

MIDWEST LAND GROUP PRESENTS

9.2 ACRES IN

WASHINGTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY CHARM WITH UTILITIES AND GREAT VIEWS

It's not every day a piece of land this special comes along! This 9.2 +/- acre parcel is ready and waiting for your country dreams to take root. With electricity and rural water already on the property, turning your vision into reality couldn't be easier. Power is supplied by Ozarks Electric, and Washington Water Authority provides the water.

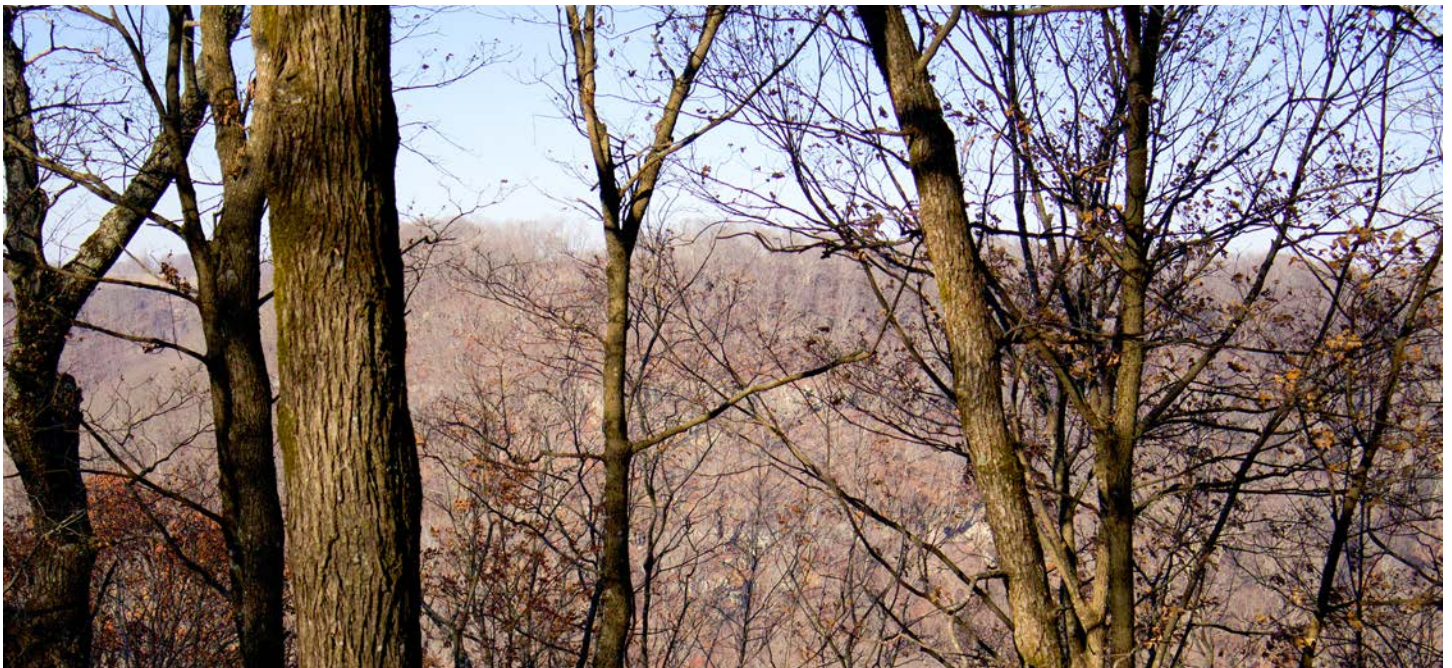
The property already has the start of a driveway with proper drainage, so you're off to a great start. When it comes to picking the perfect spot to build, the choice is all yours. The north end of the pasture offers a prime location for your home—with minimal clearing and you'll be rewarded with a view that is hard to find in this area!

What makes this property even better? It's already been surveyed, and the soil analysis is done. Outdoor folks

will love being close to thousands of acres of public land, perfect for hunting, riding ATV trails, and much more. Plus, there's just enough timber on the north side of the property to hang a tree stand and set up a feeder with the potential to harvest a whitetail.

Even though this property feels like a peaceful getaway, it's still close to the conveniences of town. Fayetteville is just 45 minutes away, West Fork is 30 minutes, and Elkins is less than 40 minutes. That means you're close to restaurants, events, and everything else you might need—all while enjoying the quiet of country living!

If you dream of a place to call your own, don't let this rare opportunity pass you by. Give Land Agent Chris Shadrick a call today to set up a private tour!



