

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# JOHNSON COUNTY ARKANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

## 40 +/- ACRES WITH A 9-ACRE LAKE

This 40 +/- acre property is a true gem, featuring a 9 +/- acre private lake teeming with bream, catfish, and bass, along with frequent visits from various waterfowl. Get the kayak or the flat bottom out and get ready to enjoy yourself! You can see Canadian geese in the photos and when viewing the property plenty of drake mallards were spotted too! This property offers both beauty and potential hunting opportunities. With 3-phase electric and rural water running along the east and south boundaries, the property is well-suited for a large private estate or maybe even a business venture. A natural dam along the south side of the lake connects the east and west pastures, making it easy to traverse the land on foot. The fertile soil currently supports hay production but could be used for running cows and could make a beautiful equestrian property as well. Many of the locals consider this area to have some of the deepest and most fertile soil around.

The northwest corner of the property joins the Ozark National Forest, providing additional hunting and other recreational opportunities. It's also close to the Mulberry River for even more outdoor pursuits that include kayaking, camping, and hiking. In addition, the property's layout could make for an incredible multi-home family compound where each residence could enjoy a share of the lake. Regardless of what your goals are, this very unique property can help make your dreams a reality. This piece of ground offers that rare combination of privacy, beauty, uniqueness, and convenience.

Despite its rural setting, this property is less than 30 minutes from Ozark, Clarksville, and Oark, 1 hour from Russellville, and an hour and thirty minutes from Fayetteville. With a 9-acre lake, utilities already in place, natural beauty, and a great location, this is a one-of-a-kind opportunity. Call Land Agent Chris Shadrick at (479) 530-2470 to schedule your private tour today!





# PROPERTY FEATURES

PRICE: **\$349,000** | COUNTY: **JOHNSON** | STATE: **ARKANSAS** | ACRES: **40**

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- Square 40 +/- acres
- 9 +/- acre lake
- 3-phase electric provided by Arkansas Valley
- Rural water provided by Watalula Water
- Lake is stocked with bream, catfish, and bass
- Various waterfowl frequent the lake
- Corners the Ozark National Forest
- Fertile pastureland currently used for hay
- Very gentle terrain and easy to traverse
- Potential to split with multiple people to have lake use and access
- Close proximity to the Mulberry River
- Potential for grazing operations (cattle or equestrian)
- Less than 30 minutes to Ozark, Oark, and Clarksville
- 1 hour from Russellville
- 1 hour and 30 minutes to Fayetteville





# 9 +/- ACRE LAKE

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A 9 +/- acre private lake teeming with bream, catfish, and bass, along with frequent visits from various waterfowl. Get the kayak or the flat bottom out and get ready to enjoy yourself!





