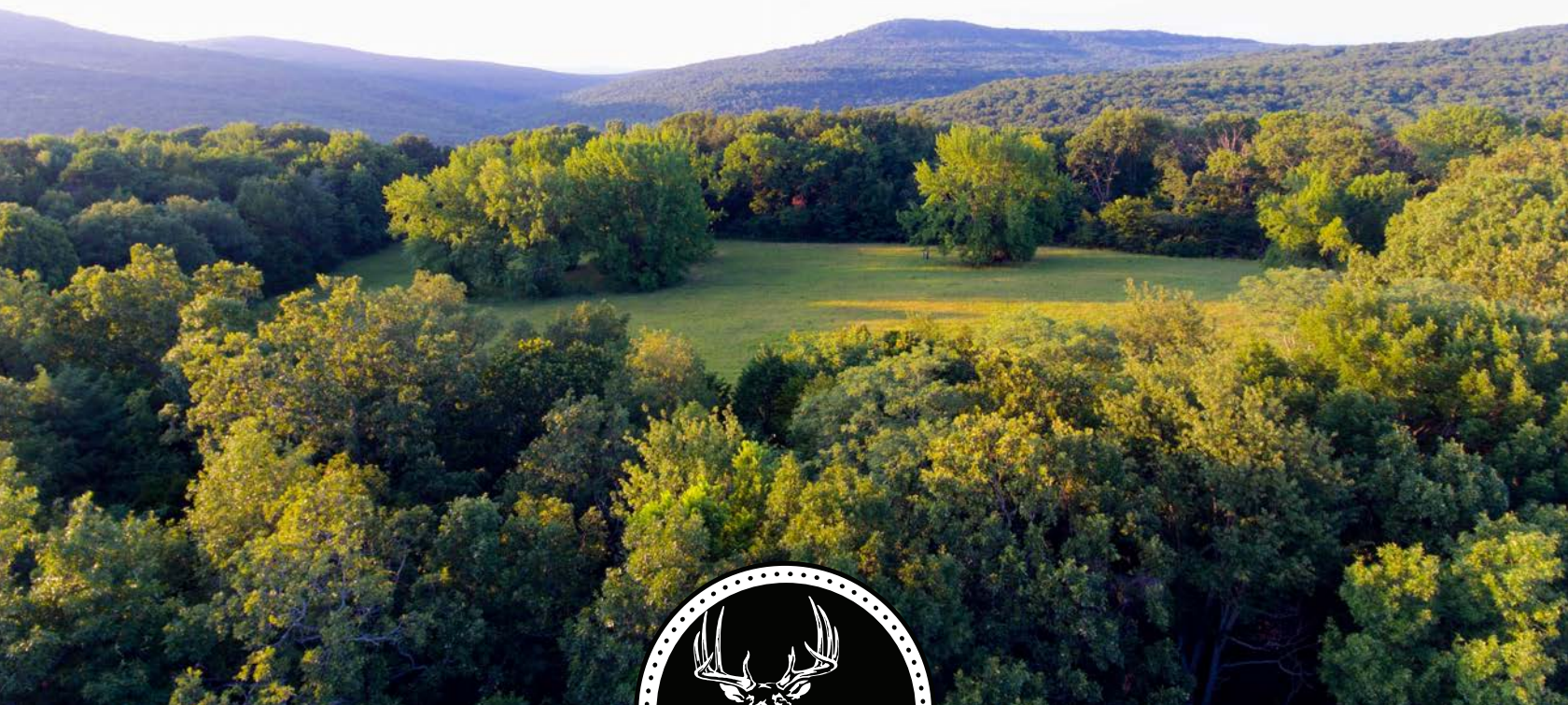


MIDWEST LAND GROUP PRESENTS

93 ACRES IN

FRANKLIN COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL HUNTING PARADISE IN FRANKLIN COUNTY, ARKANSAS

Discover your own piece of wilderness with this remarkable 93 +/- acre hunting tract in scenic Franklin County, Arkansas. Envision the perfect hunting experience amidst the vibrant landscape, where nature comes alive with multiple clearings. These clearings, strategically placed and primed for food plots, are your ideal spots for setting up blinds or stands to observe the abundant wildlife. Complementing this setup is a pond on the north side of the property, providing a refreshing watering hole for deer and other game, enhancing your hunting opportunities.

