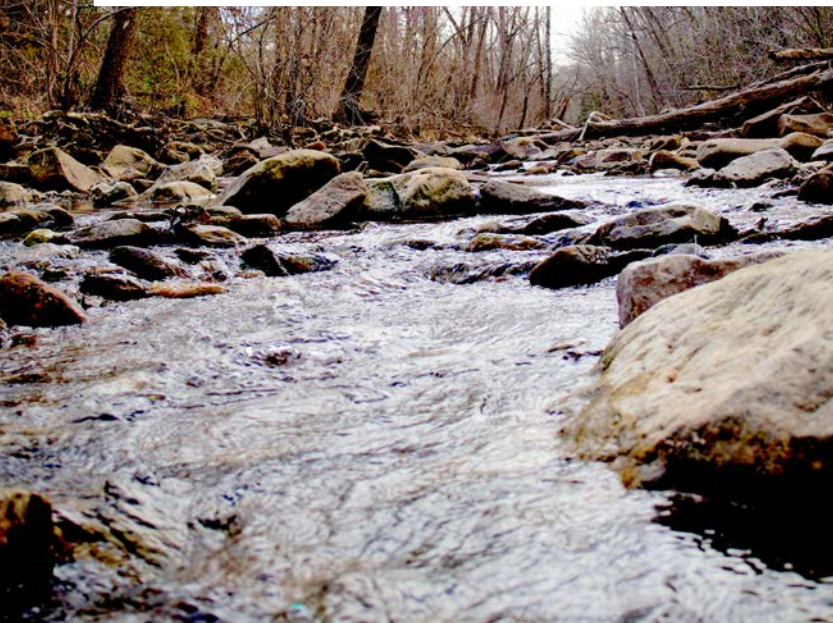


MIDWEST LAND GROUP PRESENTS



25.6 ACRES  
**WASHINGTON COUNTY, AR**

12648 Woodlawn Road, West Fork, Arkansas, 72774



MIDWEST LAND GROUP IS HONORED TO PRESENT

# COZY TINY HOME ON 25.6 +/- ACRES - CREEK, TRAILS, AND CAMPFIRES

If you're looking for a place where you can breathe easy and enjoy what Arkansas has to offer, this 25.6 +/- acre property has everything you need. The cozy tiny home is built right, with too many extras to list, and has a brand-new 1,000-gallon septic tank. The east-facing deck is built well and is the perfect spot to start your morning with a hot cup of coffee while watching the sunrise. Deer wander through the yard almost daily, and Parker Branch Creek runs along nearly the entire eastern boundary. The creek flows most of the year and offers plenty of deep holes to cool off in during the summer. The seller has even cleared out a camping spot down by the creek, complete with benches and a fire pit, making it the perfect place to gather with family and friends to tell stories, camp overnight, or just unwind after a long day.

This place is set up and ready to enjoy. There's a 20-foot Connex shipping container that's been turned into a small, organized workshop and offers good storage for tools or a UTV. The property has a 200-amp electric service, a 50-amp, 240V RV hookup for when family

and friends come to visit, and utilities are provided by Ozarks Electric and Washington Water Authority. If you like shooting firearms, there's a 7-foot-tall railroad tie shooting backstop with targets, perfect for handguns or small-caliber rifles. There is an ATV trail system already in place, letting you ride through and explore pretty much every acre of what you own.

The property is made up mostly of beautiful hardwoods, and in the spring, eastern redbuds and dogwoods put on a show. The location is hard to beat—just 30 minutes from the University of Arkansas and less than 20 minutes from Elkins and Fayetteville—so while you've got all the privacy you could ask for, you're still close to town when you need it. The seller is meticulous, and you won't find a piece of trash anywhere. Whether you're looking for a weekend retreat, a hunting getaway, or the perfect spot to build your forever home, this place is ready to go. Properties like this in the Ozark Mountains don't last long—call Chris Shadrack at (479) 530-2470 to schedule your private tour today!



