

# 223 County Road 1091

Eureka Springs, Ar 72631



**List Price:** \$750,000  
**MLS#:** 1349285  
**Beds:** 1  
**Baths Full:** 1  
**Garage:** 1  
**Square Feet:** 1,100  
**Price / Square Foot:** \$681.82  
**Subdivision:** N/A  
**Type:** Residential  
**Built:** 2023  
**County:** Carroll  
**School:** Eureka Springs

## Description

Rarely does a White River property offer this level of infrastructure, natural beauty, and future potential. This 18.75+/- surveyed unrestricted tract features approximately 1,036 feet of usable White River frontage with direct kayak access from the bank. A custom 24' x 35' all-steel building with steel exterior and interior studs offers approximately 1,100 square feet with loft space on a reinforced 6-inch concrete slab, plus a pull-through garage for boats, UTVs, and equipment. Improvements include a newly drilled 835-foot well into the Roubidoux aquifer producing 60 GPM, installed septic, new 200-amp electric, trenching and sleeving for additional electric service, and water and septic lines run to two additional cleared build sites. The property also features a year-round spring, wet weather creek, waterfall, UTV trail to the river, and south-facing terrain with river views. Located 7 minutes to Beaver Lake Dam and 15 minutes to Eureka Springs.

## Property Details

Lot Size	18.75 Acres
Air Condition	Ductless
Amenities	CathedralCeilings, None
Appliances	TanklessWaterHeater
Driveway	GravelDriveway
Exterior	MetalSiding

Fencing	None
Listed By	Midwest Land Group, LLC