

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

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# MADISON COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# **BUILDABLE HUNTING TRACT IN MADISON COUNTY, ARKANSAS**

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Nestled in the heart of the Ozark Mountains, this buildable timber tract in Madison County offers a rare opportunity to own a piece of the northwest Arkansas landscape. With electricity already available on-site and a legally deeded easement providing convenient access to the property, this 20 +/- acre parcel is primed for building or outdoor activities. The gentle terrain presents numerous places to build, perfect for your dream cabin or secluded home. Whether you're seeking a peaceful retreat or a base for outdoor adventures, this property delivers.

Surrounded by natural beauty, this land is a hunter's paradise, offering ample opportunities to enjoy the outdoors with family and friends. The location is ideal for those who appreciate the serenity of rural living yet want to stay connected to nearby conveniences. Just 30

minutes from Elkins and 45 minutes from Fayetteville, you can enjoy the best of both worlds: the tranquility of country life and the amenities of urban areas. From this prime spot, explore hundreds of miles of dirt roads and ATV trails, or cool off in the local swimming holes along the White River. Don't miss the chance to visit the famous Pig Trail Bypass Café and newly renovated Edens Grub & More Store, a couple of beloved local eateries just 15 minutes away, known for their home-cooked meals and delicious burgers.

Take advantage of this affordable opportunity to own a slice of northwest Arkansas. Call Chris Shadrack today at (479) 530-2470 to schedule your private tour and experience the beauty and potential of this hidden gem firsthand.





# PROPERTY FEATURES

PRICE: **\$76,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **20**

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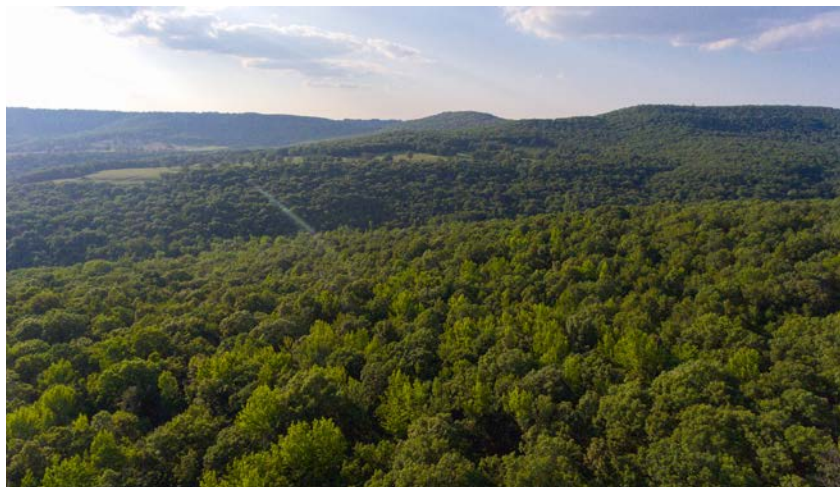
- 20 +/- acre buildable timber tract
- Electricity already on-site
- Legally deeded easement to the property center
- Gentle terrain with multiple potential build sites
- Ideal for hunting and outdoor activities
- Secluded yet accessible location
- 30 minutes to Elkins
- 45 minutes to Fayetteville
- Access to hundreds of miles of dirt roads and ATV trails
- Proximity to White River swimming holes
- 15 minutes from Pig Trail Bypass Café and Edens Grub & More Store where good food can be had
- Less than an hour from Hawksbill Craig and other famous hiking trails





# BUILDABLE TIMBER TRACT

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# NESTLED IN THE OZARK MOUNTAINS

