

78 Acres Hwy 21
TBD Hwy 21
Berryville, AR 72616

\$374,400
78± Acres
Carroll County



78 Acres Hwy 21
Berryville, AR / Carroll County

SUMMARY

Address

TBD Hwy 21

City, State Zip

Berryville, AR 72616

County

Carroll County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

36.152556 / -93.541538

Acreage

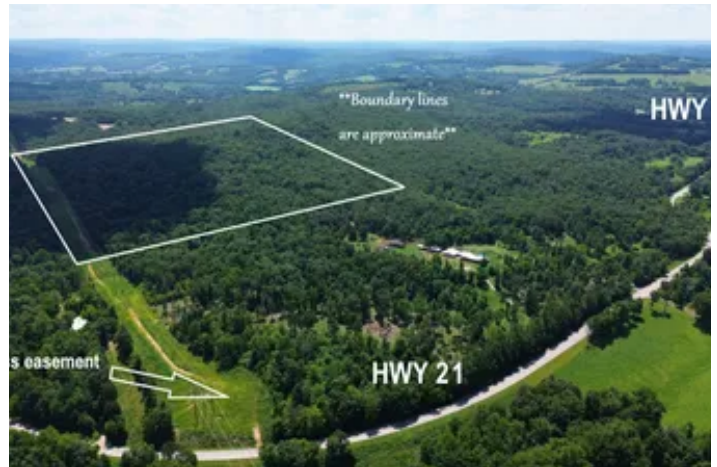
78

Price

\$374,400

Property Website

<https://www.mossyoakproperties.com/property/78-acres-hwy-21-carroll-arkansas/112351/>



78 Acres Hwy 21 Berryville, AR / Carroll County

PROPERTY DESCRIPTION

78 acres +/- tucked away near Hwy 412 and Hwy 21 intersection. Just minutes from the Kings River, this convenient location is easily accessed from Fayetteville/Springdale, Berryville, Harrison and Branson, MO. Private, wooded acreage with a pond, good trail system and lots of wildlife. With multiple clearings and lanes, this would be a perfect hunting tract. Electric is close by with plenty of flat building locations across the property. Quiet, peaceful setting for those that love being surrounded by nature. Additional acreage and existing home also available. Survey and easement will need to be completed prior to closing.

Location

Sitting right on the Carroll and Madison County line just East of Marble, you have access to city amenities within 20 minutes in three different directions and the Kings River Store just a couple of miles away for convenient grocery.

Terrain

Gently rolling overall with multiple wide, flat sections and also some steeper contours for holding wildlife and creating natural pinch points.

Utilities

Electric is close and could easily be ran onto the property. A well would be needed for water.

Wildlife and Habitat

Deer, bear, turkey and a variety of small game animals. This property has not been hunted much in many years, so there is a very solid population. Hardwoods span the majority of the property, with thick undergrowth in some sections and open forest floor in others. Multiple areas could easily be opened up to your preference.

Current and potential use

Completely undeveloped land, this property is currently used for trail riding and simply enjoying nature and it has multiple potential uses. Build a cabin for weekend getaways or hunting trips, or build a permanent residence secluded from everyone. Create even more trails for hiking, atv riding or biking. Several existing clearing could easily be made into food plots for wildlife. An existing home and additional acreage is also available. Contact Jonathan for more information at [479-249-5994](tel:479-249-5994).