# PROPERTY FEATURES

PRICE: **\$350,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **25.6**

- Cozy, well-built tiny home
- 1,000-gallon septic tank
- East-facing deck to enjoy
- Parker Branch Creek
- Cleared camping area down by the creek
- 20' Connex container
- 200 amp electrical set up with 50-amp RV hookup
- Ozarks electric
- Rural water provided by Washington Water Authority
- Shooting backstop for firearms
- Established trail system
- Abundant wildlife
- Meticulously maintained
- Beautiful hardwoods
- 30 minutes to the U of A
- Less than 20 minutes to Elkins
- Less than 20 minutes to Fayetteville
- Great building potential



# COZY TINY HOME

---



# INTERIOR PHOTOS



# 20' CONNEX CONTAINER

---



# SHOOTING BACKSTOP

---



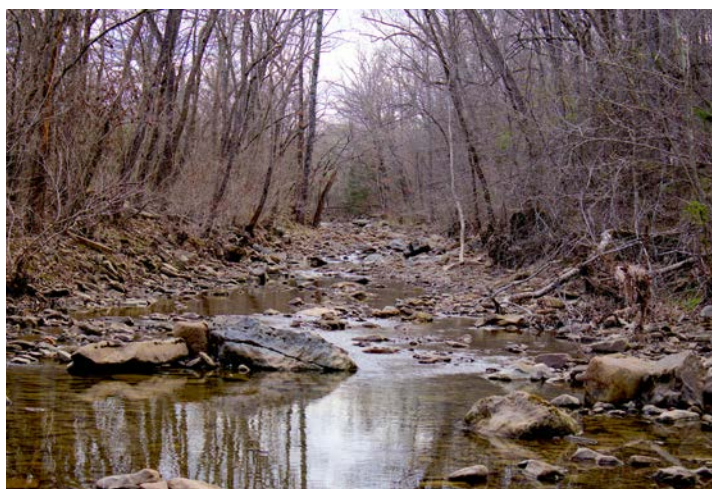
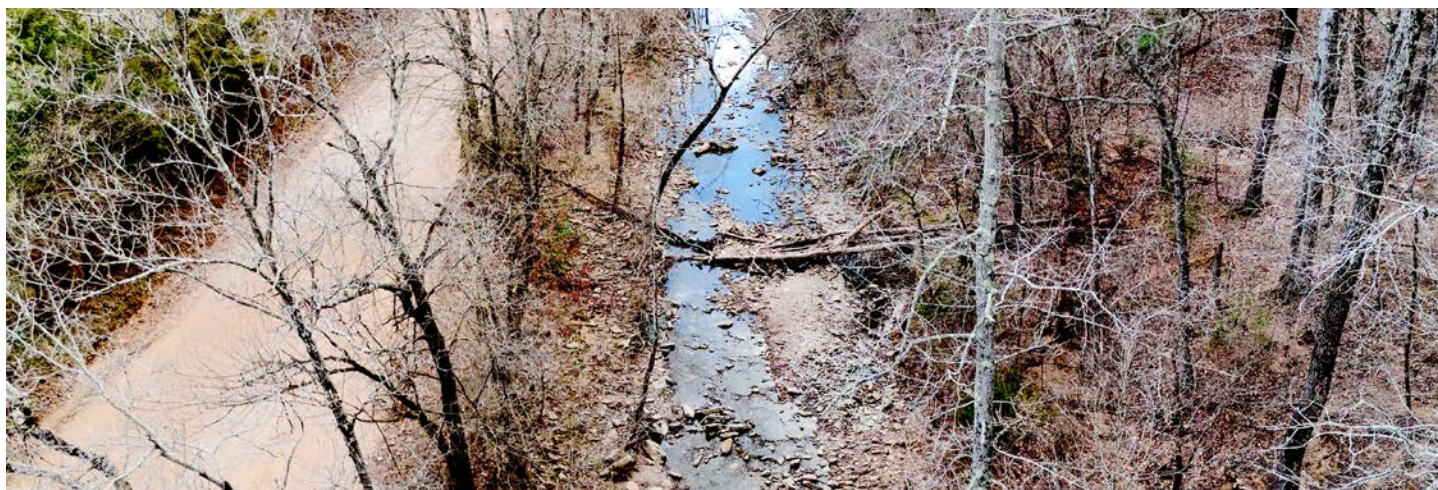
# BEAUTIFUL HARDWOODS

