

## 3124 HWY 21 N

Berryville, Ar 72616



**List Price:** \$720,000  
**MLS#:** 1256066  
**Beds:** 3  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 1,914  
**Price / Square Foot:** \$376.18  
**Subdivision:** 09-20-24  
**Type:** Residential  
**Built:** 2007  
**County:** Carroll  
**School:** Berryville

### Description

All reasonable offers considered on this unbelievable property! 43.88 +/- acres, multiple structures, multiple options. The property includes a house, 41X50 outbuilding, 2000 sq ft structure that was previously the "The Gunman" business, and more. Seller will pay \$10,000 of buyers closing costs. Home has been recently updated w/light bright kitchen. New cabinets, vinyl flooring & paint. Fridge/washer/dryer convey. All bedrooms have private access to bathrooms. Lg covered back patio to enjoy the view. Storm shelter. Water softener. 2 wood burning fireplaces. Office building has multiple spaces, w/ training room/private office/reception area/safe, ½ bath. Could be remodeled for a guest house or multiple uses. Shooting ranges w/additional metal building & structures. Many options in this beautiful property! Both parcels surveyed & copy available. Property "as is". Rare chance for so many features at this price!

### Property Details

Lot Size	43.00 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, GraniteCounters, Pantry, WalkInClosets
Appliances	Dryer,Dishwasher,ElectricRange,GasWaterHeater,Microwave,Refrigerator,Washer
Driveway	UnpavedDriveway
Exterior	Rock,VinylSiding
Fencing	None
Fireplace	Bedroom,FamilyRoom,WoodBurning