## 3-PHASE ELECTRIC

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## FERTILE PASTURELAND

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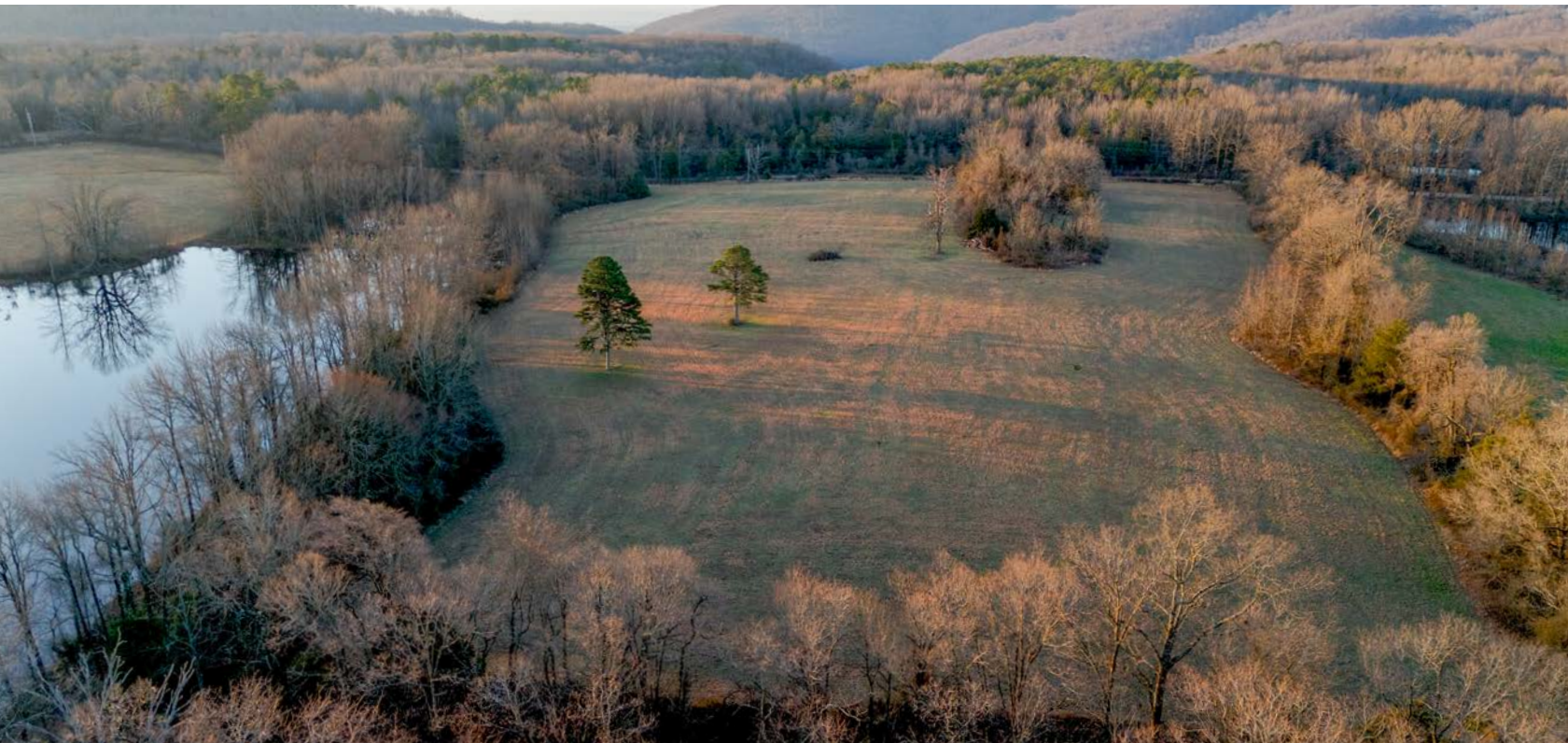




# PRIME BUILDING

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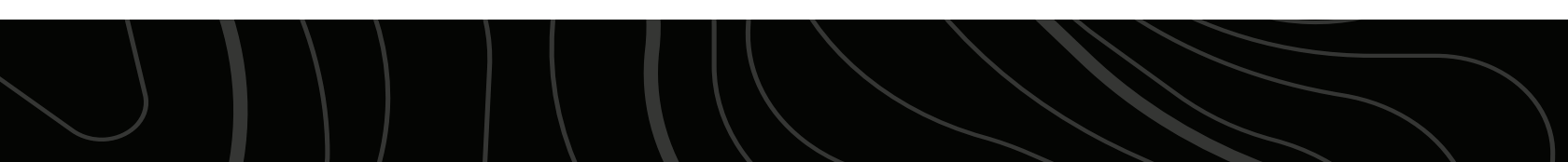
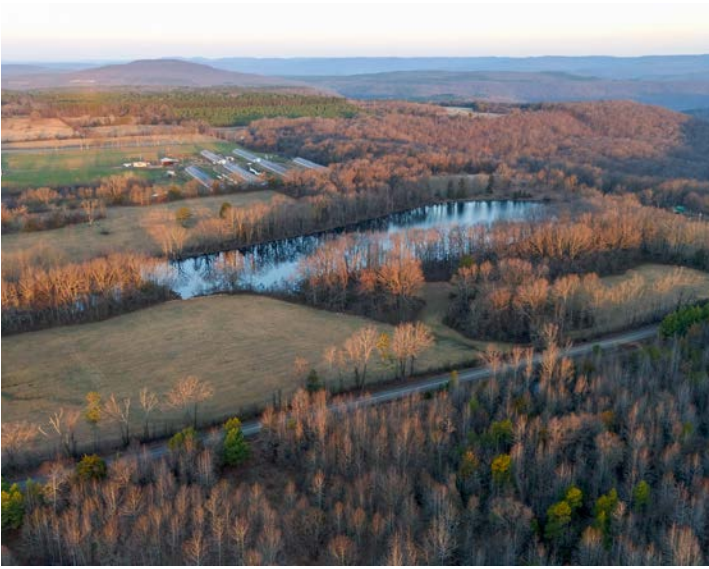
The property's layout could make for an incredible multi-home family compound where each residence could enjoy a share of the lake.