---



# PARKER BRANCH CREEK

---



## ABUNDANT WILDLIFE

---



# AERIAL MAP



Boundary Center: 35° 55' 52.14, -94° 4' 17.36

0ft 306ft 612ft



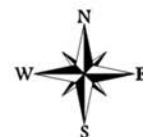
Maps Provided By:



© AgriData, Inc. 2023

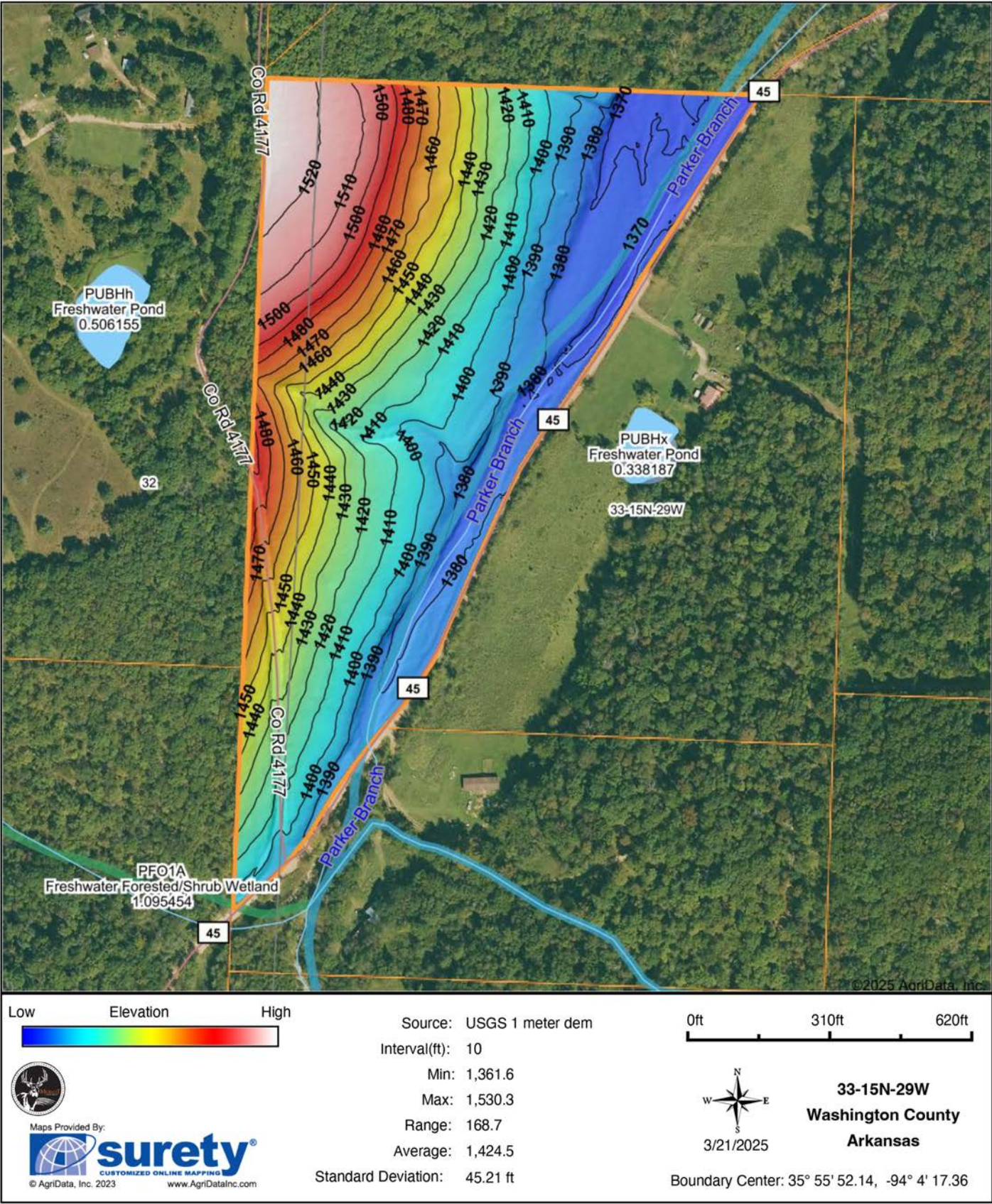
www.AgriDataInc.com