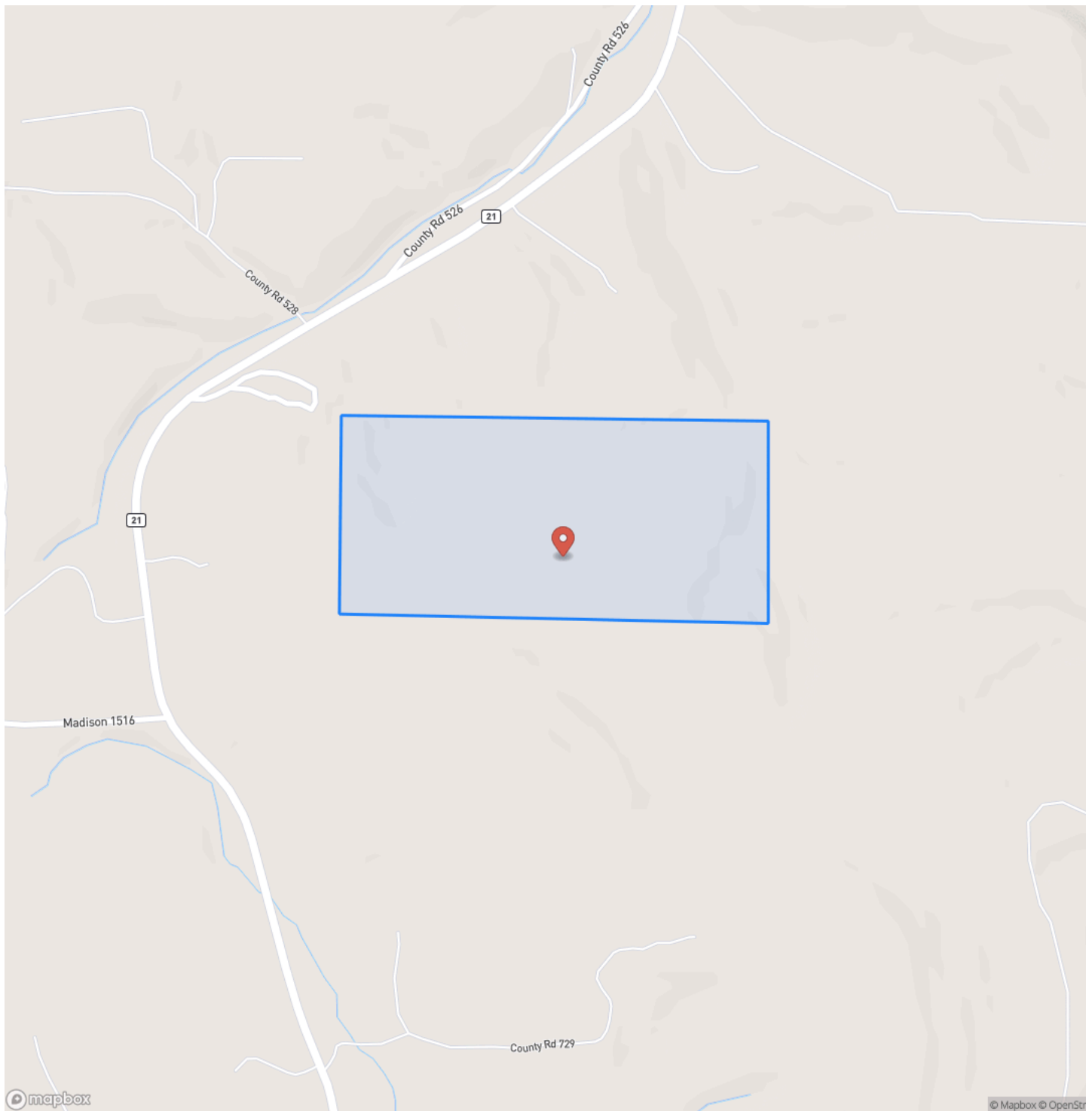
Access and Easements

This property will be accessed directly off Hwy 21, as shown in the photos. A new survey and access easement will need to be completed prior to closing.