As you explore the property, you'll be captivated by the majestic pine trees that punctuate the landscape, adding to the aesthetic charm of the land. The property also features unique rock outcroppings, contributing to its rugged beauty and offering potential vantage points or shelter. The land has been meticulously maintained with hard work and dedication, ensuring it is perfectly

manicured and ready for your hunting endeavors. Imagine the thrill of a cool fall or winter morning, sitting quietly in one of the clearings, watching deer emerge to feed—a scene that plays out on this property known for producing quality game.

Located just 30 minutes from Clarksville and 15 minutes from Ozark, this tract offers a blend of seclusion and convenience. You'll have easy access to the Arkansas River for fishing and camping, and you'll be minutes away from thousands of acres of public land, expanding your hunting and recreational prospects. For the ATV enthusiast, the Mill Creek trailhead is less than an hour away, providing hundreds of miles of trails weaving through the Ozark Mountains. Don't miss this rare opportunity to own an affordable and versatile tract, nestled between the River Valley and the Ozark National Forest—it's a hunter's dream come true.



PROPERTY FEATURES

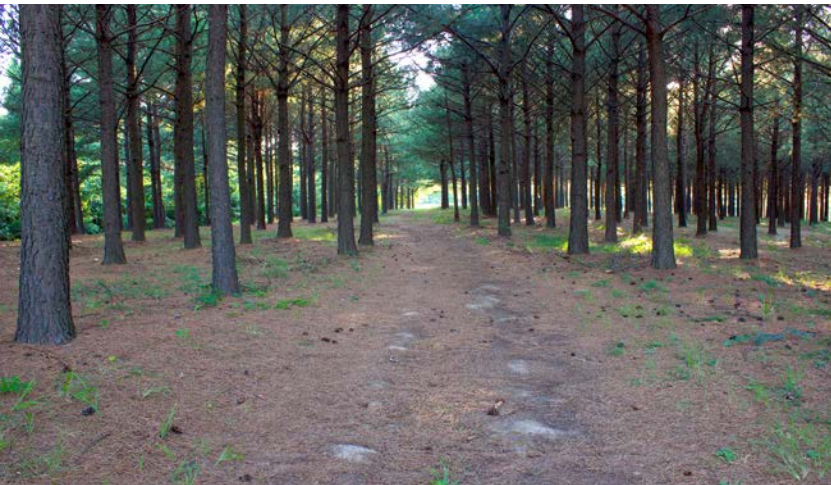
PRICE: **\$361,000** | COUNTY: **FRANKLIN** | STATE: **ARKANSAS** | ACRES: **93**

- Expansive hunting tract offering ample space and diverse terrain
- 12 +/- acres of cleared land
- Pond on northern property boundary
- Majestic pine trees
- Unique rock outcroppings
- Meticulously maintained
- Proven game production
- 30 minutes from Clarksville
- 15 minutes from Ozark
- Close to the Arkansas River
- Close to public lands
- Near Mill Creek ATV Trailhead
- Less than an hour from hundreds of miles of ATV Trails



EXPANSIVE HUNTING TRACT

Envision the perfect hunting experience amidst the vibrant landscape, where nature comes alive with multiple clearings.



