

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

WASHINGTON COUNTY ARKANSAS



17831 FERRY ROAD, WINSLOW, ARKANSAS, 72959

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE HUNTING PARADISE AND CABIN - JUST 30 MINUTES FROM UNIVERSITY OF ARKANSAS

Tucked away in the scenic northwest Arkansas landscape between Highway 71 and Interstate 49 in Winslow, this incredible 80 +/- acre property offers the perfect blend of seclusion, convenience, and premium hunting potential. Whether you're looking for a permanent residence, a weekend getaway, or a turnkey hunting opportunity this property checks all those boxes.

The cozy cabin is thoughtfully designed with two bedrooms, a bath, a laundry room with a shower, and an open-concept living and kitchen area. It's move-in ready, complete with 200-amp electrical service supplied by Ozarks Electric and water provided by Washington Water Authority.

Complementing the cabin is a spacious 32'x32' shop with dual bay doors and 100-amp electrical service, ideal for storing ATVs, gear, or other equipment.

For the outdoorsman, this property is nothing short of a dream. With thriving populations of whitetail deer, black bear, and turkey, it offers some of the best hunting opportunities in this localized area. The current owners have maintained multiple bait sites that are regularly visited by bears, along with four established food plots that have been replanted with clover. The timber on the

property is primarily oak which also provides a mast crop come fall. Two wet-weather creeks flow from south to north, not only enhancing the natural beauty of this place but also aiding in attracting and holding local wildlife.

The north end of the property is a true whitetail hotspot, with well-defined pinch points and natural funnels that create prime deer movement, especially during the rut. There are rubs everywhere! The cabin and shop sit in the far northeast corner of the property, ensuring the rest of the acreage remains undisturbed and ready for hunting. An internal trail system adds to the hunting and recreational appeal. There is hardly a spot on the property that can't be accessed by an ATV or side-by-side. To help make this an effortless hunting setup, the property conveys multiple stands, feeders, game cameras, and a blind.

Properties of this caliber, offering top-tier hunting and proximity to the northwest Arkansas hub, are rare finds. Don't miss your chance to own this premier piece of the Ozarks! Call Land Agent Chris Shadrick at (479) 530-2470 today to schedule your showing!



PROPERTY FEATURES

PRICE: **\$495,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **80**

- 80 +/- acres
- Certified appraisal on the property
- Cozy cabin (move-in ready)
- 32'x32' shop with dual bay doors
- 200-amp service to the cabin and 100-amp to the shop
- Ozarks go high-speed fiber internet
- Prime hunting
- Established bait sites
- Four food plots planted in clover
- Multiple wet-weather creeks
- Natural pinch points and funnels
- Heavy deer sign
- History of whitetail and bear harvests
- Ideal location for the cabin and shop
- Minutes from Devil's Den recreational area
- Only 30 minutes from the University of Arkansas



MOVE-IN READY CABIN

The cozy cabin is thoughtfully designed with two bedrooms, a bath, a laundry room with a shower, and an open-concept living and kitchen area. It's move-in ready, complete with 200-amp electrical service supplied by Ozarks Electric and water provided by Washington Water Authority.



32'X32' SHOP WITH DUAL BAY DOORS



WET-WEATHER CREEKS

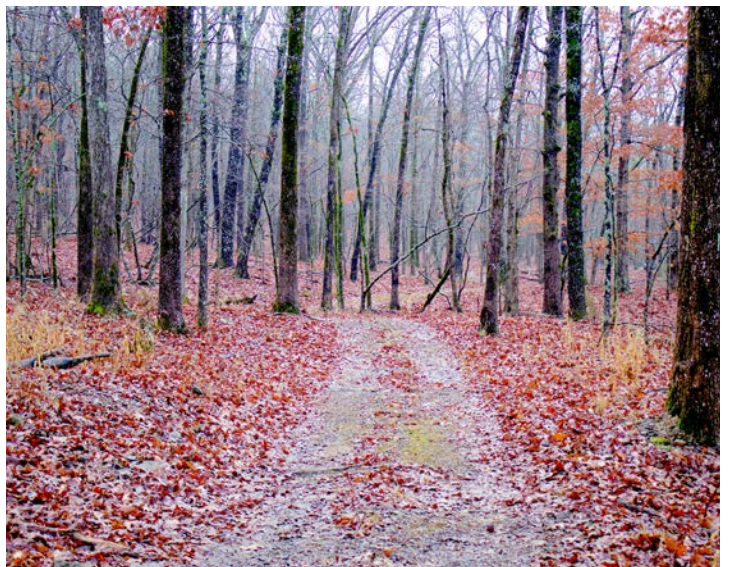


PRIME HUNTING

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ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 35° 50' 23.47, -94° 10' 11.19

