

LUXURY CABIN RETREAT FOR SALE

CINNAMON VALLEY

3134 E Van Buren, Eureka Springs, AR 72632



VIDEO

PROPERTY DESCRIPTION

Discover Cinnamon Valley, a luxury log cabin retreat nestled on +/- 136 acres in the Ozark Mountains. This enchanting property boasts 9 fully furnished luxury cabins, each offering a blend of comfort and elegance, on-property trails, as well as a plush management office with modern amenities, large washer and dryer, and guest lobby. Two spring-fed lakes offer prime fishing spots filled with Bass, Crappie, Perch, and Catfish. With expansive grounds, and less than 10% being utilized, there's ample opportunity for expansion, including two electrical junctions for future cabins. In 2023, gross income surpassed \$575,000. Maximized pricing, and occupancy, would offer substantial increases in revenue. Furnishings and equipment, worth +/- \$850,000, are included such as a tractor, 2007 Toyota Tacoma, tools for property management and more. Just 1.5 miles from Downtown Eureka Springs and 7.5 miles from Beaver Lake and the White River, guests enjoy convenience and abundant recreational opportunities.

OFFERING SUMMARY

Sale Price:	\$5,000,000
Number of Rooms:	9 + Office with Living Quarters
Lot Size:	136 Acres
Building Size:	9,607 SF
NOI:	\$273,998.00
Cap Rate:	5.48%

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	163	2,840	9,412
Total Population	301	4,856	16,707
Average HH Income	\$46,647	\$45,600	\$50,365

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TIMOTHY SALMONSEN

Executive Broker
O: 479.231.1355
C: 479.330.1250
sqrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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CINNAMON VALLEY - ELK LODGE

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CINNAMON VALLEY - BARN

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CINNAMON VALLEY - CATTAIL

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LUXURY CABIN RETREAT FOR SALE

CINNAMON VALLEY - MOUNTAINEER

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CINNAMON VALLEY - HIDEAWAY

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LUXURY CABIN RETREAT FOR SALE

CINNAMON VALLEY - CATTLEMAN

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LUXURY CABIN RETREAT FOR SALE

CINNAMON VALLEY - WHITETAIL

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LUXURY CABIN RETREAT FOR SALE

CINNAMON VALLEY - CHEROKEE

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LUXURY CABIN RETREAT FOR SALE

CINNAMON VALLEY - LAKEHOUSE

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CINNAMON VALLEY - OFFICE/MGMT QUARTERS

