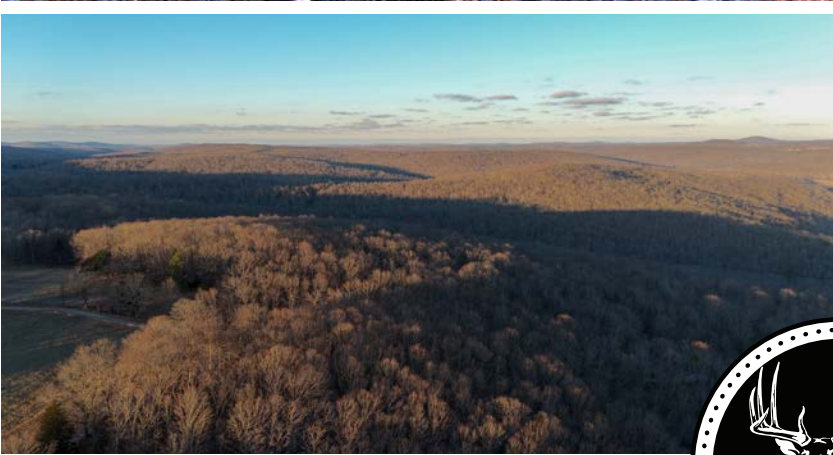


MIDWEST LAND GROUP PRESENTS

8 ACRES

MADISON COUNTY, AR

MADISON 5310, WITTER, ARKANSAS, 72776



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

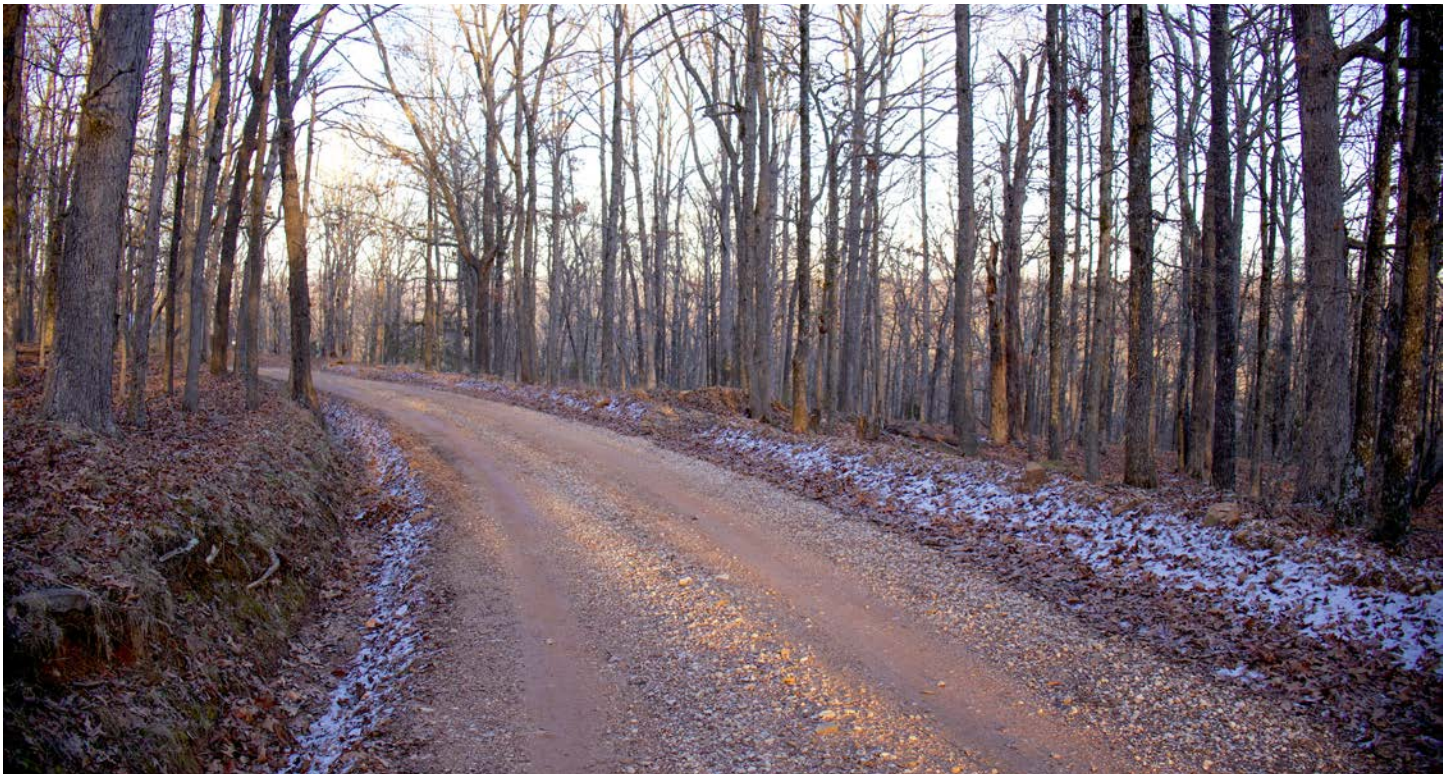
THE PERFECT SPOT TO PLANT YOUR ROOTS

If you've been dreaming of country life, this 8 +/- acre timber tract in Madison County is calling your name. Tucked off County Road 5310, this property is pure Ozark mountain charm, with just enough elevation change to give you some beautiful spots to build your home or cabin without sacrificing the ability to do so. The property is covered in mature oak trees, and their canopy gives the whole place a park-like feel—no unsightly underbrush to look at! Those oaks also make for a great mast crop, drawing in plenty of deer and other wildlife come fall. Imagine sitting on your front porch, watching the wildlife wandering on your property.

