

# TBD County Road 3272

Berryville, Ar 72616



**List Price:** \$145,000  
**MLS#:** 1311050  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** Kings Cliff Sub  
**Type:** Land  
**County:** Carroll  
**School:** Berryville

## Description

Build your dream home on this beautiful 1.83-acre lot in the peaceful Kings Cliff Subdivision, just west of Berryville! Lot #3 offers stunning views overlooking the Kings River, with walk-down access to the water—a rare find. This property is fully prepped and ready to go, with city water, electric, and lateral lines already in place for easy hook-up. Nestled on all paved roads and perched above the river, you'll love the quiet and serene setting. Whether you're planning your forever home or a weekend retreat, this is the one you've been waiting for!

## Property Details

Lot Size	1.83 Acres
Fencing	None
Listed By	eXp Realty NWA Branch