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ML#: **1267917**

**\$4,350,000 ↓**

**Active**

**FARM**

**207 County Road 444, Berryville, AR 72616**



**Extraordinary Opportunity! 408 acres of farmland (m/l), just N of Berryville, in Carroll County, AR, has outstanding pastures that are perfect for livestock and hay production. With an abundance of live water, including .5 mile of Clabber Creek on south end and 1 mile of Kings River on the west side. Great water source as well as beautiful. Multiple ponds, and special are the year-round springs. Almost every pasture features a live water source. Grass production is fantastic. Livestock will thrive. Barns on the property will allow for hay storage and easy access during months you feed. Property also features a set of pipe-working pens that will be handy when working your livestock. 3 bed, 2 bath solar powered home sits atop the highest point overlooking the river bottom. Possibilities are endless. This one is unique and beautiful and provides a great investment for future development. The topography provides many opportunities for additional homes and development overlooking the Kings River.**

Beds: **3**  
FBaths: **2**  
HBaths: **0**

Pool:  
Zoning:  
HtSqFt: **1,288**

Amenities: **None, Washer/Dryer Connection**  
Equipment: **None**  
Lot Description: **Not In Subdivision**  
Driveway: **Gravel**  
Appliances: **Electric Oven**  
Fireplace: **0**  
Utilities: **Electric, Propane, Septic, Solar Panels, Water Well**  
Patio: **Covered, Porch**  
Floor Covering: **Carpet, Wood Laminate**  
Foundation: **Block**  
Exclusions:  
Heat Sys: **1/Central**  
Style: **Ranch**  
Gar Cap/Type: **1/Garage**  
Approx Yr Built: **1975**  
Fencing: **Total**  
Flood Zone:

Roof: **Asphalt Shingle**  
Roads: **County Road**  
AC: **1/Central, Electric**  
Water Heater: **1/Electric**  
Gar/Car Loc: **Attached**  
Disabled Acc:  
Lot Size/Acres: **/408.29**

**Directions: From Berryville Highway 21 north to Highway 221 then left on CR 403 and left on CR 444 with property at end of road**

Information is deemed reliable, but not guaranteed.

Prepared By: Roxann Riedel , Montgomery Whiteley Realty

Tuesday, May 6, 2025 3:57 PM