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## ABUNDANT WHITE OAKS

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 51' 41.81, -93° 51' 6.89

**21-14N-27W**  
**Madison County**  
**Arkansas**

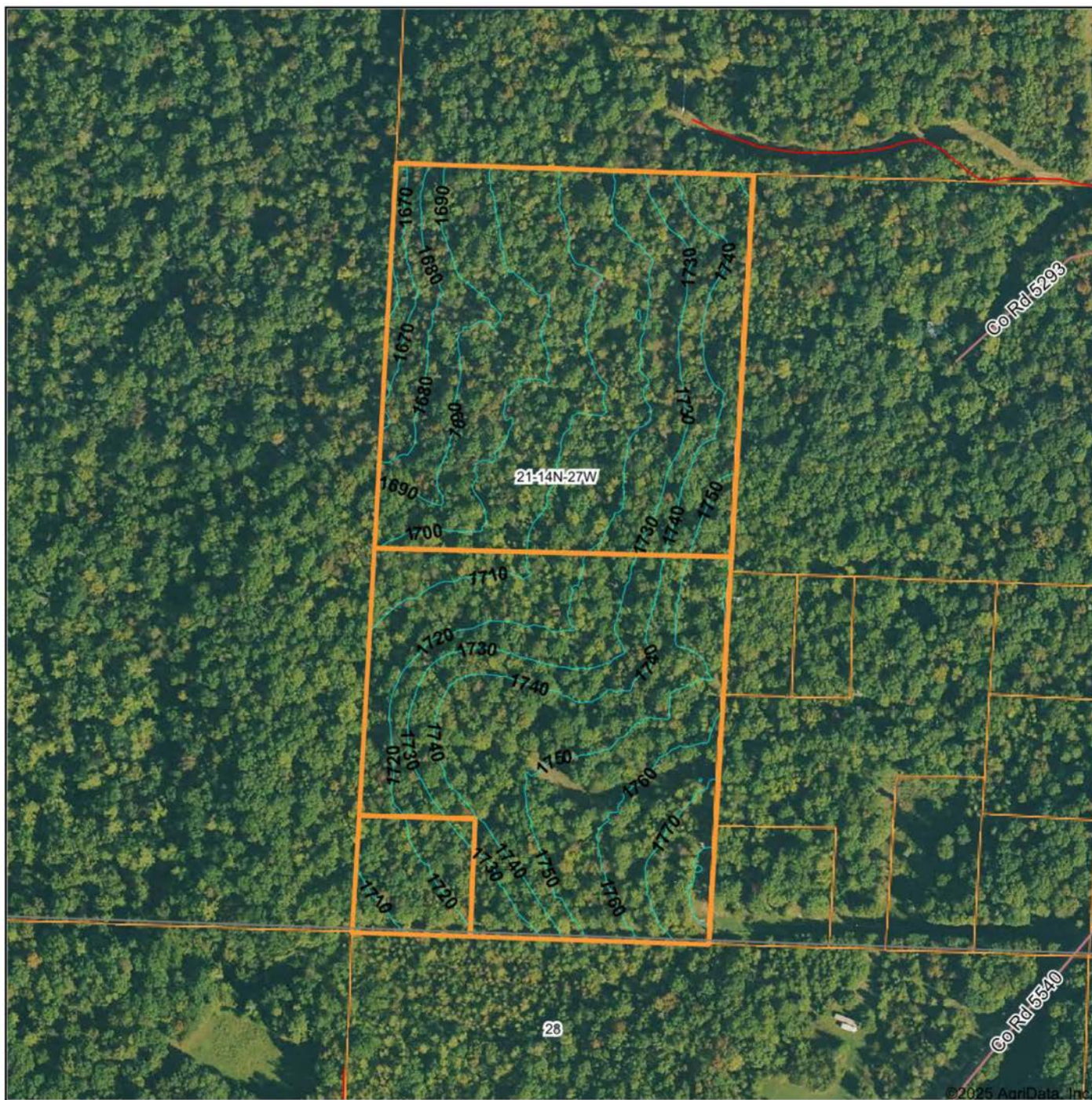
0ft 289ft 578ft



2/12/2025



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,652.0

Max: 1,783.5

Range: 131.5

