELED HOME

The 2,539 square foot interior has been completely updated with contemporary finishes and thoughtful touches throughout — from stair lighting and a custom bar top to expansive windows framing the views.

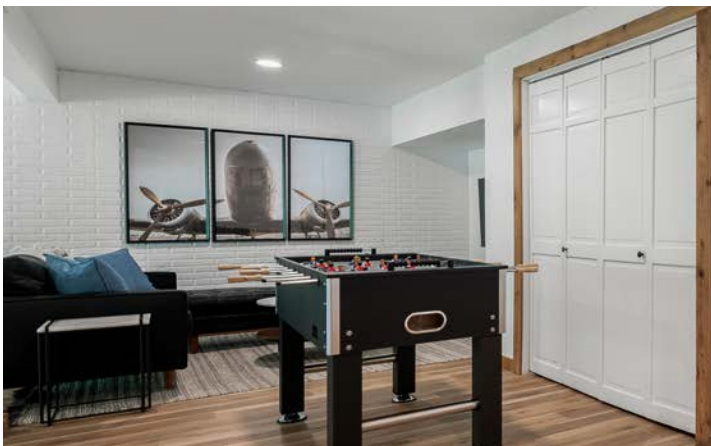


4 BEDROOMS, 3.5 BATH



WALK-OUT BASEMENT

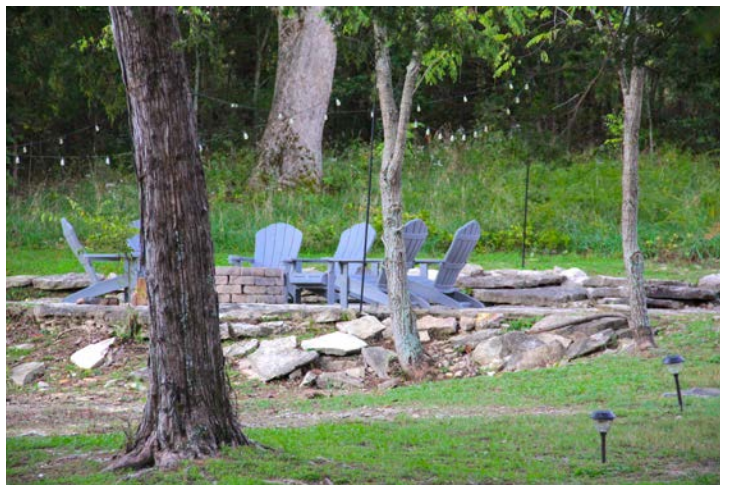
The walk-out basement adds a second living room, giving everyone space to unwind.



3 BAY EQUIPMENT SHED

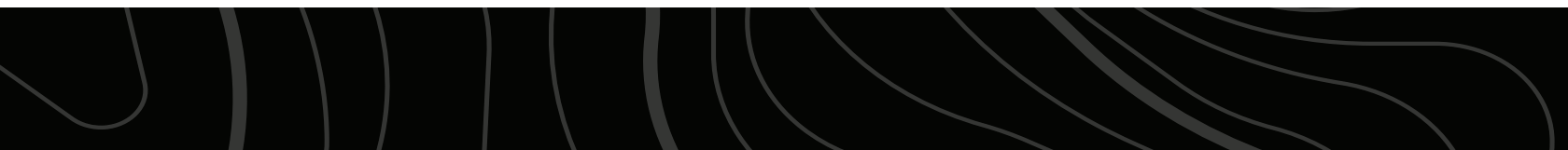
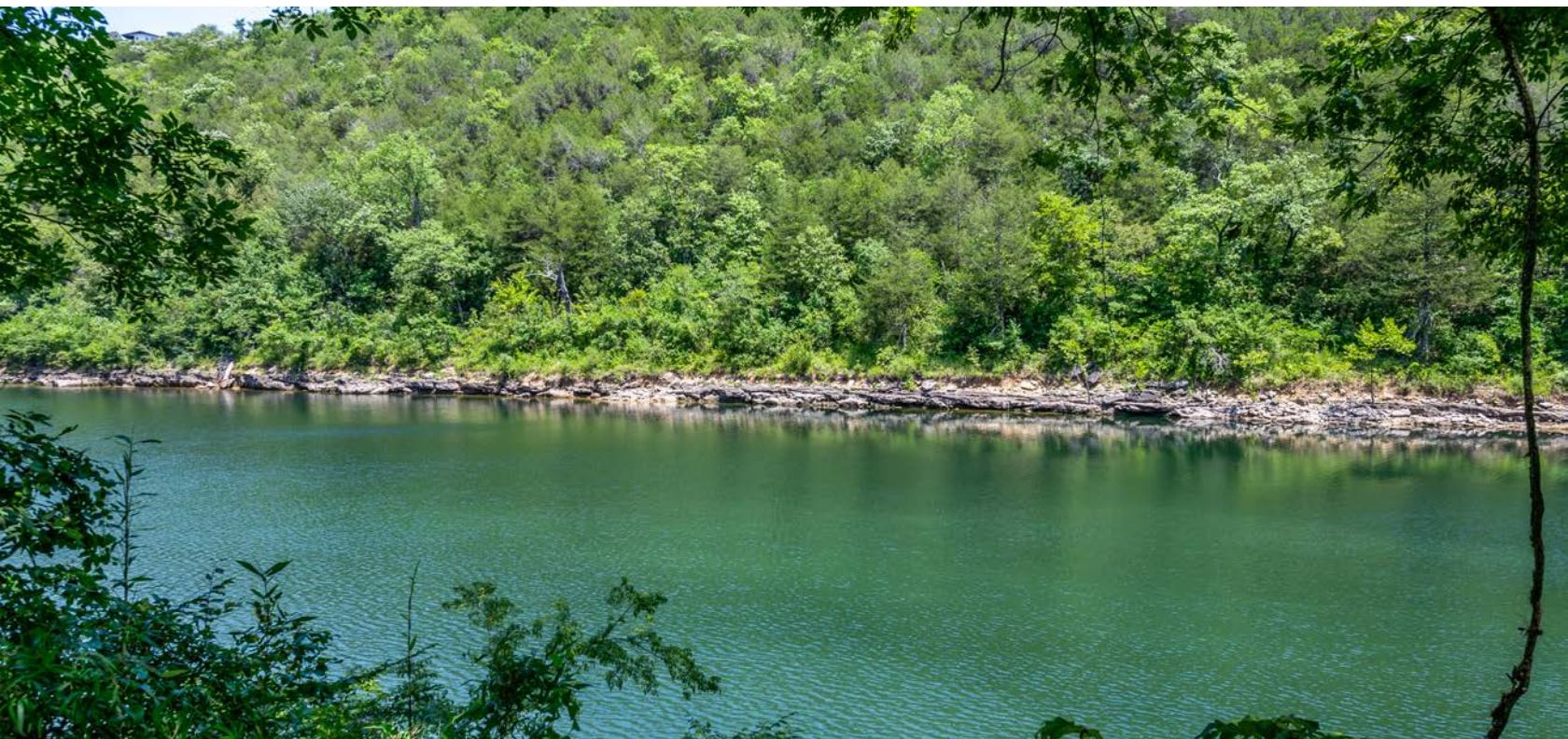


FIRE PIT AREA & DECKS



500' OF WHITE RIVER FRONTAGE

A boat ramp less than a mile downstream makes river access a breeze, and this stretch is regionally famous for its trout and walleye fishing.



AERIAL 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
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