PROPERTY FEATURES

PRICE: **\$145,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **9.2**

- Good views
- Utilities on site
- Buildable and versatile
- Partial driveway with proper drainage
- Recent survey
- Recent perc test
- Close public hunting and ATV trails
- Close to town
- 45 +/- minutes to Fayetteville
- 30 +/- minutes to West Fork
- 40 +/- minutes to Elkins



GREAT BUILD SITE

When it comes to picking the perfect spot to build, the choice is all yours. The north end of the pasture offers a prime location for your home—with minimal clearing and you'll be rewarded with a view that is hard to find in this area!



PARTIAL DRIVEWAY WITH DRAINAGE



DIVERSE HABITAT



HUNTING OPPORTUNITIES

There's just enough timber on the north side of the property to hang a tree stand and set up a feeder with the potential to harvest a whitetail.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 35° 47' 17.3, -94° 1' 31.3

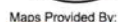
0ft 278ft 556ft

24-13N-29W
Washington County
Arkansas



1/9/2025

An aerial photograph of a rural property with topographic contour lines overlaid. The property is outlined in orange. Contour lines are labeled with elevations such as 2090, 2110, 2120, 2140, 2155, 2165, 2180, 2190, 2195, 2200, 24-13N-29W, 2190, 2185, 2180, and 2185. The property is bordered by Winfrey Valley Rd (labeled 110) and Winfrey Valley Wc 110. A small pond is visible on the right side of the property. The surrounding area is mostly forested.



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CUSTOMIZED ONLINE MAPPING
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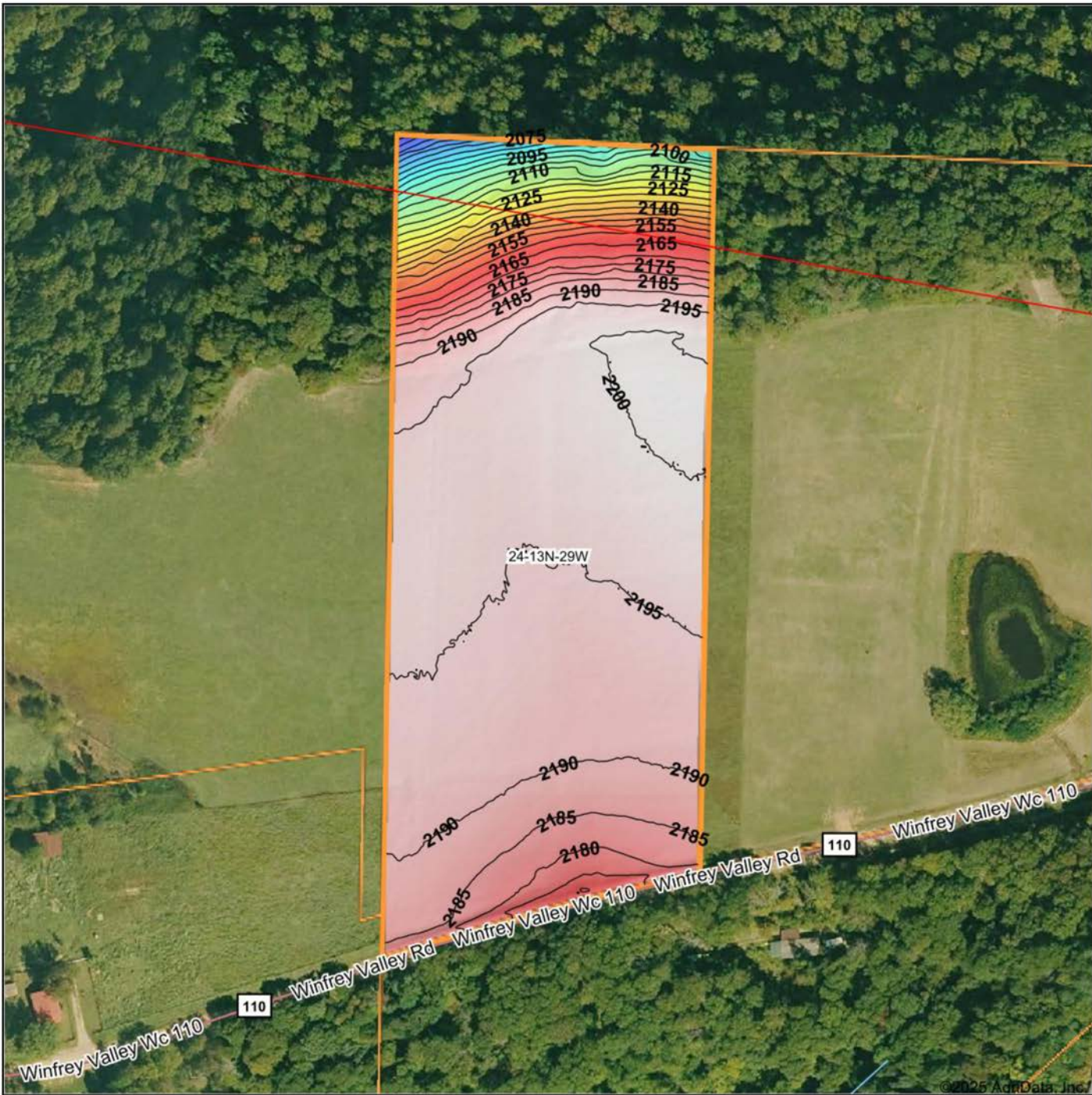