POND ON NORTHERN BOUNDARY



12 +/- ACRES OF CLEARED LAND



METICULOUSLY MAINTAINED

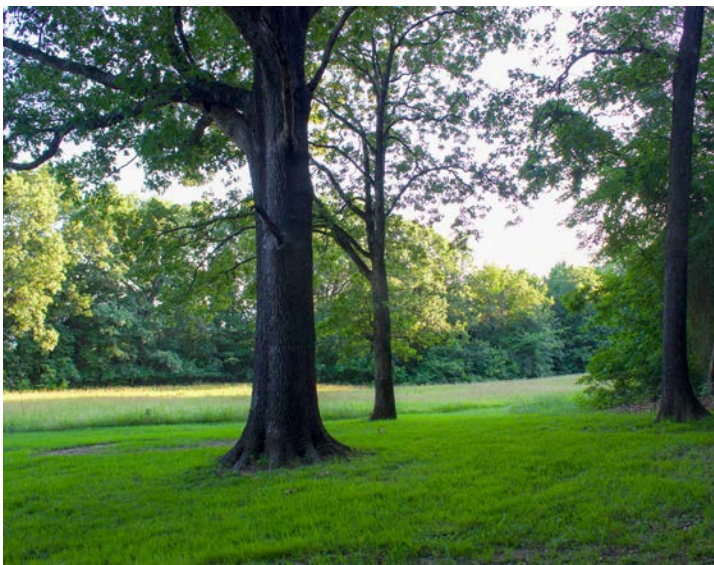
The land has been meticulously maintained with hard work and dedication, ensuring it is perfectly manicured and ready for your hunting endeavors.



SIGN OF GAME THROUGHOUT



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 34' 24.13, -93° 46' 22.93

0ft 837ft 1674ft



Maps Provided By:



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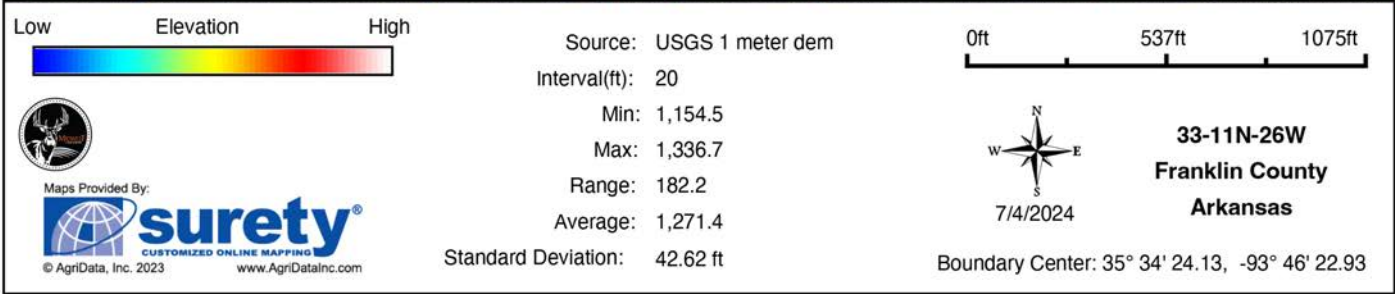
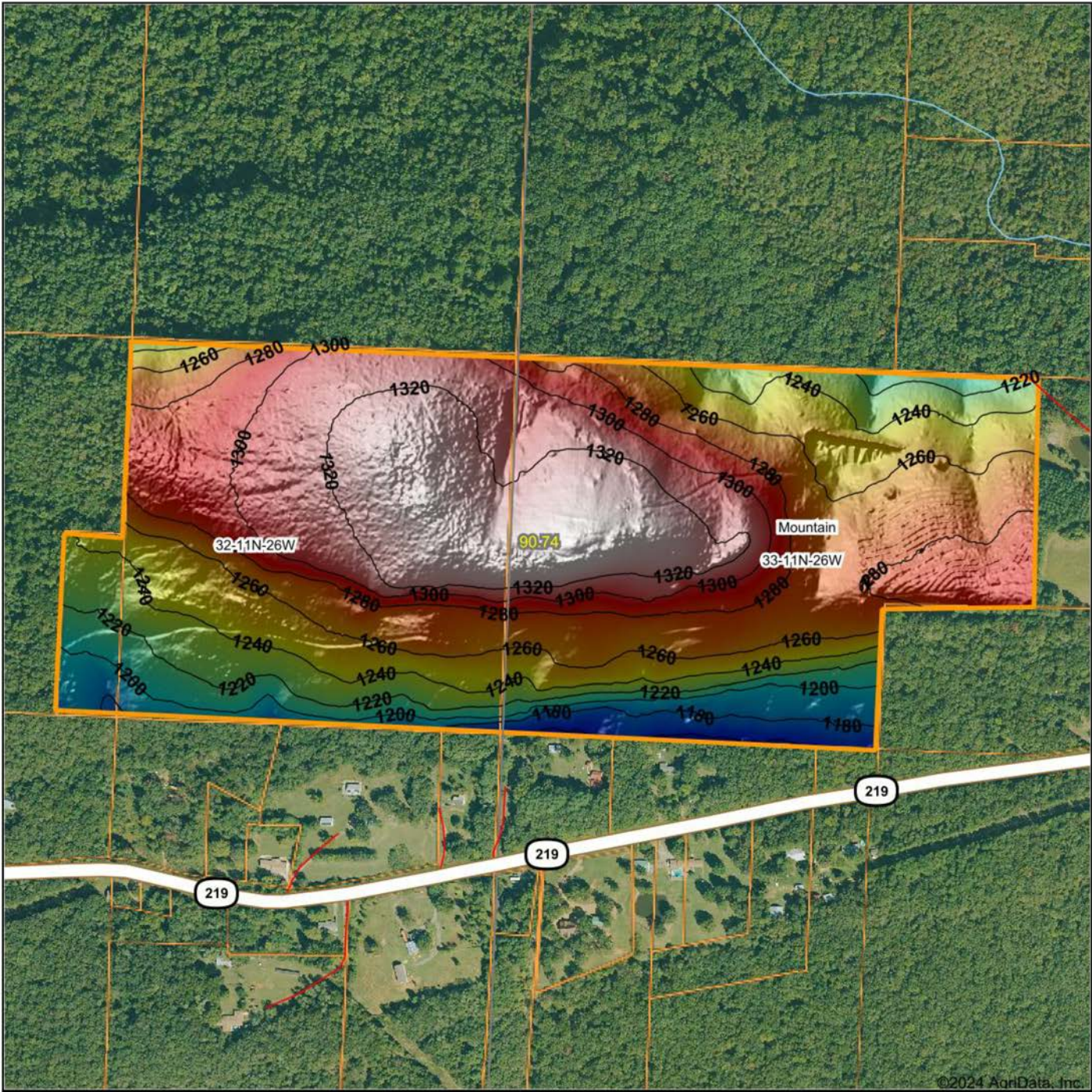
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Franklin County
Arkansas