There's power already running along the north side near the county road, so getting started on your build

won't be a hassle. A soil analysis test has already been completed too! You'll need to drill a well for water, but with Ozarks Electric providing power in the area, you're set up to make this place yours. On the southern end of the property, there's a pleasant wet-weather stream. The sound of water trickling over the rocks is as peaceful as it gets, perfect for kicking back and unwinding after a long day. With plenty of room and multiple build sites, this place has enough space for a large family or a quiet spot for you and your loved ones to enjoy.

If you're ready to make this place your own, contact Land Agent Chris Shadrick today to schedule a private showing. You don't wanna miss out on this one!



PROPERTY FEATURES

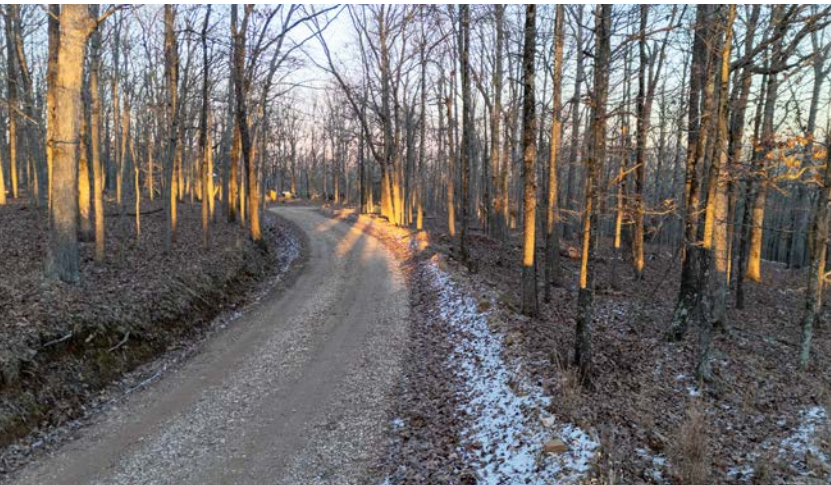
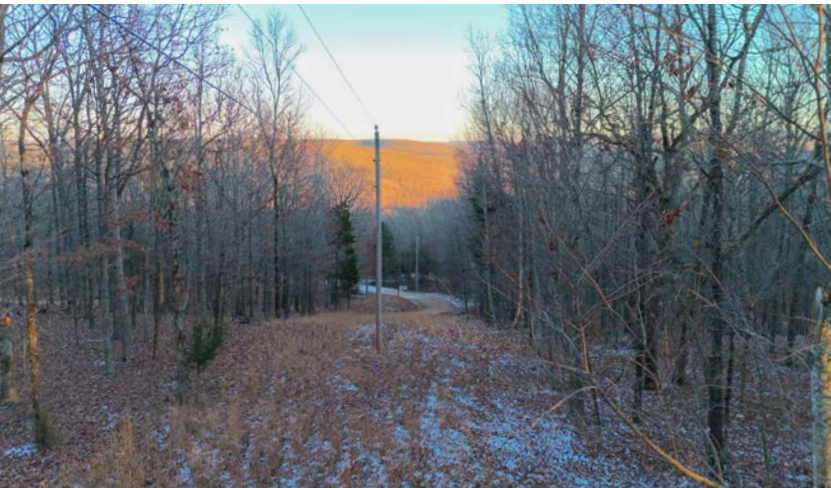
PRICE: **\$60,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **8**