# ADDITIONAL PHOTOS

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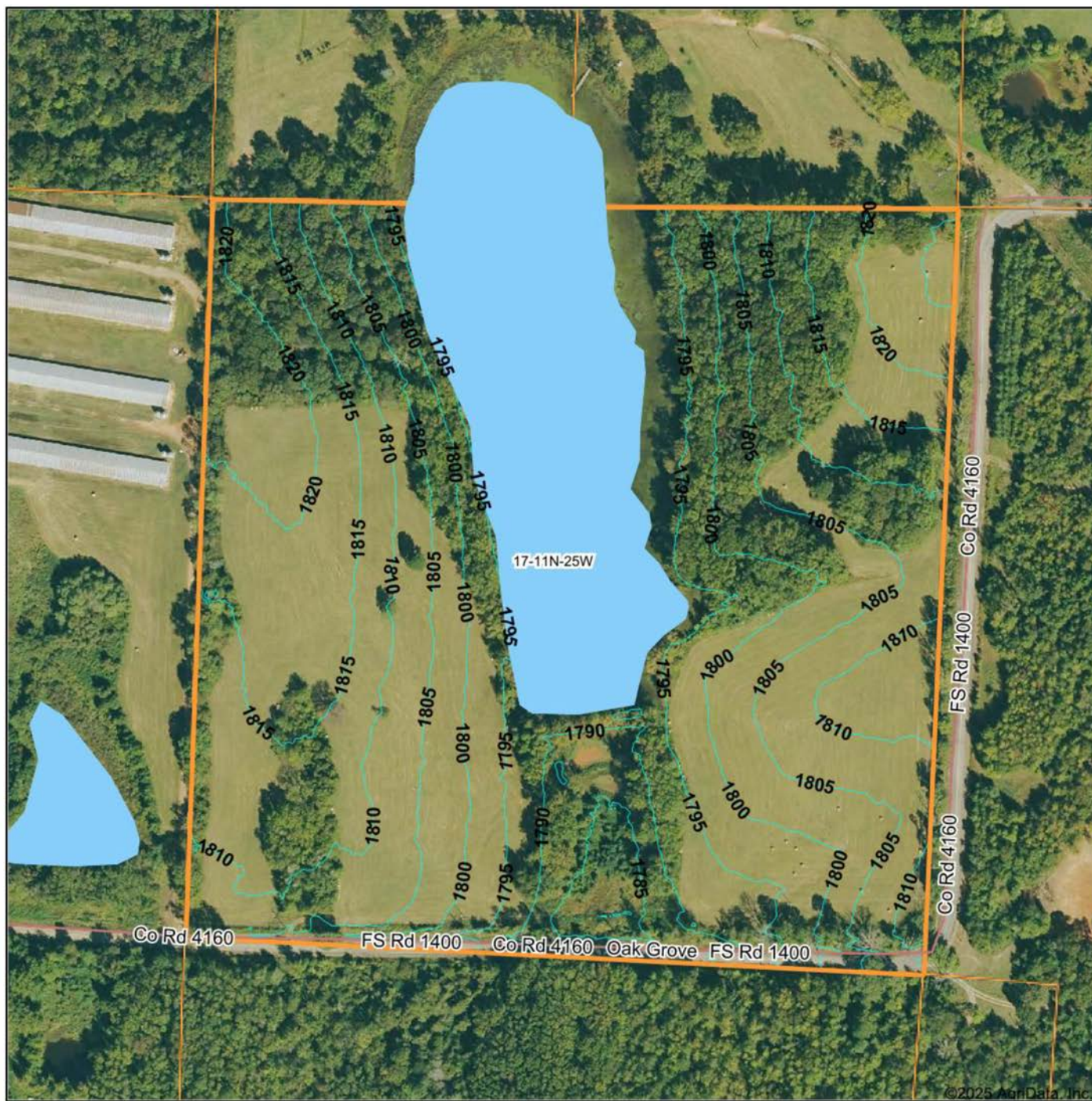
# AERIAL MAP

