

MIDWEST LAND GROUP PRESENTS

66 ACRES IN

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# NEWTON COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# OZARK MOUNTAIN HOME WITH ENDLESS POTENTIAL

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Welcome to Ozone, Arkansas, and this Ozark sanctuary, where meticulous landscaping meets expansive living. This multi-story home boasts 1,220 +/- finished square feet on the upper level, featuring two spacious bedrooms, a full bath, and a large living and kitchen area that invites comfort and relaxation. The downstairs area offers a 1,000 +/- square foot unfinished basement, a blank canvas that can be transformed into additional bedrooms or living spaces with a bit of creativity. The home is equipped with central heat and air, ensuring year-round comfort, and benefits from rural water with propane backup heat. Step outside to the newly renovated west-facing deck, where you can unwind while taking in the stunning views of the well-kept property and breathtaking Ozark mountain sunsets.

Beyond the main residence, you'll find a barn perfect for storing equipment, mowers, and other tools. This property is conveniently located just off Highway 21, 23 miles north of Clarksville, 20 miles from the elk-rich Boxley Valley, and only an hour from the ever-growing Northwest Arkansas area. The premium blacktop road provides easy access to this hidden gem. Bordering the property on three sides is the Ozark National Forest, offering a wealth of hunting, hiking, and other recreational

activities. With the Gloryhole Falls Trailhead just minutes away and Hawksbill Craig about 30 minutes from your doorstep, outdoor enthusiasts can find endless adventure.

The property is a hunter's paradise, bordered by the Ozark National Forest on three sides, offering unparalleled access to prime hunting grounds. Whether you're pursuing whitetail deer, black bear, or turkey, the surrounding forest provides a rich and varied landscape for all kinds of hunting opportunities. The abundance of wildlife and the vast expanse of forest make this an ideal location for avid hunters seeking rewarding experiences.

In addition to the main home, a charming 512 square foot cabin awaits. Featuring white pine and shiplap finishes, this cabin includes electricity and running water. The bathroom area in the cabin is currently unfinished, providing a unique opportunity to add your own design to this rustic gem. The cabin's location within close proximity to the national forest and hiking trails makes it a sneaky good investment opportunity or potential Airbnb. For added convenience, the property also includes two wells, one of which is already equipped with a pump, ensuring a reliable water supply if backup is ever needed.



# PROPERTY FEATURES

PRICE: **\$475,000** | COUNTY: **NEWTON** | STATE: **ARKANSAS** | ACRES: **66**

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- Meticulously mowed and manicured landscape
- Large garden area
- 1,220 +/- sq. ft. upper level with 2 bedrooms and 1 bath
- Expansive unfinished basement for customization
- Newly renovated west-facing deck with stunning sunset views
- Central heat and air with propane backup heat
- Rural water supply with two on-site wells (one with a pump)
- Barn for storing equipment, mowers, and tools
- 512 sq. ft. cabin with white pine and shiplap finishes, electricity, and running water
- Conveniently located 23 miles north of Clarksville and 20 miles from Boxley Valley
- Property bordered by Ozark National Forest on three sides
- Minutes from popular hiking trails, including Gloryhole Falls and Hawksbill Craig
- Prime hunting grounds with access to whitetail deer, bear, and turkey





# MULTI-STORY HOME

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This multi-story home boasts 1,220 +/- finished square feet on the upper level, featuring two spacious bedrooms, a full bath, and a large living and kitchen area that invites comfort and relaxation.





# EXPANSIVE UNFINISHED BASEMENT

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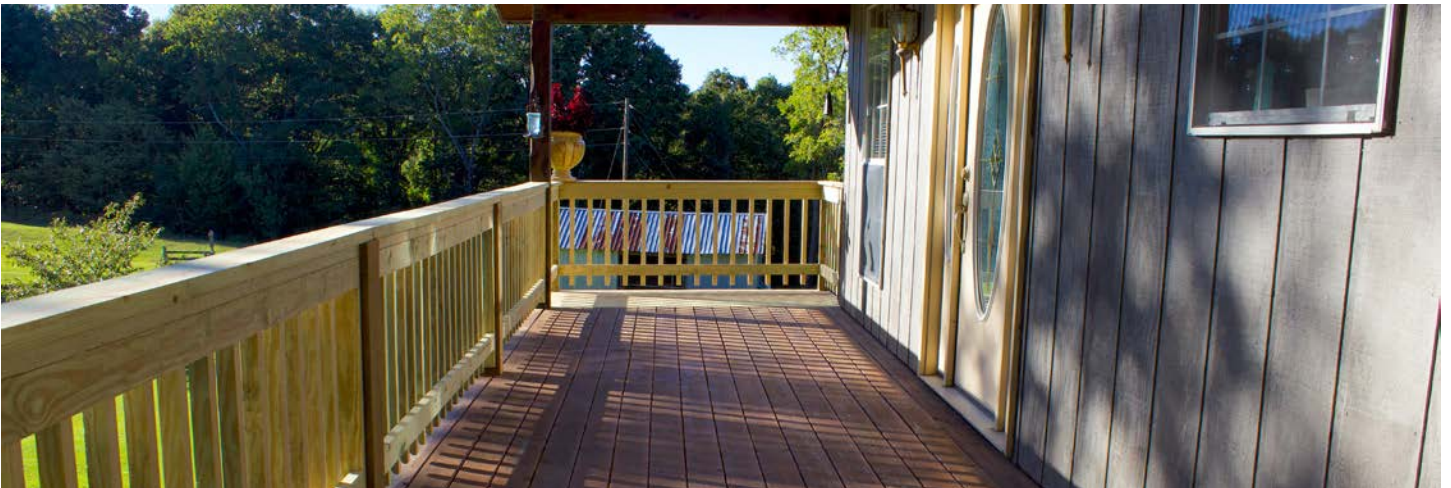
## LARGE GARDEN AREA