Average: 1,723.9

Standard Deviation: 24.77 ft

0ft 278ft 556ft



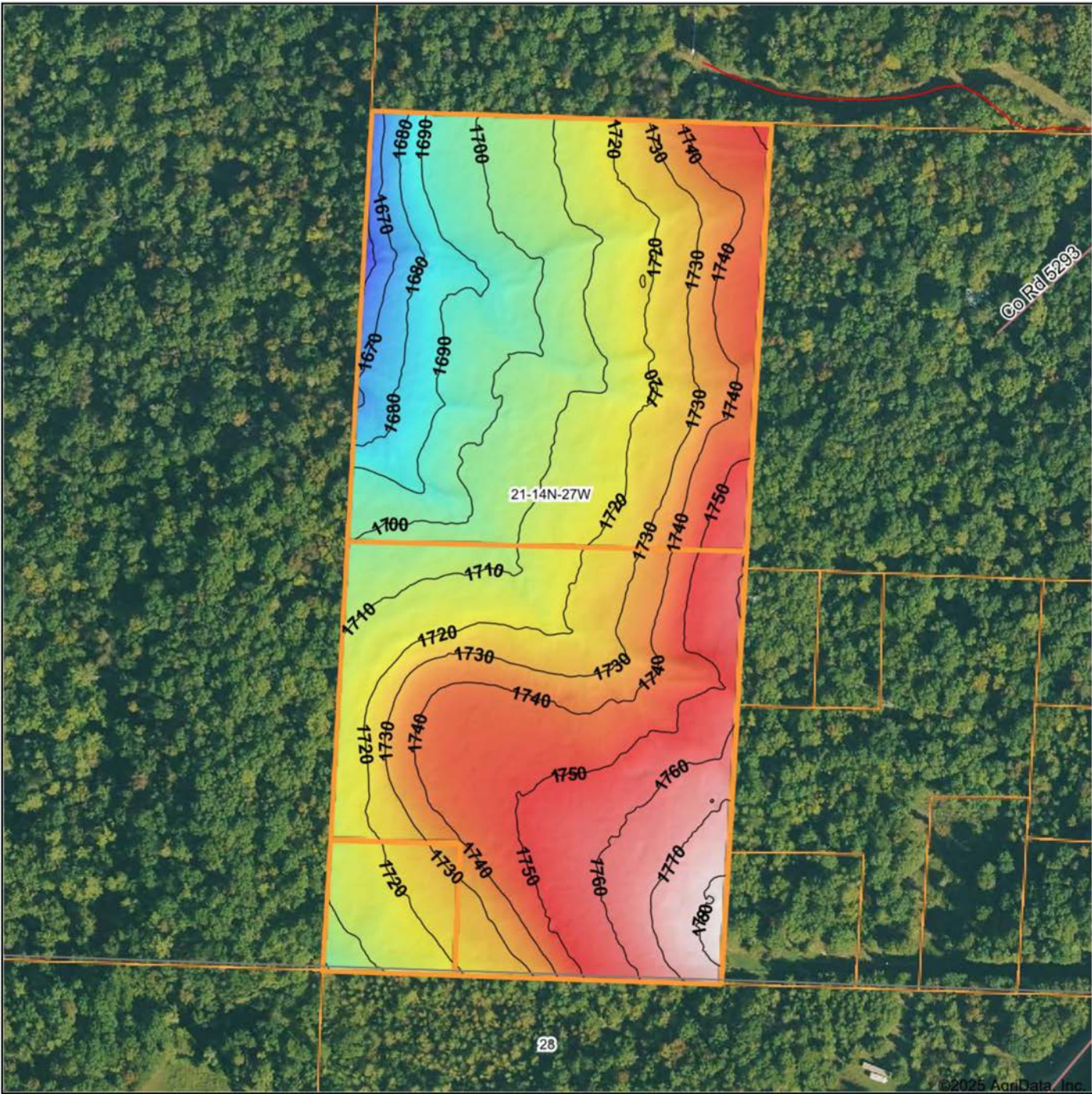
2/12/2025

**21-14N-27W**  
**Madison County**  
**Arkansas**

Boundary Center: 35° 51' 41.81, -93° 51' 6.89



# HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,652.0  
Max: 1,783.5  
Range: 131.5  
Average: 1,723.9  
Standard Deviation: 24.77 ft



