



# COUNTY ROAD 113

Eureka Springs, AR 72632



## PROPERTY DESCRIPTION

Discover the epitome of lakeside living on this +/- 3.53 acre parcel boasting breathtaking views of Beaver Lake and 700' of Lake Frontage! Secluded yet conveniently located, this property offers an ideal setting to construct your dream retreat away from the hustle and bustle of everyday life. With the lot line extending down to the water's edge, envision the possibility of creating your own private oasis by clearing trees, ensuring an unobstructed panorama from your future lakefront residence. Situated approx. 1 mile from the nearest boat ramp and approx. 1.3 miles from Hwy 187, accessibility is key. Enjoy the tranquility of lakeside living while still being within easy reach of the vibrant town of Eureka Springs. This is a rare opportunity to embrace the best of both worlds - the peaceful beauty of nature and the convenience of nearby amenities. Don't miss the chance to make this stunning lakeside property the canvas for your new home away from home!

## PROPERTY HIGHLIGHTS

- +/- 3.53 Acres
- Breathtaking Views of Beaver Lake
- Electric and Water At Street
- Lot Line Extends Down to the Water
- Create a Private Oasis

## OFFERING SUMMARY

Sale Price:	\$579,000
Lot Size:	3.53 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	91	2,270	9,829
Total Population	128	3,197	15,660
Average HH Income	\$40,499	\$49,627	\$46,937

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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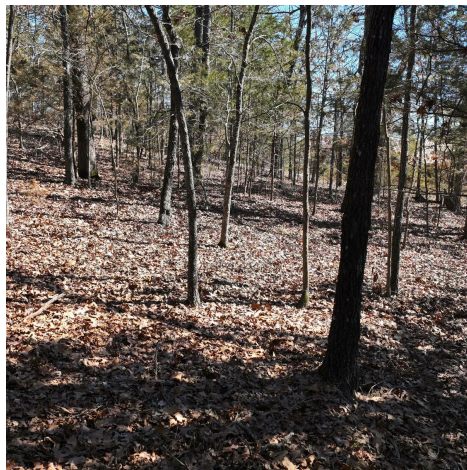
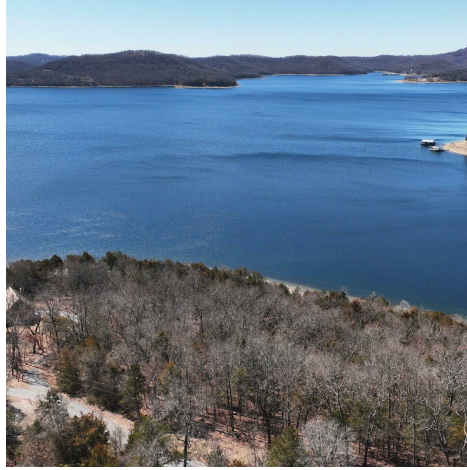
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**+/- 3.53 ACRE LAKE FRONT PARCEL FOR SALE**

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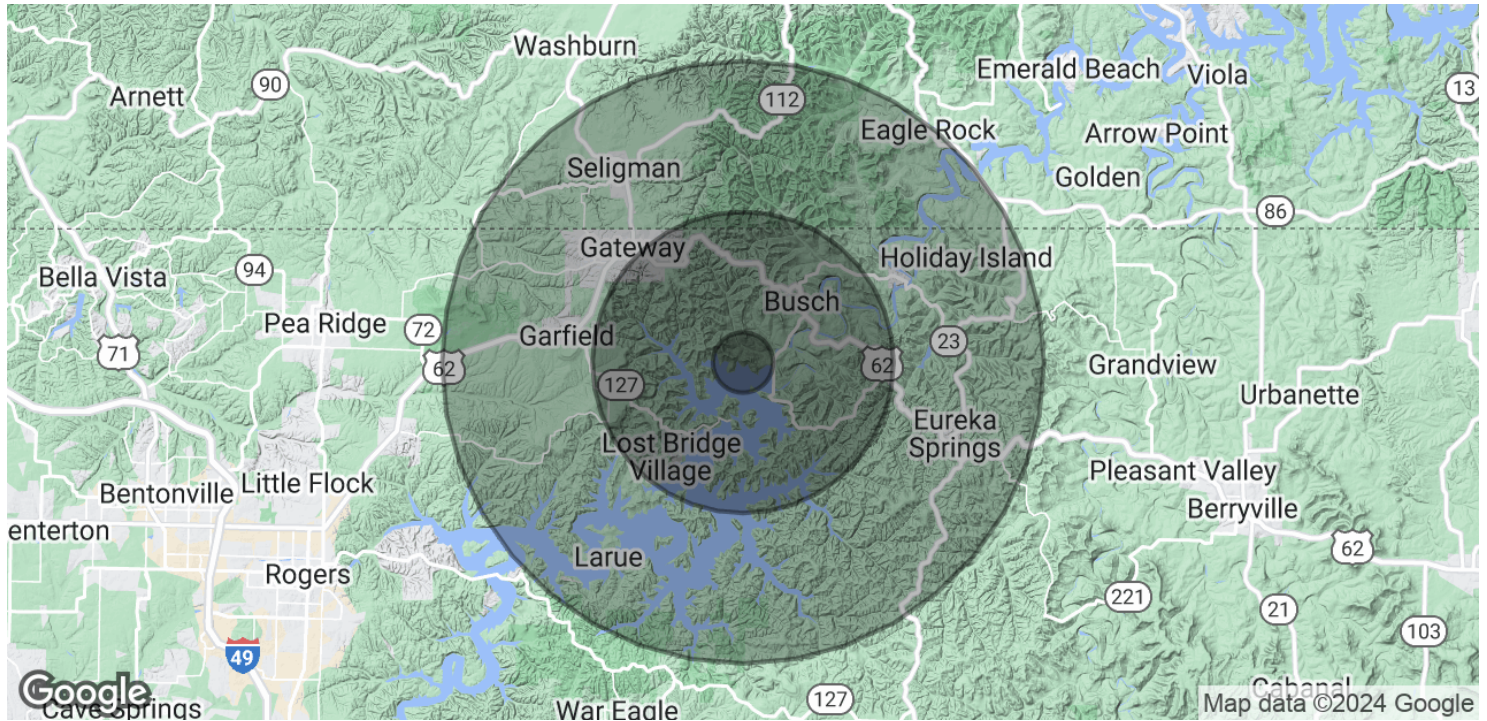
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	128	3,197	15,660
Average Age	66.6	59.1	52.9
Average Age (Male)	66.1	58.4	51.3
Average Age (Female)	66.6	58.6	53.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	91	2,270	9,829
# of Persons per HH	1.4	1.4	1.6
Average HH Income	\$40,499	\$49,627	\$46,937
Average House Value	\$263,343	\$271,107	\$204,866

*\* Demographic data derived from 2020 ACS - US Census*

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