- County road frontage
- Overhead power already on site
- Beautiful build sites
- Completed soil analysis
- Mature oak trees
- Small wet-weather stream
- Low maintenance
- Home to deer and other wildlife
- Close proximity to War Eagle Creek
- Close proximity to thousands of acres of public land
- Close to ATV trails
- Less than 1 hour from Fayetteville
- Less than 30 minutes to Huntsville



MULTIPLE BUILD SITES

Tucked off County Road 5310, this property is pure Ozark mountain charm, with just enough elevation change to give you some beautiful spots to build your home or cabin without sacrificing the ability to do so.



POWER ON NORTH SIDE

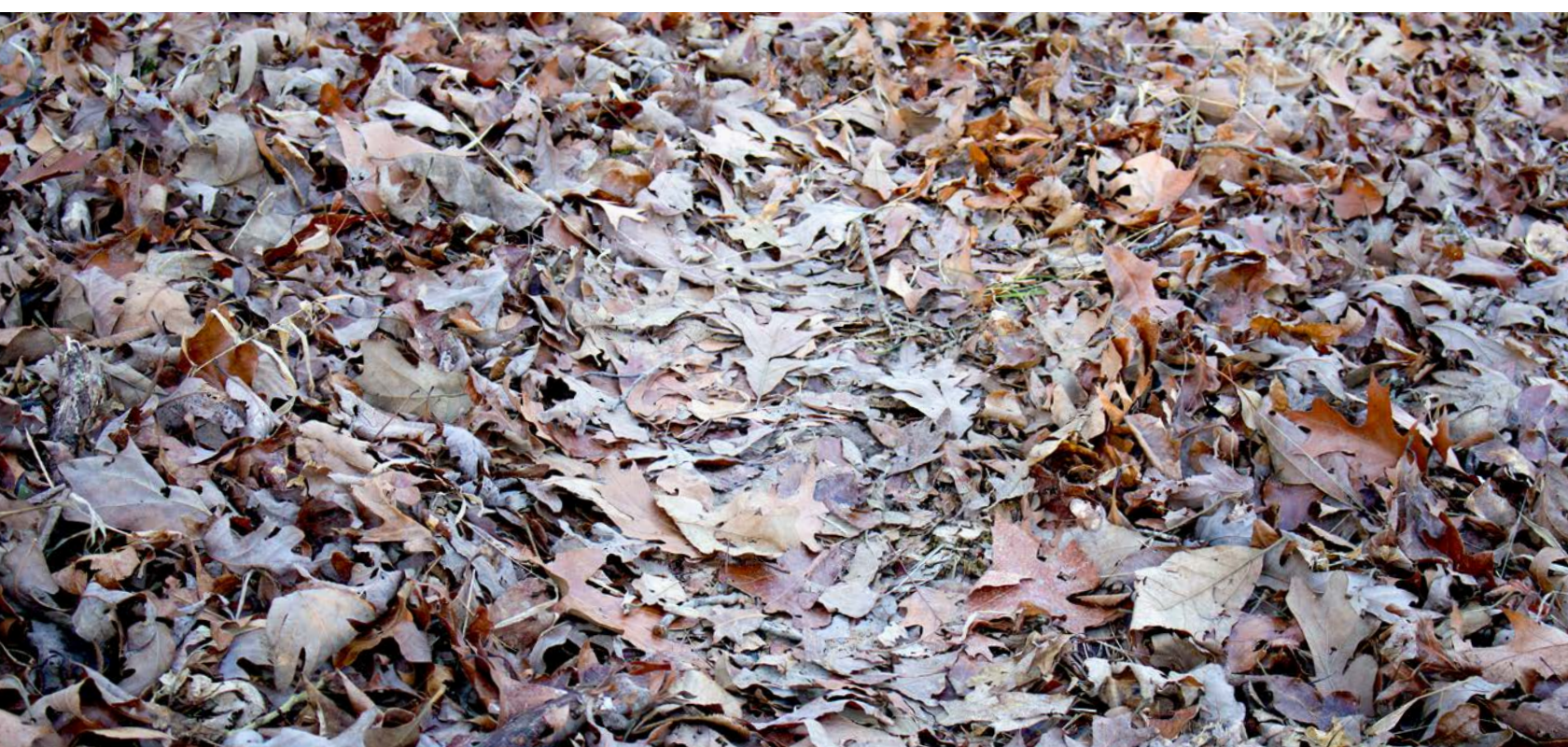


MATURE OAK TREES



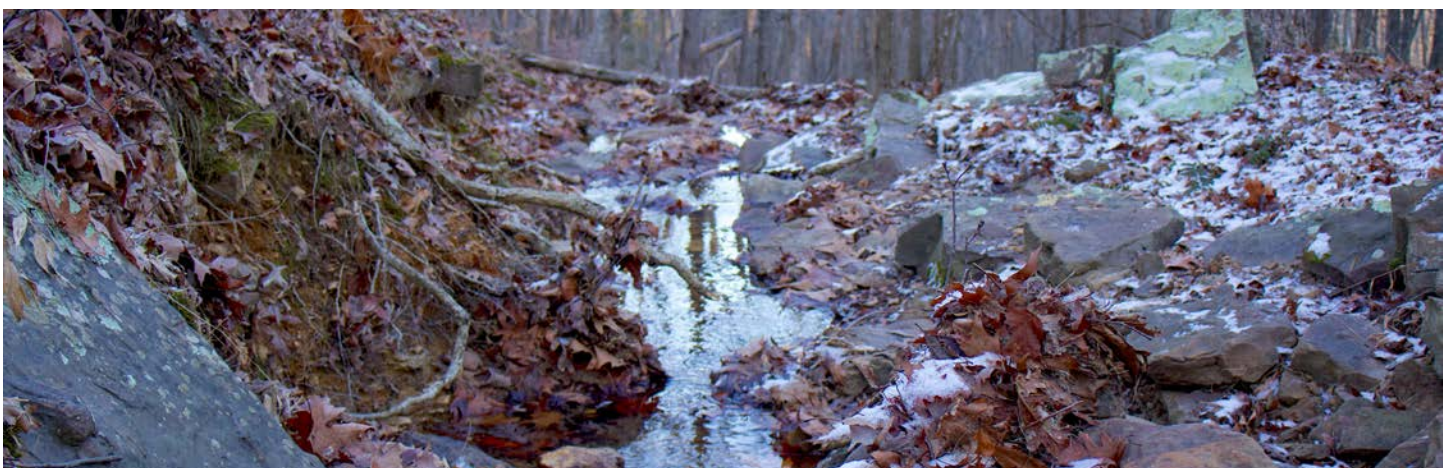
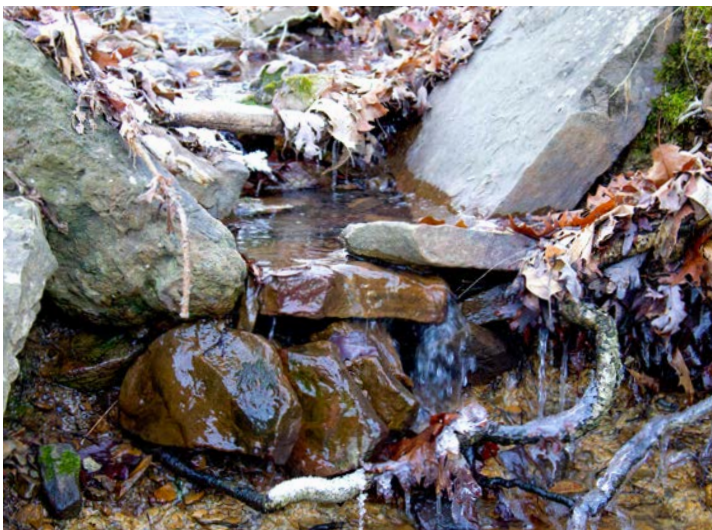
HOME TO WILDLIFE

