

+/- 8.91 ACRES WITH OFF-GRID CABIN FOR SALE



19010 HIGHWAY 62 W

Eureka Springs, AR 72631



PROPERTY DESCRIPTION

Escape to the beauty of the Ozarks with this unique opportunity to own +/- 9 wooded acres just minutes from Beaver Lake and Downtown Eureka Springs. Comprised of 2 combined lots, this property offers mature timber, peaceful surroundings, and the scenic Cedar Creek flowing along the back of the land, creating an ideal setting for a weekend retreat, recreational getaway, or future homestead. An almost finished off-grid cabin is already in place, providing an excellent starting point for your vision. The property is equipped with a solar electric off-grid system and a composting toilet, allowing for sustainable, off-grid living. Water and septic have not been installed, and the cabin is being sold as-is. Located less than 3 miles from Beaver Lake for boating, fishing, and outdoor recreation, and less than 10 miles from historic downtown Eureka Springs, you'll enjoy easy access to shopping, dining, entertainment, and local attractions while maintaining the privacy and tranquility of a secluded wooded setting.

PROPERTY HIGHLIGHTS

- +/- 9 wooded acres comprised of 2 combined lots
- Almost finished off-grid cabin being sold as-is
- Cedar Creek runs along the back of the property
- Solar electric system with battery storage
- Composting toilet already installed
- Water and septic not currently installed

OFFERING SUMMARY

Sale Price:	\$169,000
Lot Size:	8.91 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	78	691	2,006
Total Population	161	1,429	4,277
Average HH Income	\$91,284	\$90,891	\$81,441

