



MIDWEST LAND GROUP
PRESENTS

NEWTON COUNTY ARKANSAS

153 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

153 +/- ACRES OF DIVERSE OUTDOOR ADVENTURE AND INVESTMENT OPPORTUNITY

This incredibly versatile property offers an endless range of possibilities, catering to any buyer with a passion for the outdoors or a vision for an investment opportunity. Spanning 153 +/- acres, this unique piece of ground is perfect for hunting, hiking, rock climbing, building, or investing. With the left fork of Big Creek bordering the west side, you'll have an ideal place to cool off during hot summer days when the creek is flowing.

The west side of the property features approximately 12 +/- acres of open pasture, providing a great forage source for wildlife and an ideal space for grazing or other agricultural pursuits. Moving east, the terrain rises, revealing various benches and drainages that naturally draw deer, creating prime pinch points and travel corridors for hunting. Once in the middle of the property, the terrain is extremely gentle. There are multiple clearable sites for food plots, allowing you to attract and support local wildlife.

Remnants of an old logging road run north-south through the central portion, adding accessibility to the heart of the property. As you continue east, you'll encounter a striking bluff line with impressive rock formations that even experienced rock climbers will appreciate. A few gaps in the bluff allow access to the highest elevation, where you'll find mature timber with a beautiful blend of oaks.

the National Forest, making it feel even bigger and more remote. While photographing the land, we spotted plenty of whitetail deer and turkey, a great sign for any hunter looking for a prime spot. There's deer sign all over, with scrapes and rubs that'll get any hunter fired up—it's a perfect spot for anyone looking for hunting opportunities. Down along the south bluff, there's a nice little pool of water, just right for cooling off or kicking back and enjoying the peace and quiet.

This property's location offers added value with its proximity to the recently acquired Dogpatch USA theme park, bought by Johnny Morris. As plans for the park develop, this area could see increased interest and value over time. The property is also conveniently close to the scenic Arkansas Grand Canyon, known for its breathtaking views, as well as numerous popular hiking trails and campgrounds, which attract outdoor enthusiasts year-round. Additionally, the nearby Buffalo River provides excellent put-in and take-out spots for kayaking, canoeing, and fishing, making this an ideal base for anyone looking to explore the natural beauty of the Ozarks.

This property has a little bit of everything, no matter what buyer you are. Don't let this one pass you by! Give Chris Shadrack a call at (479) 530-2470 to set up a tour and see it for yourself.

PROPERTY FEATURES

PRICE: **\$474,000** | COUNTY: **NEWTON** | STATE: **ARKANSAS** | ACRES: **153**

- Diverse landscape
- Seasonal creek
- Wildlife habitat
- 12 +/- acres of pasture
- Spectacular bluff line
- Big elevation change
- Borders National Forest
- Investment potential
- Less than an hour from Harrison
- Less than 50 minutes to Ponca
- Less than 2 hours to Fayetteville
- 1 hour and 15 minutes to Russellville



12 +/- ACRES OF PASTURE

The west side of the property features approximately 12 +/- acres of open pasture, providing a great forage source for wildlife and an ideal space for grazing or other agricultural pursuits.