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## NEWLY RENOVATED WEST-FACING DECK

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# 512 SQ. FT. CABIN

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# HUNTER'S PARADISE

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 46' 1.77, -93° 27' 23.67

**20-13N-23W**  
**Newton County**  
**Arkansas**

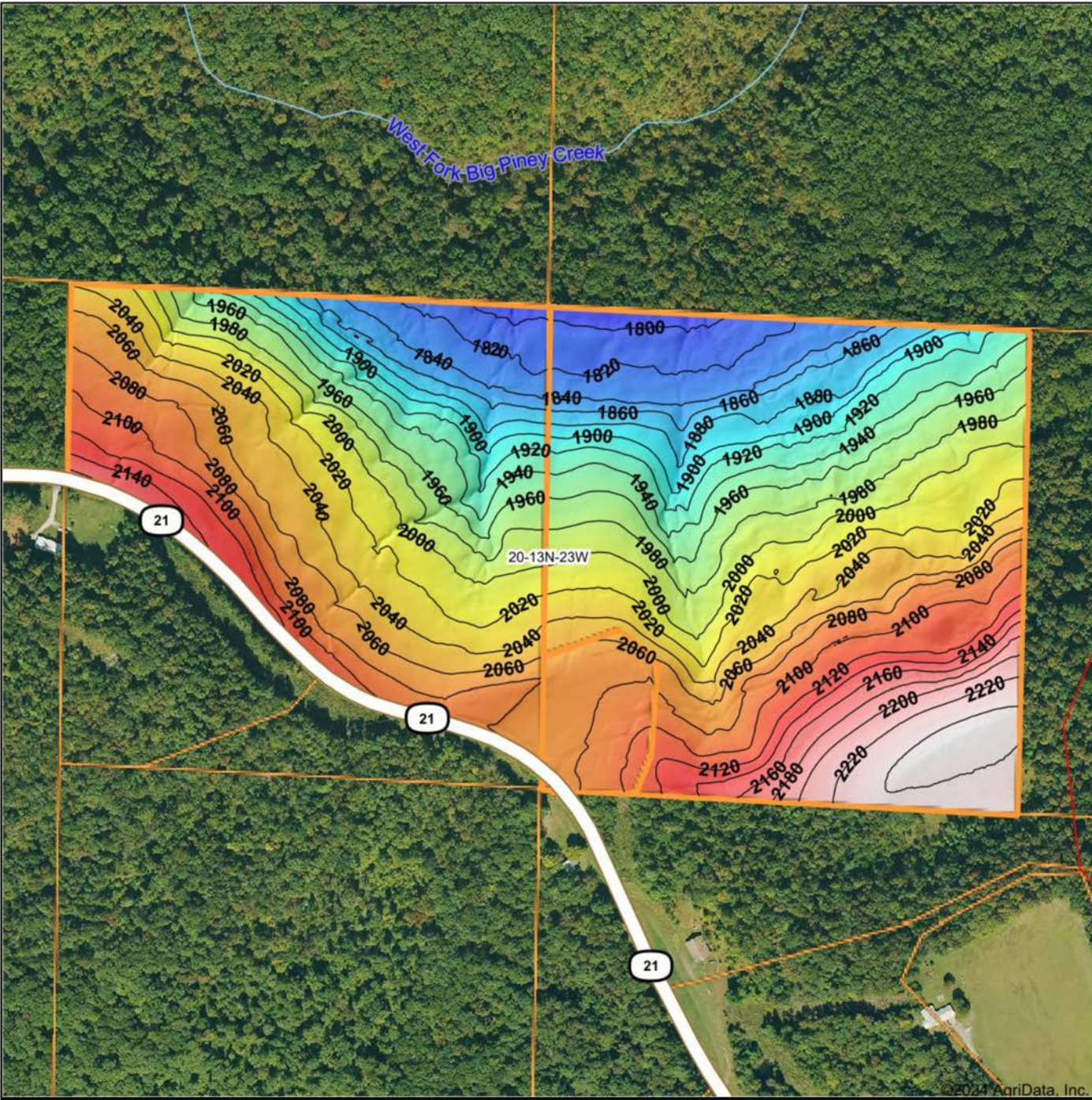
0ft 723ft 1445ft



9/1/2024



# HILLSHADE MAP



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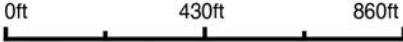


Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 20  
Min: 1,783.0  
Max: 2,247.3  
Range: 464.3  
Average: 2,013.1  
Standard Deviation: 106.5 ft



9/1/2024

**20-13N-23W**  
**Newton County**  
**Arkansas**

Boundary Center: 35° 46' 1.77, -93° 27' 23.67



# OVERVIEW MAP

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# 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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