0ft 808ft 1615ft

33-14N-30W
Washington County
Arkansas



1/23/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 20.0
Min: 1,607.7
Max: 1,876.3
Range: 268.6
Average: 1,705.4
Standard Deviation: 55.41 ft

0ft 468ft 935ft

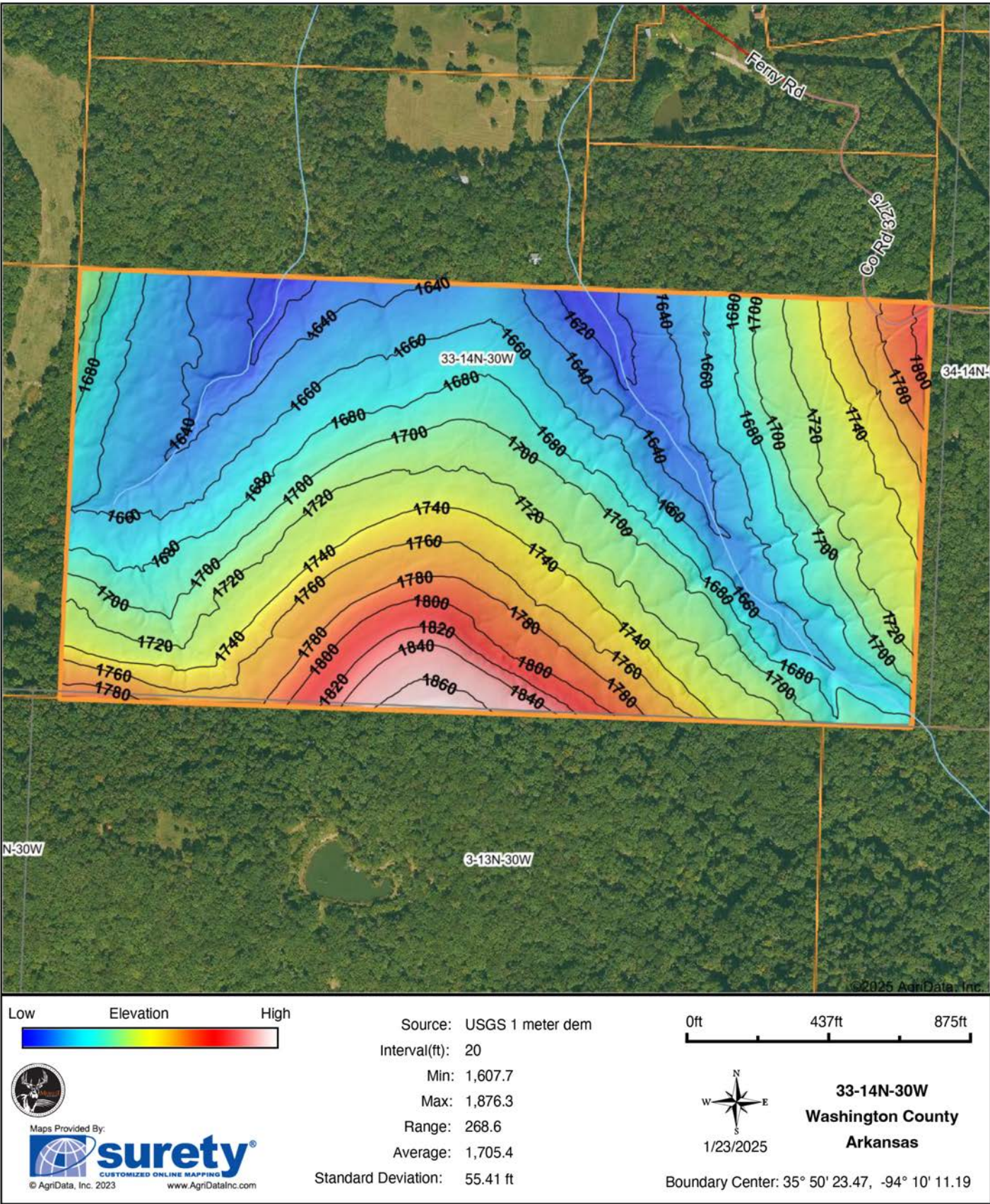