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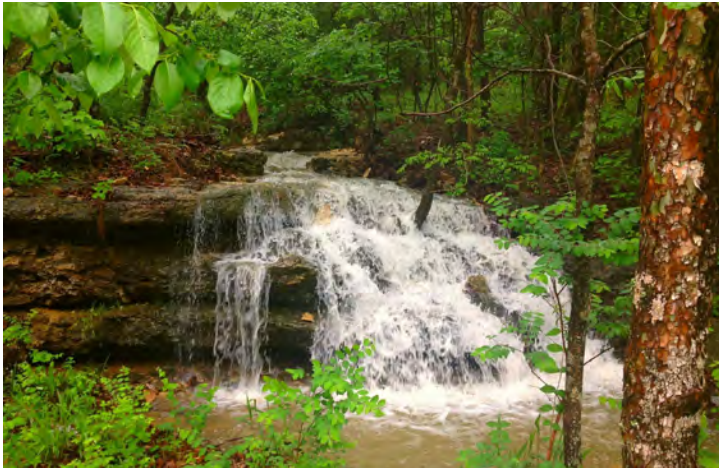
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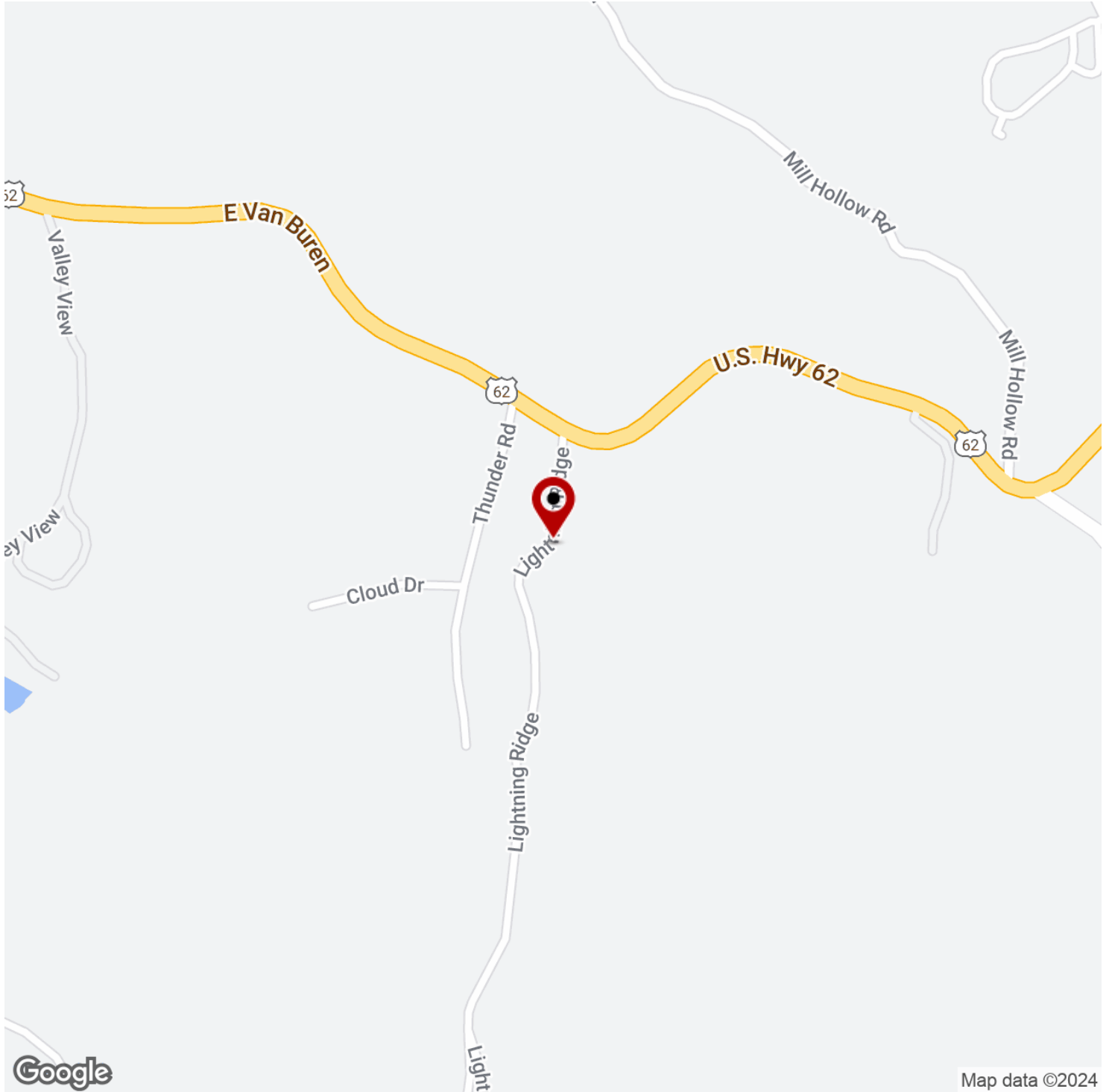
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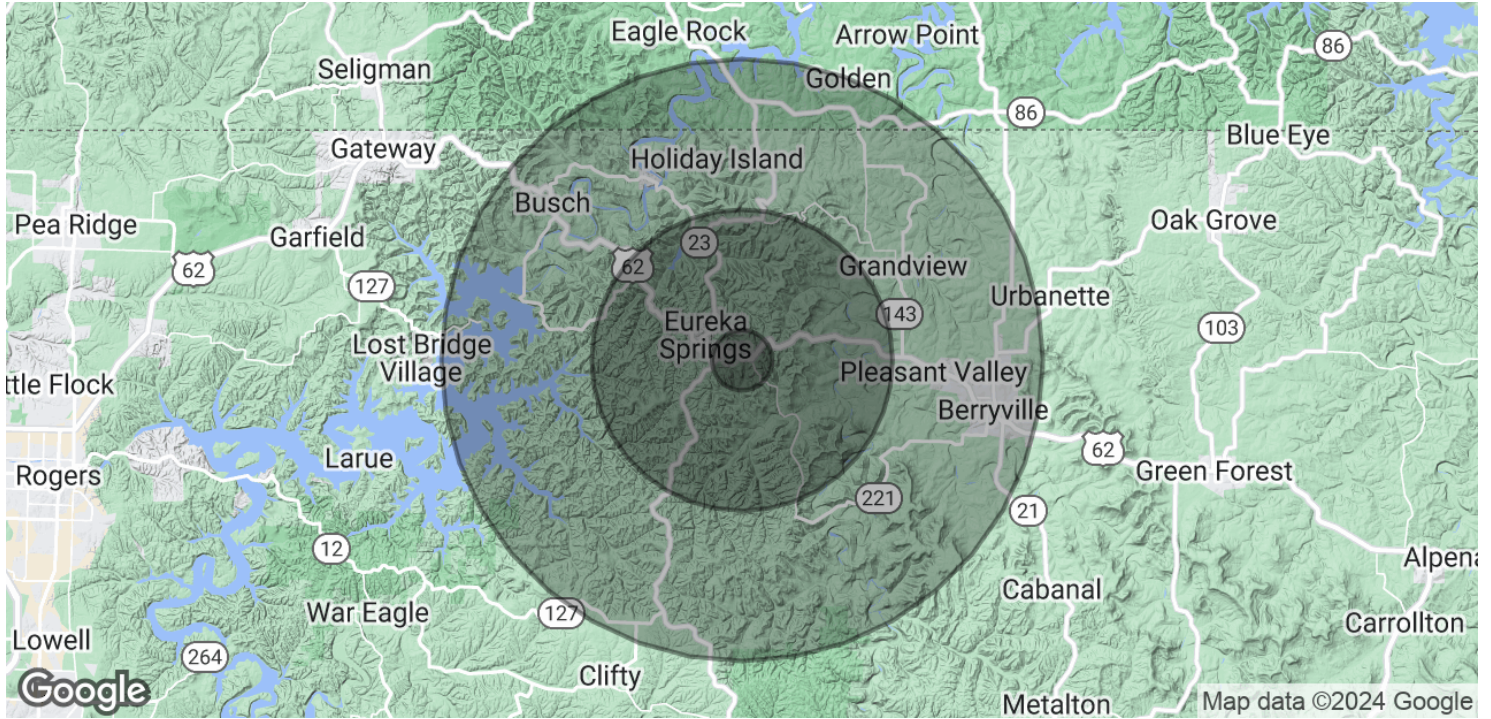
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	301	4,856	16,707
Average Age	51.7	52.4	49.8
Average Age (Male)	47.2	50.9	48.7
Average Age (Female)	55.0	52.8	50.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	163	2,840	9,412
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$46,647	\$45,600	\$50,365
Average House Value	\$160,197	\$175,743	\$173,148

2020 American Community Survey (ACS)

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