

972 County Road 452

Berryville, Ar 72616



List Price: \$750,000
MLS#: 1315544
Beds: 3
Baths Full: 2
Garage: 3
Square Feet: 2,100
Price / Square Foot: \$357.14
Subdivision: N/A
Type: Residential
Built: 1990
County: Carroll
School: Berryville

Description

An environmentalist's dream on 50 acres with Kings River frontage where it connects with Table Rock Lake and Corps-approved boat dock access. This unique, circular Cordwood home features 14" cordwood and concrete walls, a whole-house Russian fireplace, solarium with grow lights, and covered porches including a screened-in back porch. All-new appliances, clawfoot tub, Rheem HVAC, slide-out kitchen drawers, whole house sound system, Culligan water softener, and hidden access panels. Off-grid ready with solar farm, 1,000-gal propane tank, and whole-home/shop generator. The 1,600 sq ft woodworking shop has a central dust collection system. There is also a 35-amp CAR/RV hook-up in the two car garage. Directly across the road, a private lookout offers breathtaking panoramic views—a perfect spot for watching sunrises, sunsets, or just soaking in the peacefulness. Landscaped with native Arkansas plants for continuous seasonal blooms. A true wildlife sanctuary—deer, foxes, turkey, beavers, and

Property Details

Lot Size	50.00 Acres
Air Condition	CentralAir,Electric
Amenities	BuiltInFeatures, CeilingFans, GraniteCounters, WalkInClosets, WoodBurningStove, WiredForSound
Appliances	Dishwasher,ElectricWaterHeater,GasRange,Microwave,Refrigerator,EnergyStarQualifiedAppliances,PlumbedForIceMaker
Driveway	GravelDriveway
Equipment	SatelliteDish
Exterior	Concrete
Fencing	Partial
Fireplace	FreeStanding,WoodBurning
Listed By	Triple Diamond Real Estate