Those oaks also make for a great mast crop, drawing in plenty of deer and other wildlife come fall. Imagine sitting on your front porch, watching the wildlife wandering on your property.

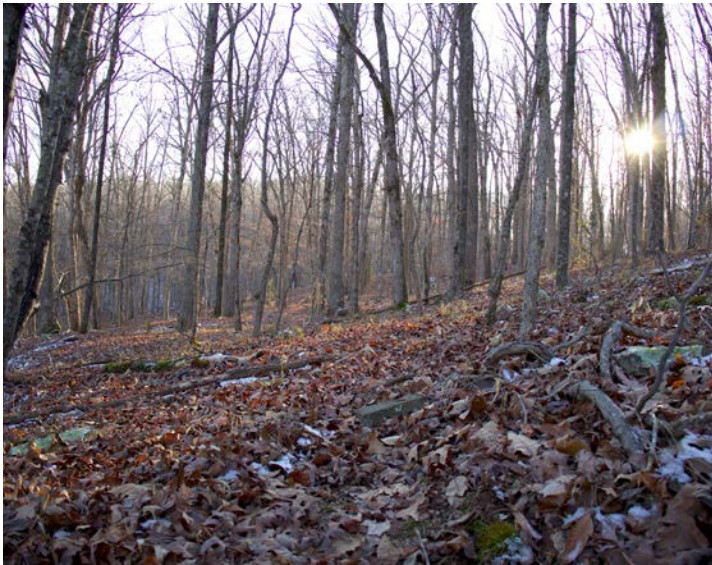
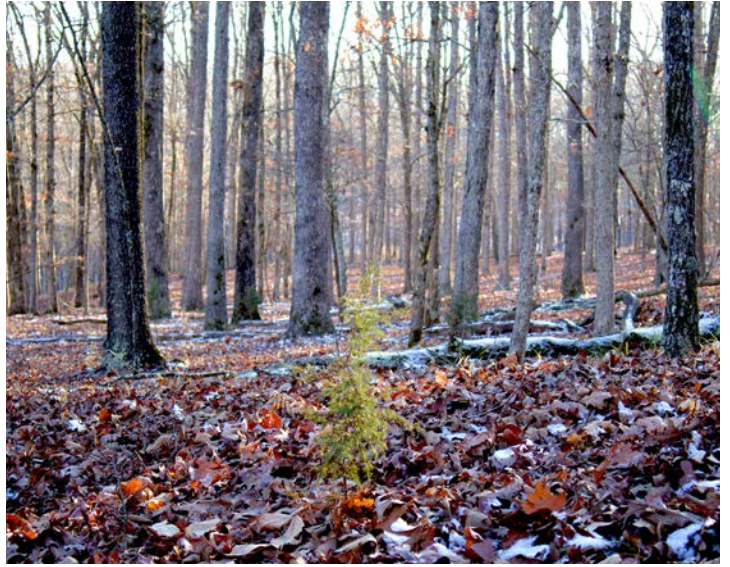


WET-WEATHER STREAM

On the southern end of the property, there's a pleasant wet-weather stream. The sound of water trickling over the rocks is as peaceful as it gets, perfect for kicking back and unwinding after a long day.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 54' 31.93, -93° 42' 53.59