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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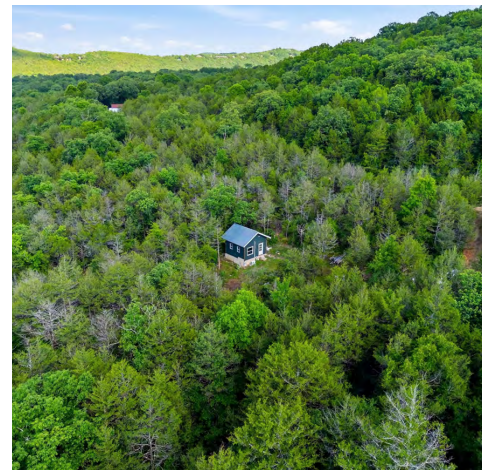
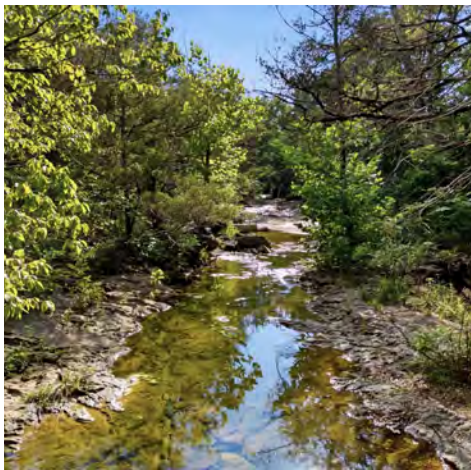
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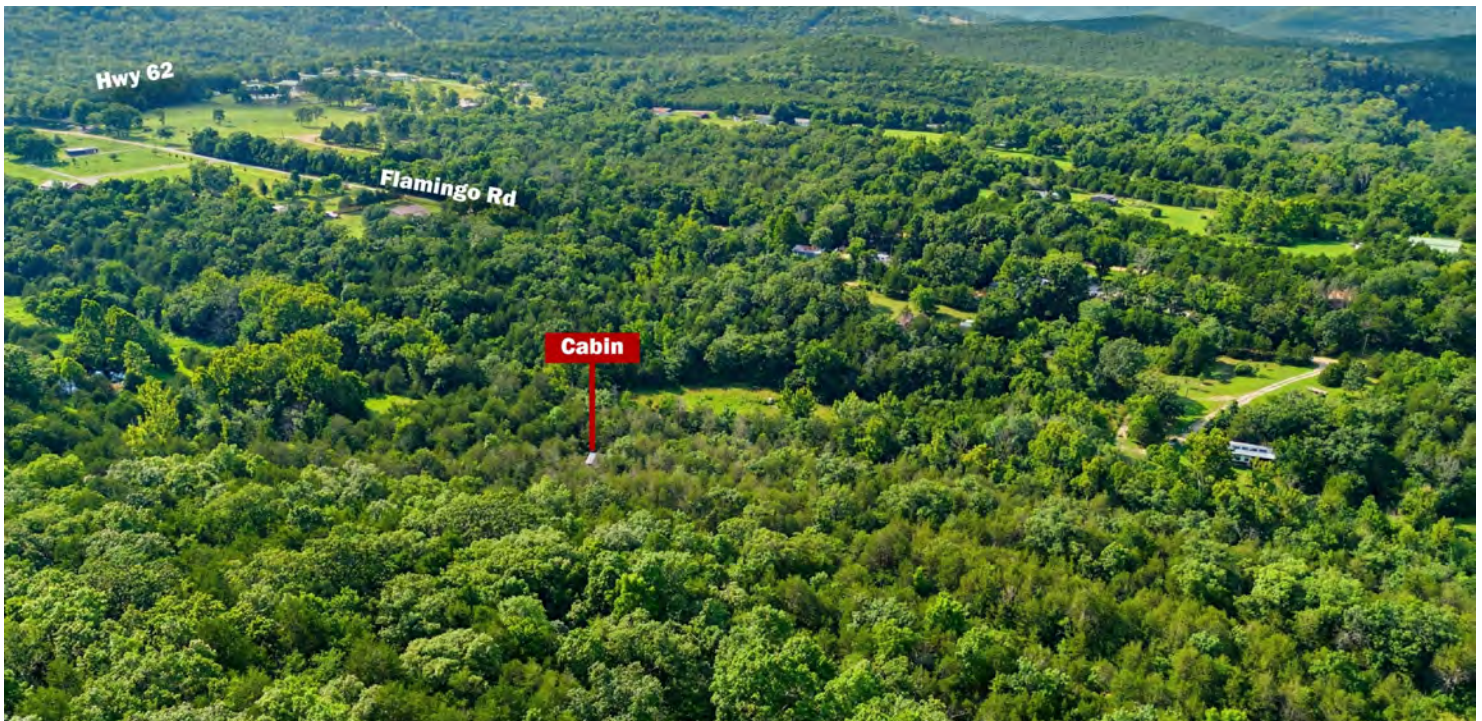
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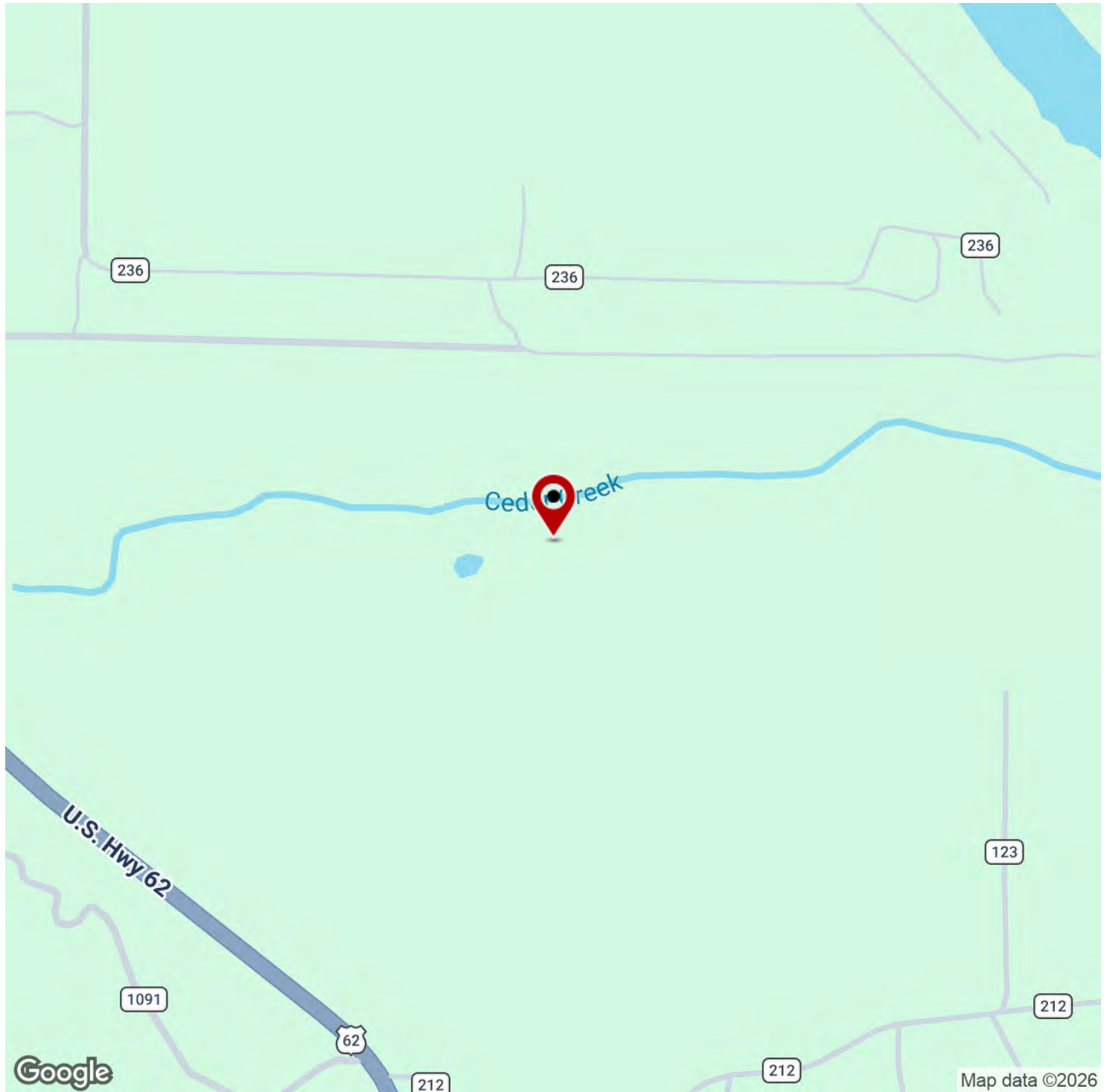
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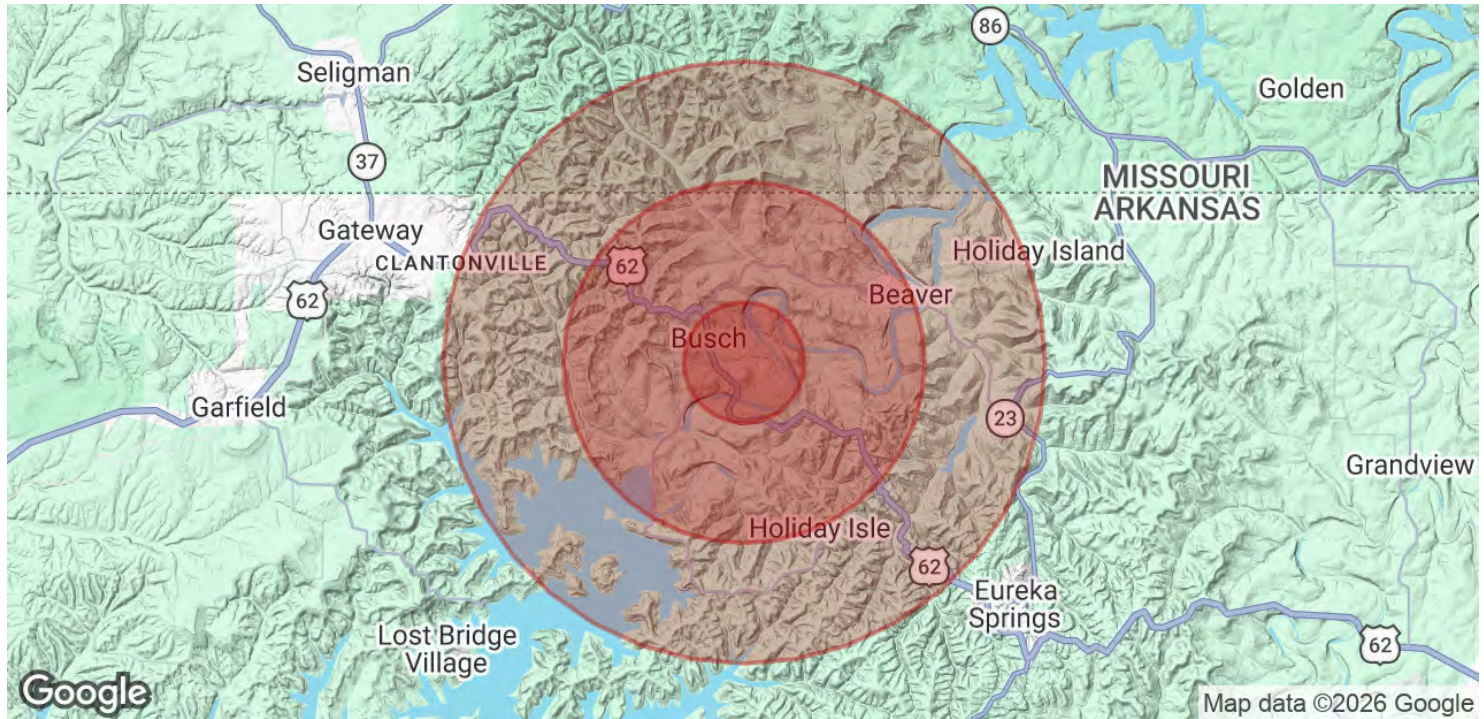
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	161	1,429	4,277
Average Age	59.4	58.7	55.6
Average Age (Male)	57.9	57.3	55.0
Average Age (Female)	62.1	61.3	57.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	78	691	2,006
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$91,284	\$90,891	\$81,441
Average House Value	\$304,654	\$303,058	\$276,322

2023 American Community Survey (ACS)

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