

MIDWEST LAND GROUP PRESENTS

11.8 ACRES IN

WASHINGTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MODERN FARMHOUSE ON 11.8 +/- ACRES WITH GORGEOUS VIEWS

Tucked away in the peaceful Sunset and Hazel Valley communities of rural Washington County, this beautifully crafted farmhouse offers the perfect blend of charm and modern convenience. This home boasts 1,685 square feet of main living and 875 square feet of covered porches. Sitting on 11.8 +/- acres of mostly usable land, this home is built to last with a solid iron frame and a 12-inch thick pad, ensuring strength and durability for years to come.

From the moment you walk in, you'll feel right at home with painted pine walls, stained white pine ceilings, and custom alder cabinets throughout. The open-concept kitchen features quartz countertops, a main pantry, and a hidden pantry. There are pocket doors throughout the home to maximize space. The master suite boasts a huge walk-in closet and a concrete walk-in shower. There are three custom Pella windows that flood the home with natural light. Every detail has been carefully considered, even down to the special-ordered ceiling fan from Lonestar Windmills in Texas.

Designed for both comfort and efficiency, the home is well-insulated and features an industrial-grade heating and air system with rigid metal ductwork to keep you cozy in any season. There's plenty of attic space for extra storage, making this home as practical as it is beautiful.

Step outside and enjoy the covered back deck and entertainment area, finished in stained white pine to match the home's interior. Custom barn doors conceal the outdoor TV, and the grilling station with a granite countertop is perfect for hosting cookouts with friends and family.

The property also includes:

- A fully finished, insulated Backyard Studio with electricity, LVT flooring, and matching exterior and interior paint.
- A 35'x35' insulated shop with a large bay door, and an enclosed section ideal for extra sleeping quarters or an office. Storage will never be a problem with built-in shelving and an overhead storage area with decking.
- A newly built three-bay pole barn which perfect for livestock, chicken coops, or equipment storage.

And the best part? The breathtaking views overlooking Hazel Valley to the south. Whether you're sipping coffee on the back porch or tending to your animals, this property offers the kind of peace and beauty that only country living can provide.

Come see for yourself—this is more than just a home, it's a way of life! Homes on acreage don't last long so contact Chris Shadrack at (479) 530-2470 for your private tour!

PROPERTY FEATURES

PRICE: **\$480,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **11.8**

- 11.8 +/- acres
- Red iron framing on the home
- Industrial-grade heating and air
- Customer alder cabinets throughout
- Spacious master suite with large walk-in closet
- Pocket doors throughout the home
- Custom windows from Pella for natural lighting
- Covered back deck and entertainment area
- Fully finished and insulated backyard studio
- 35'x35' insulated shop
- Newly built 3-bay pole barn
- Custom ceiling fan in main living area
- Mostly usable ground
- Stunning views of the Hazel Valley and the Ozark Mountains
- Potential use as an Airbnb or wedding venue
- Beautiful craftsmanship
- Only 35 minutes to Fayetteville
- Only 25 minutes to Elkins
- Only 15 minutes to Winslow



11.8 +/- ACRES

Sitting on 11.8 +/- acres of mostly usable land, this home is built to last with a solid iron frame and a 12-inch thick pad, ensuring strength and durability for years to come.