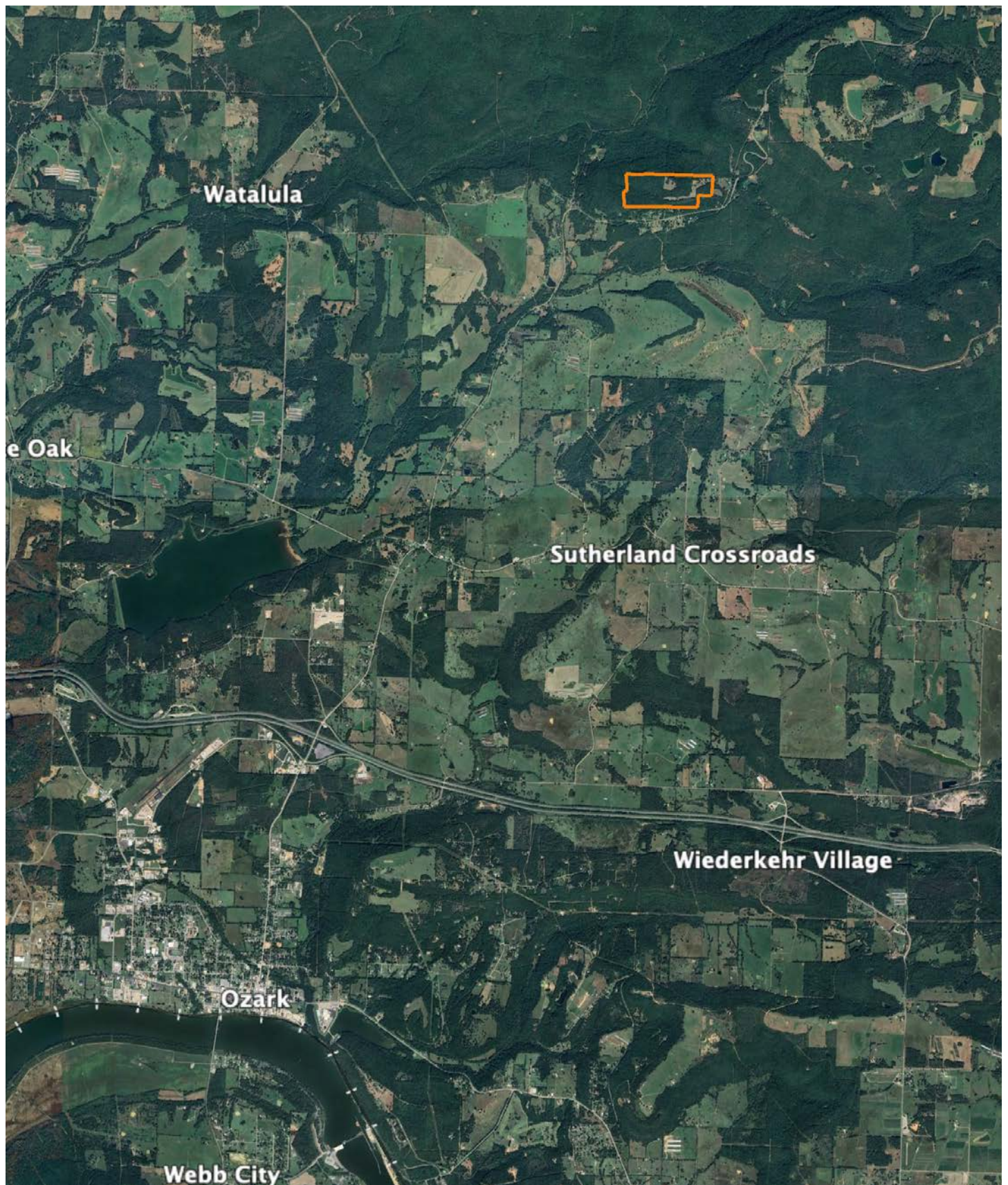


7/4/2024

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Chris Shadrick, an esteemed land agent at Midwest Land Group, seamlessly merges family values with a profound understanding of land sales. Proudly calling Elkins, Arkansas, home alongside his lovely wife Nikki and their children, Payten and Axel, Chris embodies integrity and dedication in serving his clients.

Hailing from Fayetteville, Arkansas, Chris's roots run deep within the region he passionately serves. His extensive background in automotive sales and management equips him with invaluable skills in relationship building and maintenance—skills cultivated from years of learning the true value of hard work.

Driven by his love for the outdoors and a desire to forge genuine connections with his clients, Chris's transition to land sales was a natural progression. His profound connection to the land stems from his passion for public land bowhunting, granting him unparalleled insights into wildlife behavior and terrain intricacies.

As an ordained minister and active member of New Beginnings Baptist Church, Chris exemplifies integrity and values in every client interaction. Choose Chris Shadrick as your trusted guide in your land journey, where unwavering family values, integrity, and expertise converge to transform your dreams into reality.



CHRIS SHADRICK

LAND AGENT

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MidwestLandGroup.com

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