SEASONAL CREEK



SPECTACULAR BLUFF LINE



HUNTING OPPORTUNITIES

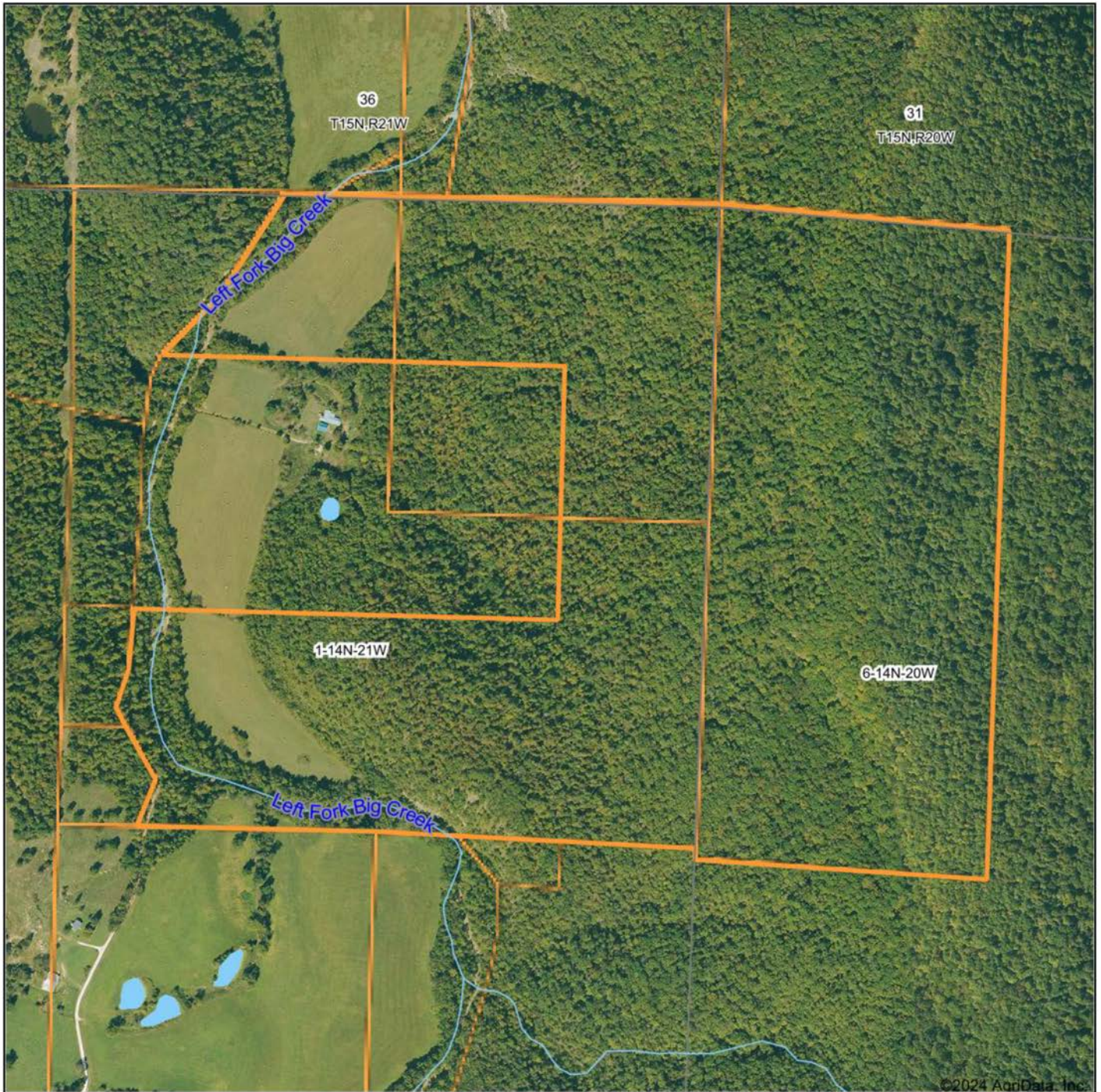
There's deer sign all over, with scrapes and rubs that'll get any hunter fired up—it's a perfect spot for anyone looking for hunting opportunities.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 54' 1.48, -93° 9' 16.91

0ft 647ft 1295ft



Maps Provided By:



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1-14N-21W
Newton County
Arkansas