1/9/2025

24-13N-29W
Washington County
Arkansas

Boundary Center: 35° 47' 17.3, -94° 1' 31.3

HILLSHADE MAP



Low Elevation High

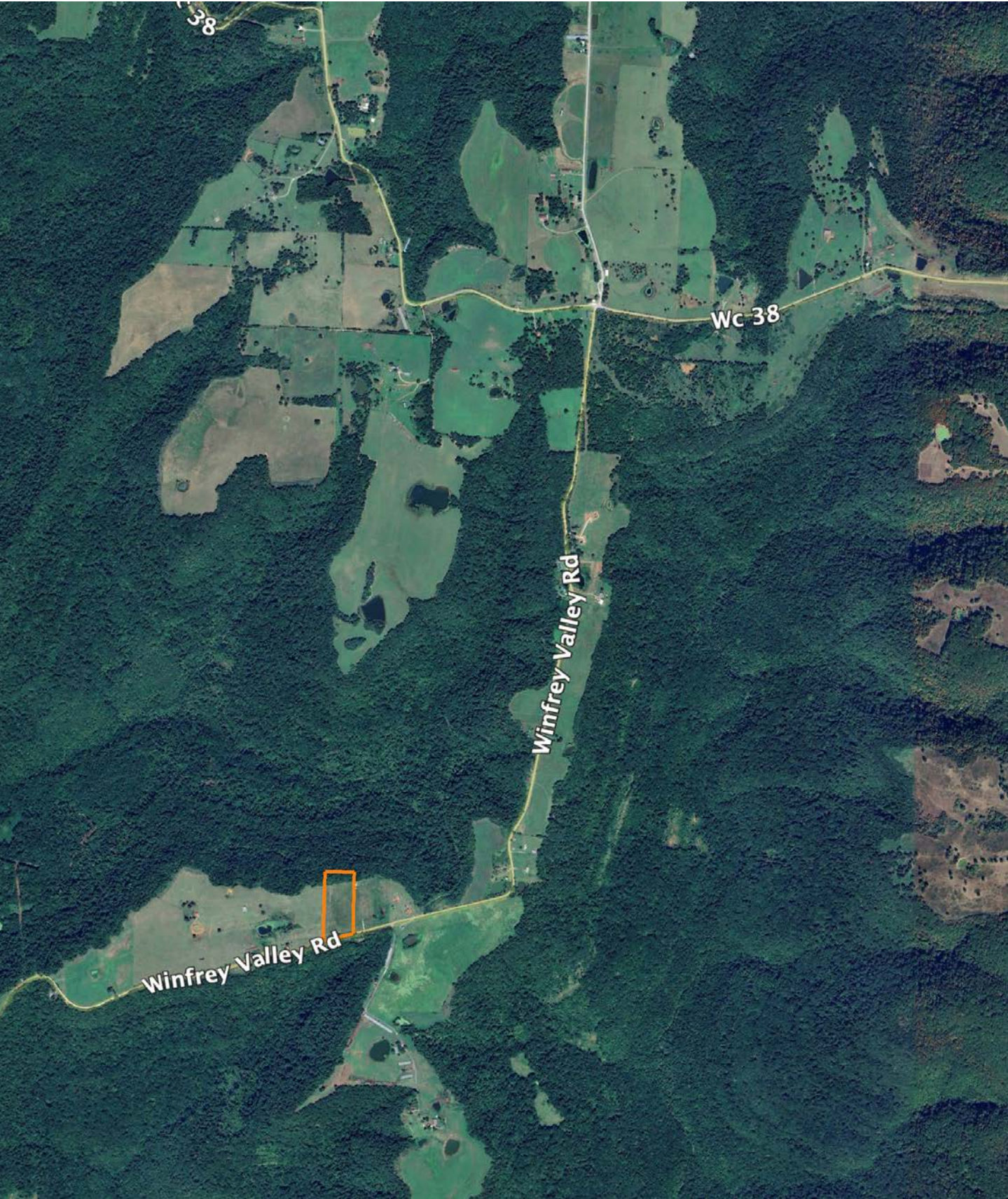
Source: USGS 1 meter dem
Interval(ft): 5
Min: 2,049.1
Max: 2,201.4
Range: 152.3
Average: 2,181.4
Standard Deviation: 27.36 ft

0ft 205ft 410ft

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24-13N-29W
Washington County
Arkansas
1/9/2025
Boundary Center: 35° 47' 17.3, -94° 1' 31.3

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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