

# 3134 Van Buren

Eureka Springs, Ar 72632



**List Price:** \$5,000,000  
**MLS#:** 1273198  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 9,607  
**Price / Square Foot:** \$520.45  
**Type:** CommercialSale  
**Built:** 1990  
**County:** Carroll  
**School:**

## Description

Discover Cinnamon Valley, a luxury log cabin retreat nestled on +/- 136 acres in the Ozark Mountains. This enchanting property boasts 9 fully furnished luxury cabins, each offering a blend of comfort and elegance, on-property trails, as well as a plush management office with modern amenities, large washer and dryer, and guest lobby. Two spring-fed lakes offer prime fishing spots filled with Bass, Crappie, Perch, and Catfish. With expansive grounds, and less than 10% being utilized, there's ample opportunity for expansion, including two electrical junctions for future cabins. In 2023, gross income surpassed \$575,000. Maximized pricing, and occupancy, would offer substantial increases in revenue. Furnishings and equipment, worth +/- \$850,000, are included such as a tractor, 2007 Toyota Tacoma, tools for property management and more. Just 1.5 miles from Downtown Eureka Springs and 7.5 miles from Beaver Lake and the White River, guests enjoy convenience and abundant recreational opportunit

## Property Details

Lot Size	135.85 Acres
Air Condition	CentralAir
Appliances	ElectricWaterHeater
Driveway	Storage
Equipment	SatelliteDish
Exterior	LogSiding
Listed By	Keller Williams Market Pro Realty Bentonville West