

# LAND AUCTION



**65.13 AC± | 1 TRACT | CARROLL CO, AR**

**ABSOLUTE AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

**AUCTION DATE:** 9/8/25 **AUCTION TIME:** 3 PM CT

**AUCTION HELD AT:** BERRYVILLE COMMUNITY CENTER

601 DR. SPURLIN CIRCLE, BERRYVILLE, AR 72616

**PROPERTY PREVIEW:** 8/19/25 | 1 PM - 3 PM AT 2333 COUNTY ROAD 507, BERRYVILLE, AR 72616

## ABSOLUTE AUCTION - SELLING TO THE HIGHEST BIDDER!

An Unforgettable Ozark Mountain Estate | Berryville, AR

This extraordinary property sells ABSOLUTE, without reserve, to the highest bidder. A once-in-a-lifetime opportunity to own a rare gem nestled in the heart of the Ozarks, loaded with character, custom infrastructure and irreplaceable natural features.

Just minutes from the vibrant recreational hubs of Berryville, the Kings River, White River, and Beaver Lake, this private retreat offers the perfect fusion of seclusion and accessibility. Whether you seek a self-sufficient homestead, healing retreat, luxury mountain estate, or investment opportunity—this one checks every box.

### Custom-Built Estate | 3,500+ Sq Ft of Warmth, Elegance & Efficiency

At the heart of the property sits a thoughtfully designed primary residence that marries rustic charm with modern efficiency.

- Open Concept Living: Spacious dining and living area flows effortlessly into a custom kitchen—perfect for entertaining.
- Sunroom Paradise: Picture your evenings here—watching golden sunsets with a drink of choice.
- Private Main Wing: Boasting soaring windows, a cedar-accented loft, a luxurious jetted soaking tub, an oversized shower, a private laundry and a wood-burning stove for cozy winters.
- Walk-Out Reinforced Basement: This basement is complete with a safe room, second laundry, three bedrooms, storage, and radiant wood stove heat.

### Infrastructure that Elevates

- Heated Swim Spa & Wraparound Decks with jaw-dropping views of the Ozark Mountains.
- Metal Barn & Chicken Coop: Equipped with electric, water, predator-proof run, milking station, and storage.
- Lush Gardens: Dozens of raised beds, medicinal plants, herbs, fruit trees, and flowers create a gardener's dream.
- Solar Power Ready: Steel-framed mounts, panels, wiring, batteries—all set to expand for full off-grid potential.
- Additional Dwellings:
  - A charming 3BR/1BA guesthouse ideal for rental, in-laws, or office.
  - A quaint 1BR/1BA cabin/office for extra income or creative retreat.

### Land Like No Other

The landscape is a showstopper:

- Cross-Fenced Pastures: Ideal for horses, cattle, goats, or sheep—with rich grasses, fresh water, and secure fencing.
- Towering Hardwood Timber: Mature, marketable, and serene.
- Massive Bluff Lines & Rock Formations: Naturally sculpted beauty surrounds you.

### Hidden Treasures: Caves, Springs & Native History

Prepare to be awe-struck:

Ancient Native American Cave: Over 80 feet wide with a multi-thousand sq ft overhang.

Explorable Cavern System: A quarter-mile underground journey with grand chambers hidden beneath the hills.

Historic Healing Springs: Used by the Cherokee during the Trail of Tears—three active springs feed a storybook setting with soaking tubs, moss-covered boulders, and park benches under ancient oaks.

### This Is More Than Land—This Is Legacy

Properties like this never come around twice. With unmatched privacy, impeccable craftsmanship, natural beauty, and historical significance, this is your chance to own a slice of the Ozarks that can't be replicated.

**ABSOLUTE  
AUCTION**

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
**ZEKE BARRETT, AGENT: 870.715.5437 | [zeke.barrett@whitetailproperties.com](mailto:zeke.barrett@whitetailproperties.com)**

**[RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Tony Chrisco, Arkansas Broker, License # PB00077830 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Zeke Barrett, Arkansas Land Specialist, Whitetail Properties Real Estate, LLC, 870.715.5437 | DWayne Craig, AR Auctioneer, SA00039585, AAL#5



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