**33-15N-29W**  
**Washington County**  
**Arkansas**

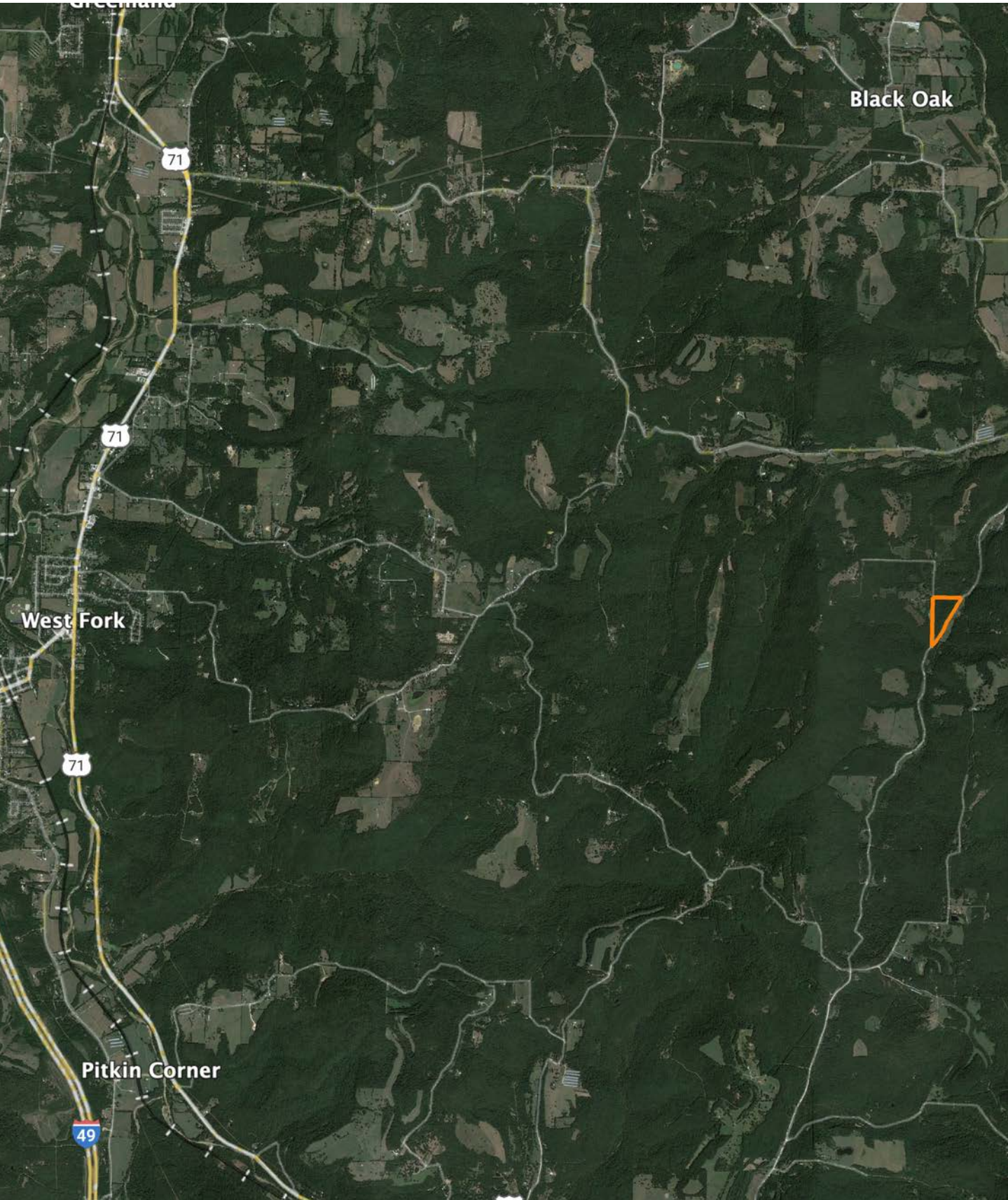


3/21/2025

# 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

**479.487.1647**

[CShadrick@MidwestLandGroup.com](mailto:CShadrick@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.