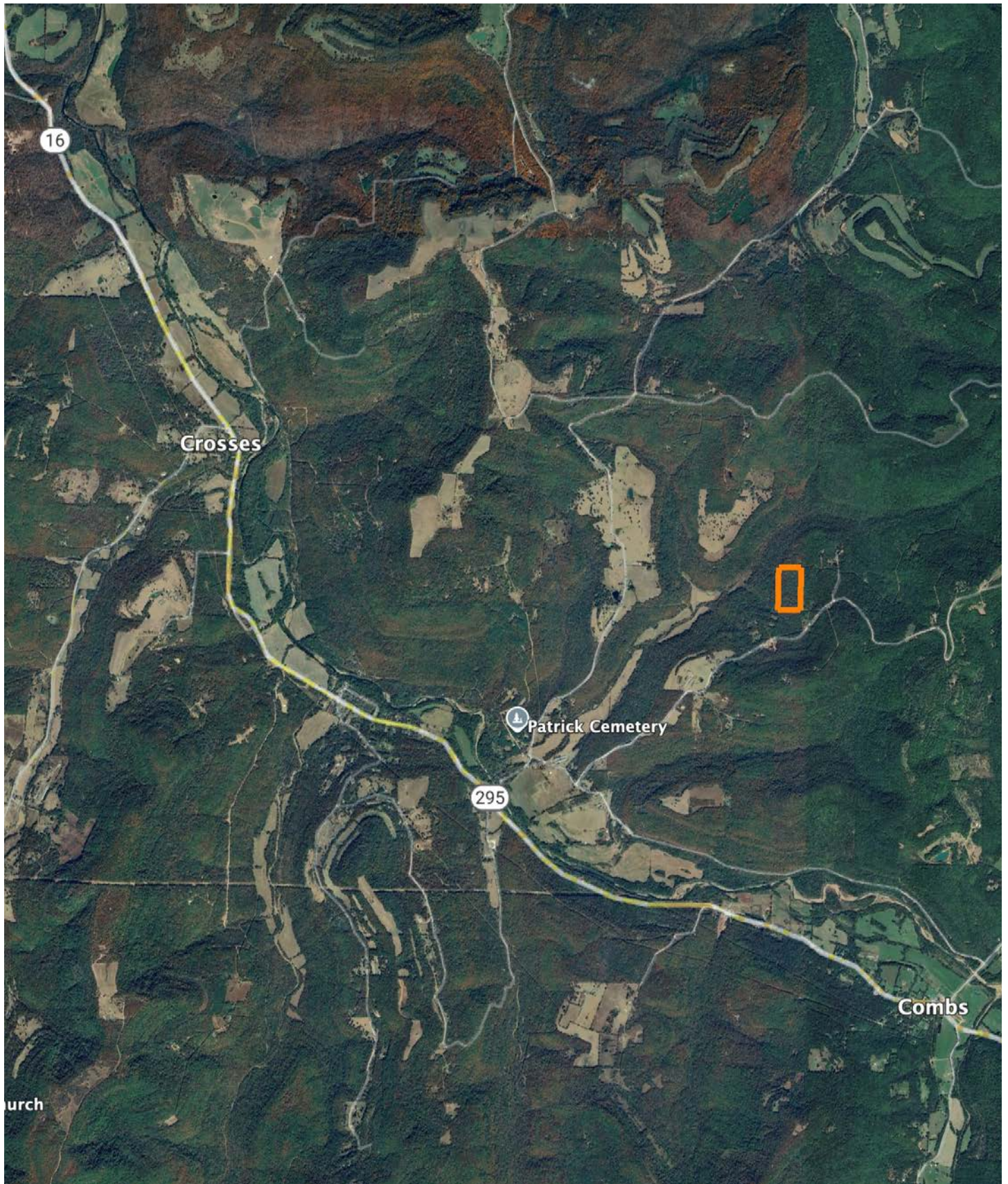
2/12/2025

**21-14N-27W**  
**Madison County**  
**Arkansas**

Boundary Center: 35° 51' 41.81, -93° 51' 6.89



# 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

**479.487.1647**

[CShadrick@MidwestLandGroup.com](mailto:CShadrick@MidwestLandGroup.com)



## MidwestLandGroup.com

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