

## ARROWHEAD POINT CONSERVATION AREA

22606 Dam Site Loop, Garfield AR 72732

The Arrowhead Point Conservation Area is composed of beautiful and historic lakefront property and is being offered for sale or trade for the first time. Some of the features are as follows:

- 7 parcels totaling 39 secluded and unrestricted acres bordering 1,736' of U.S. Army Corps of Engineers land on the north shores of Beaver Lake. The adjoining government property adds several more acres to the total footprint.
- Cozy three story lakefront cabin with lodge décor completed in 2001. Three bedrooms, two baths, and a deep one car garage.
- Private two slip boat dock (west dock) plus ownership of two additional slips in a new community dock (east dock).
- Excellent central location on paved roads with easy drives to Rogers/Bentonville, Eureka Springs, and Cassville.
- Close proximity to Beaver Dam and Indian Creek Park.
- Multiple scenic overlooks with stunning views plus many potential building sites.
- Over two miles of historic roads and trails throughout the property.
- Beautiful and unusual rock formations including bluff shelters.
- Wet weather waterfalls and creek drainages.
- Private shooting range.
- Gateway Public Water Authority access and is centrally located through the entire property.
- Two historical Native American occupation sites documented by the University of Arkansas Archaeology Department.
- 24' x 30' fully insulated and wired shop/garage building. Custom built in 2017.
- 10' x 20' storage building.

### **Additional cabin details:**

The lakefront cabin is a three bedroom and two bath structure on three levels. A poured foundation walkout basement consists of one bedroom, one bath, closet, utility room, and a deep one car garage. Main level consists of a combination living area and kitchen with 16' ceiling. Walls, ceiling, and staircase are finished in knotty pine. Also on the main level is one

bedroom, closet, and one bath. The third level is a loft bedroom and closets. Total square footage is 1,748 with 1,356 finished living space and 392 SF unfinished garage space. The structure is surrounded by deck on three sides.

Additional boat dock details:

The east dock is a three slip community dock completed in 2018. Ownership of two slips to convey with a sale or trade. Dock consists of 26' x 10' slip sizes, 8' x 30' swim deck, and a 26' walkway. The middle slip also includes a roof extension for longer boats. One dock locker is included. These slips also include boat lifts in excellent condition. One is a 7000# rating and the other is a 6000# unit. Both slips are professionally wired with lights, receptacles, and lift pumps powered by a solar 3000 watt inverter. Cable winches are the large #10 cast iron units and require no shoreline cable adjustment whatsoever.

The west dock is a two slip modern galvanized private dock and would convey with a sale or trade. Slip sizes are also 26' x 10'. Swim deck is 8' x 30' and the walkway length is 30'. One dock locker is installed. Cable winches are #8 cast iron units.

This is your chance to own one of the few remaining large parcels in a prime location on the north shores of Beaver Lake. This property would make an excellent private secluded retreat, a commercial venture, or used for future residential lakefront development. Gateway Rural Water lines run through the property and offer availability as opposed to well water if desired. The explosive growth of Beaver Lake and Benton/Carroll counties make this a prime opportunity.