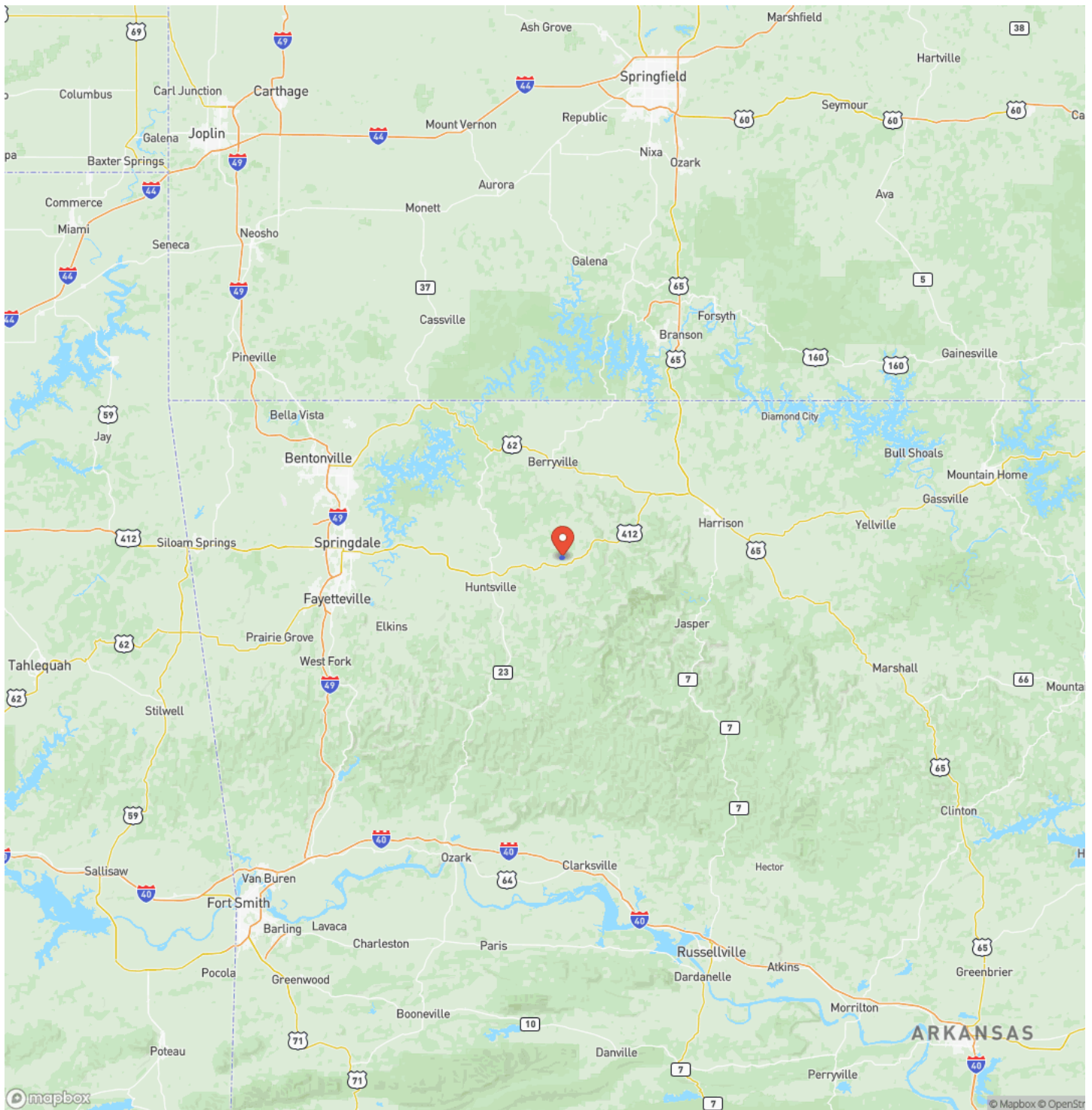
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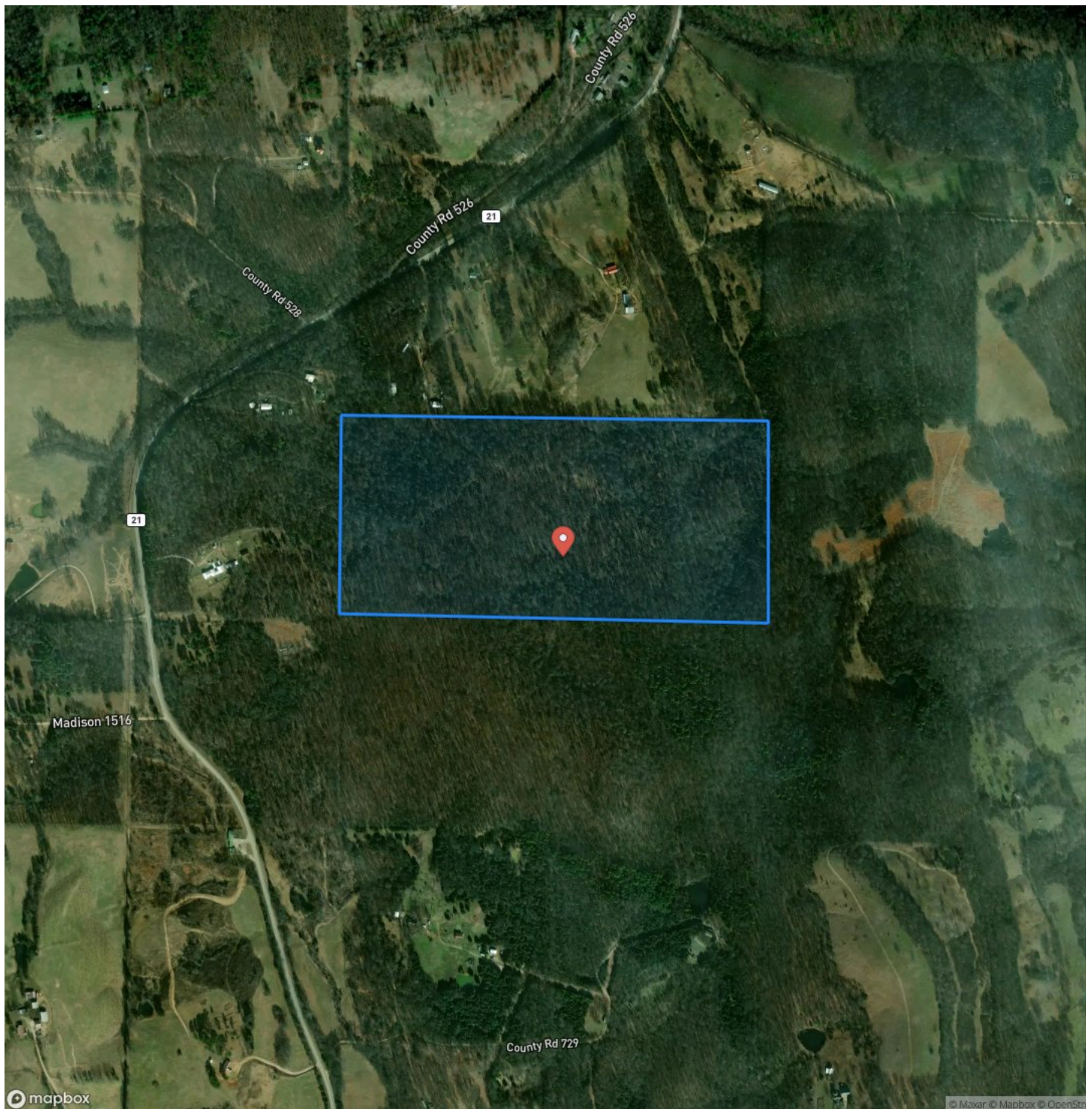
Locator Map



Locator Map



Satellite Map



**78 Acres Hwy 21
Berryville, AR / Carroll County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan Maynard

Mobile

(479) 249-5994

Office

(479) 480-7000

Email

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Address

City / State / Zip

Fayetteville, AR 72704

NOTES

[illegible]

MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

<https://www.mossyoakproperties.com/>