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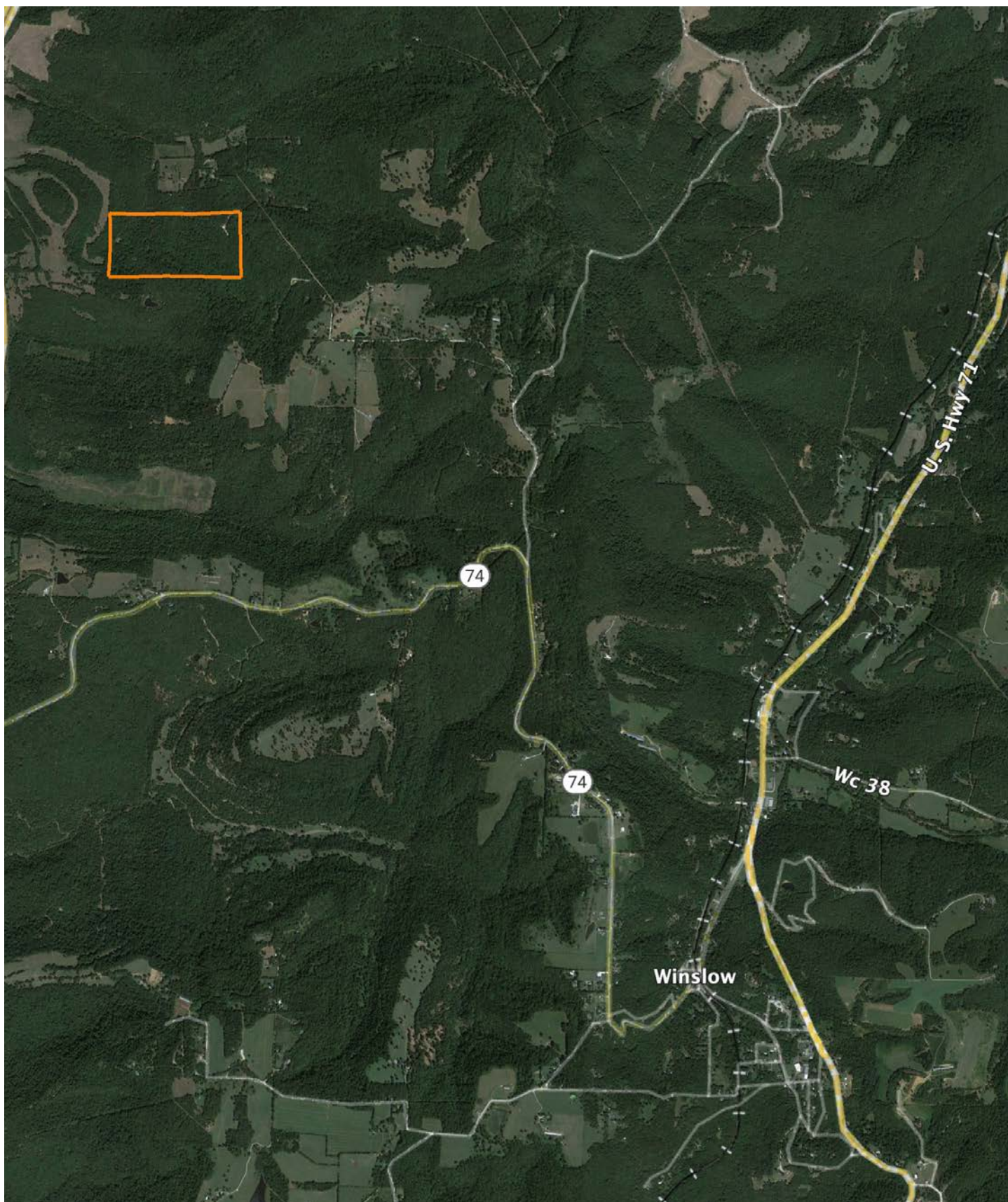
33-14N-30W
Washington County
Arkansas

Boundary Center: 35° 50' 23.47, -94° 10' 11.19

HILLSHADE MAP



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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