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# TOPOGRAPHY MAP



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Boundary Center: 35° 37' 5.02, -93° 40' 35.29

**17-11N-25W**  
**Johnson County**  
**Arkansas**

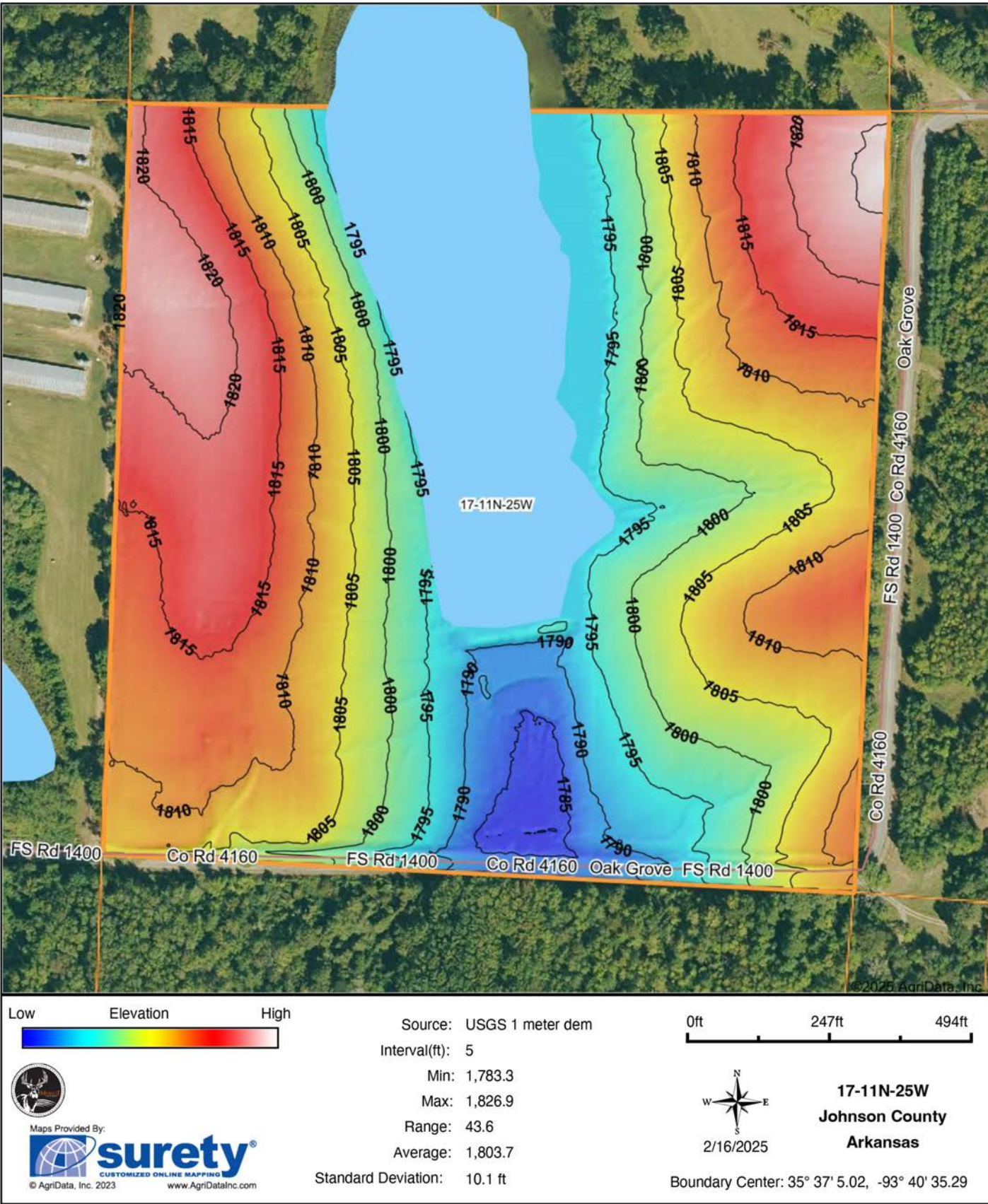
0ft 278ft 555ft



2/16/2025



# HILLSHADE MAP





# 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

**479.487.1647**

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## MidwestLandGroup.com

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