11/4/2024

TOPOGRAPHY MAP





Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 983.1


Max: 1,676.7

Range: 693.6

Average: 1,252.4

Standard Deviation: 176.12 ft

0ft 613ft 1226ft

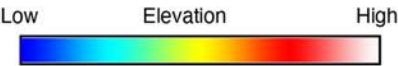
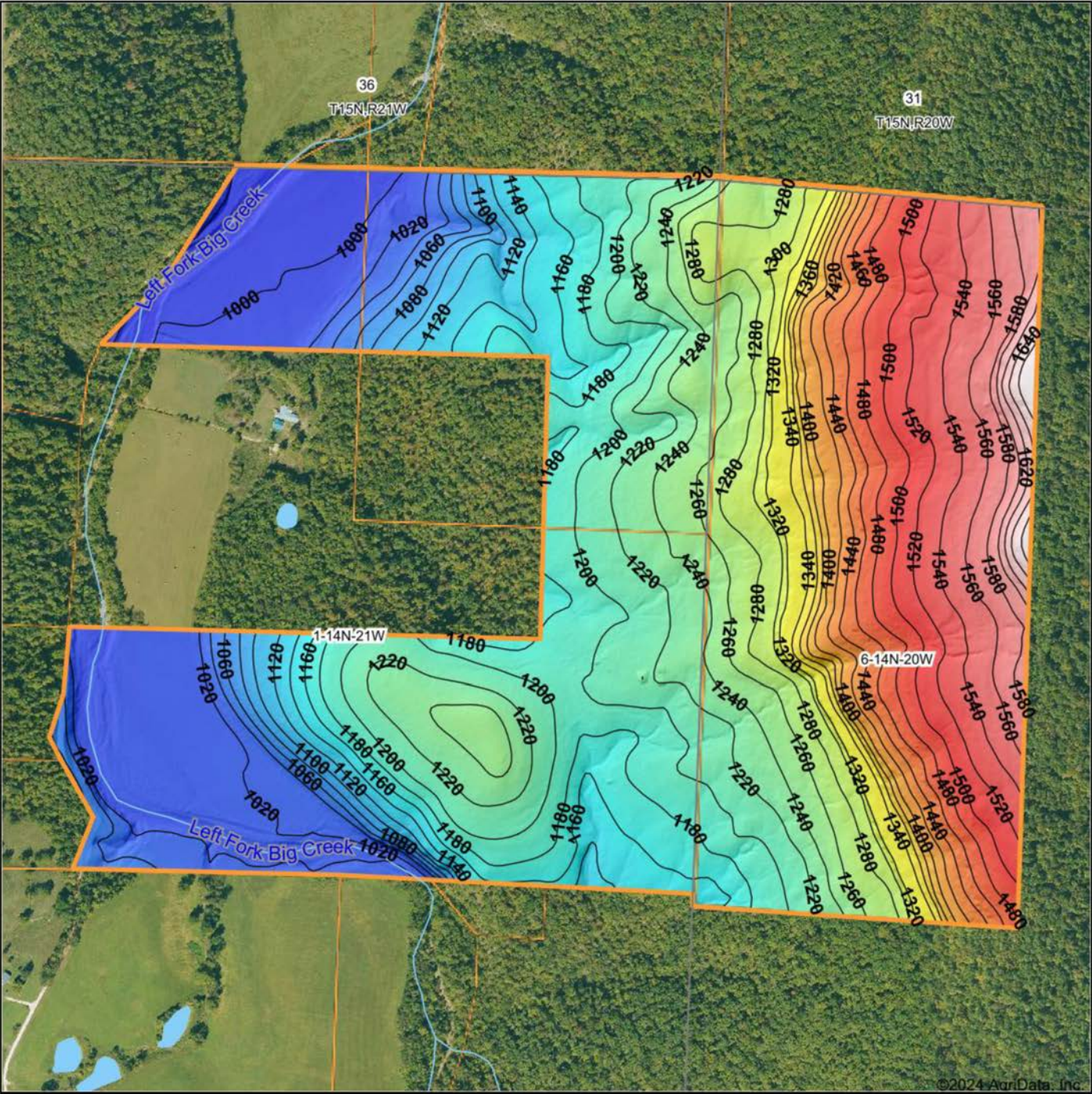


11/4/2024

1-14N-21W
Newton County
Arkansas

Boundary Center: 35° 54' 1.48, -93° 9' 16.91

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 20
Min: 983.1
Max: 1,676.7
Range: 693.6
Average: 1,252.4
Standard Deviation: 176.12 ft



11/4/2024

1-14N-21W
Newton County
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Boundary Center: 35° 54' 1.48, -93° 9' 16.91

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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