MODERN FARMHOUSE



BEAUTIFUL VIEWS



SHOP AND 3 BAY POLE BAR



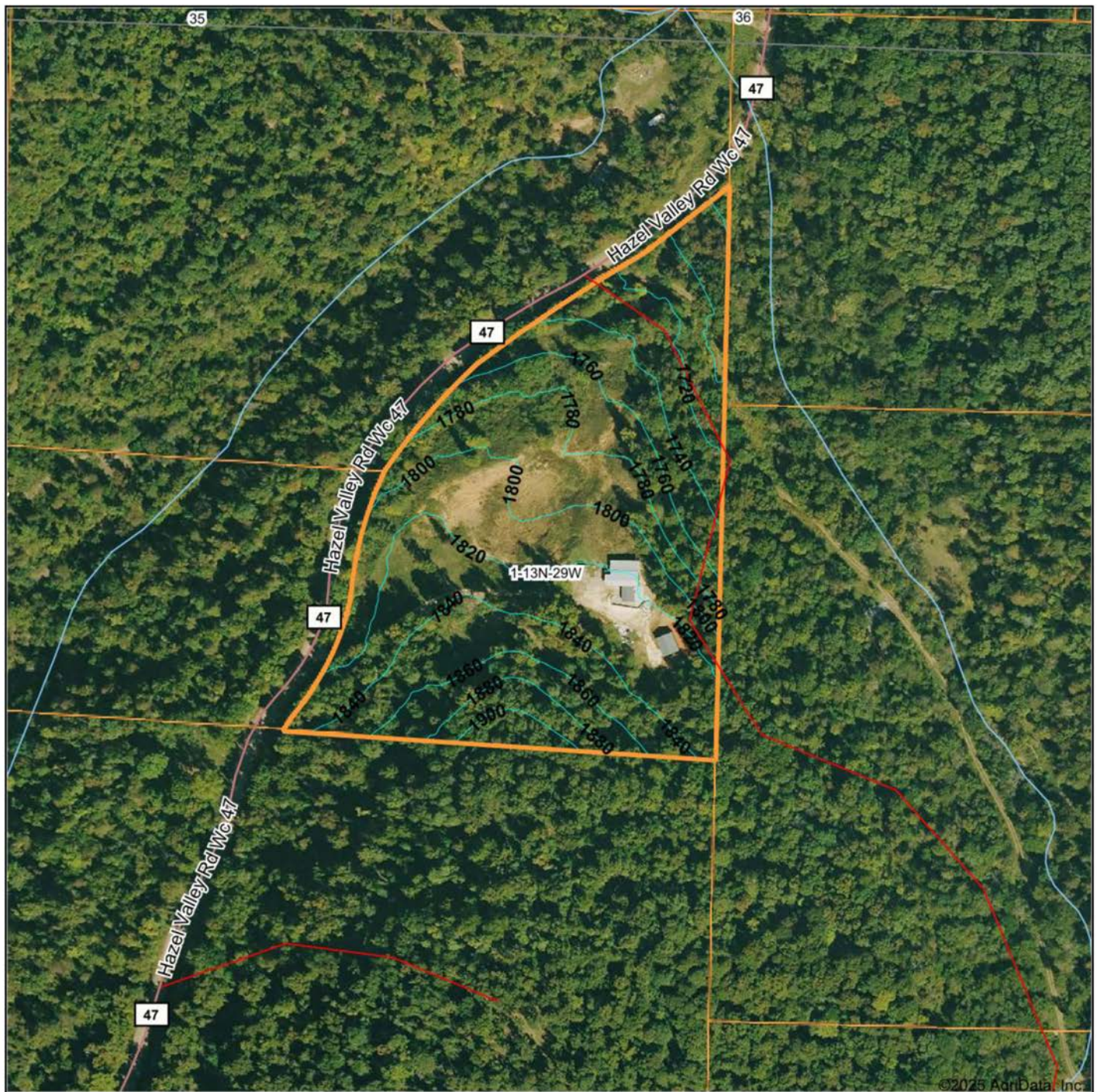
COVERED BACK DECK



BEAUTIFUL CRAFTSMANSHIP



TOPOGRAPHY MAP



Maps Provided By:



Boundary Center: 35° 49' 56.89, -94° 1' 17.91

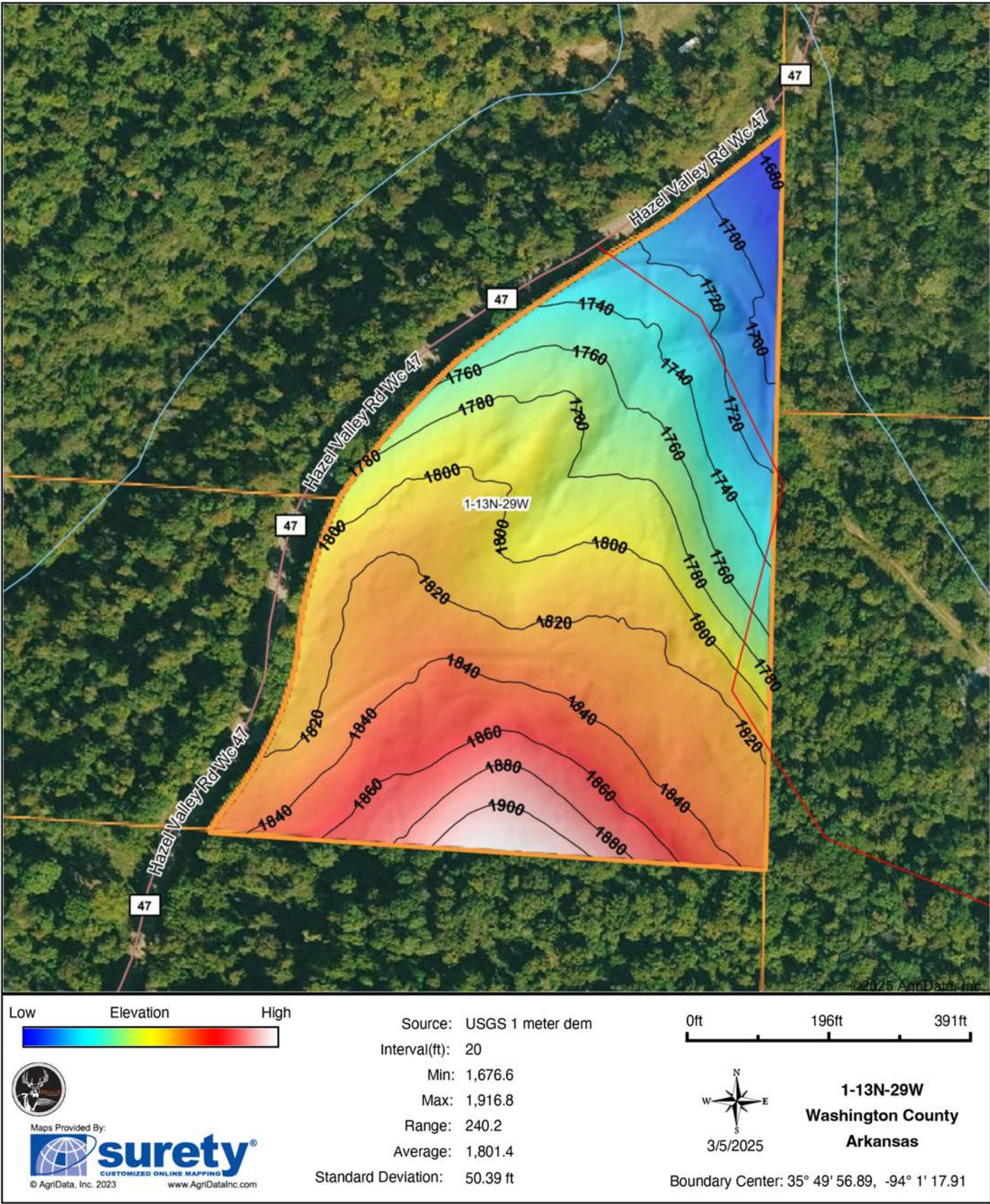
1-13N-29W
Washington County
Arkansas

0ft 276ft 553ft



3/5/2025

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

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