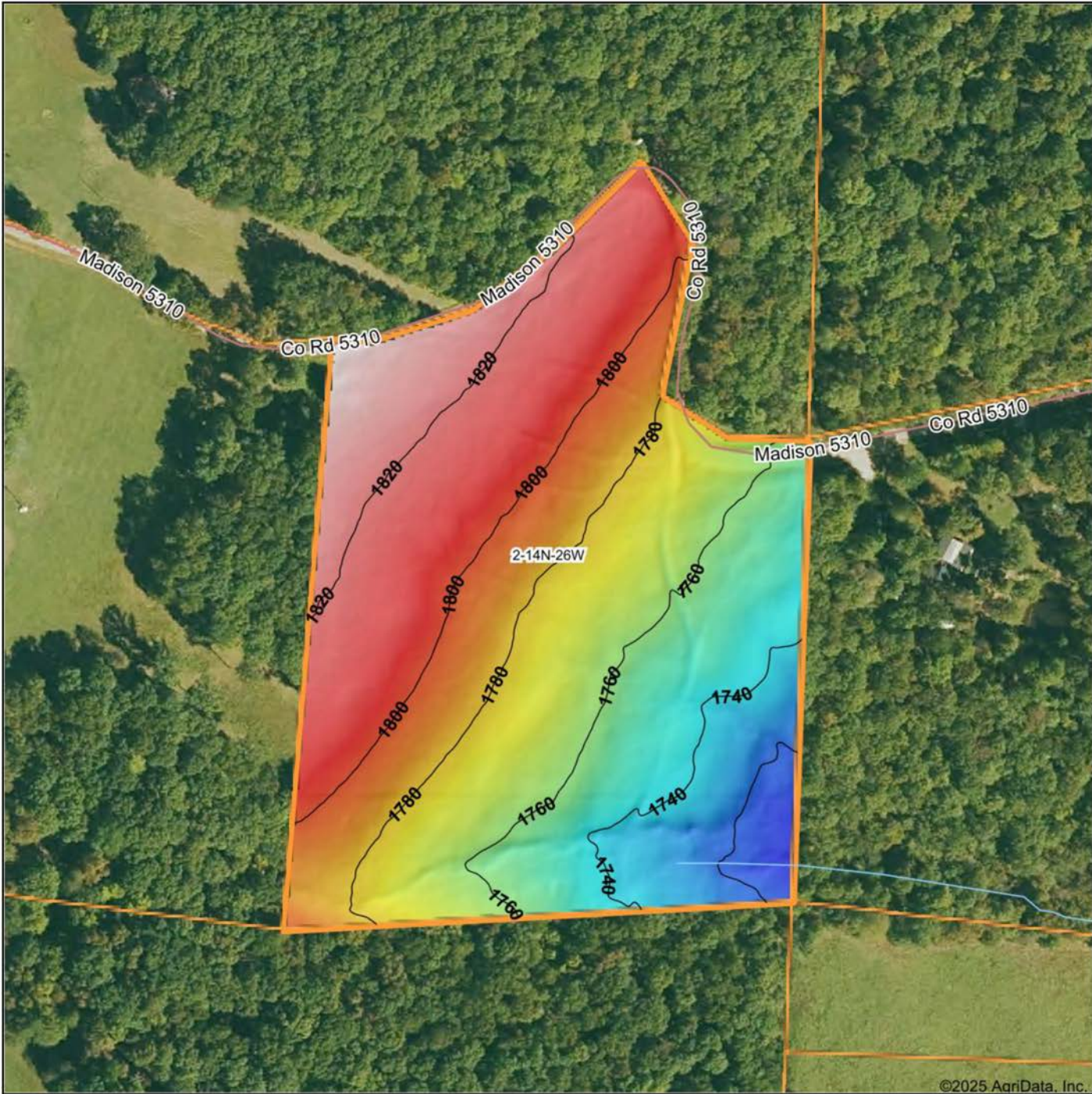
2-14N-26W
Madison County
Arkansas

0ft 218ft 436ft



1/2/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 20
Min: 1,710.0
Max: 1,839.8
Range: 129.8
Average: 1,780.7
Standard Deviation: 30.74 ft

0ft 171ft 342ft



1/2/2025

2-14N-26W
Madison County
Arkansas

Boundary Center: 35° 54' 31.93, -93° 42' 53.59

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



MidwestLandGroup.com

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