

MIDWEST LAND GROUP PRESENTS



# WASHINGTON COUNTY, AR

25.5 ACRES



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME ACREAGE WITH CREEK & ROAD FRONTAGE - A PERFECT SPOT TO BUILD & FARM

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Tucked away just south of Prairie Grove, this 25.5 +/- acre spread is the kind of place folks dream about — open pastureland, a creek, and plenty of room to build, farm, or just enjoy the country life. With easy access to Prairie Grove, Lincoln, West Fork, and downtown Fayetteville (all less than 25 minutes away), you get the best of both worlds—peaceful country living with town close by when you need it.

This property is great pasture ground, making it perfect for running cattle, keeping horses, or starting an upscale hobby farm. Sulphur Fork Creek winds through the western third of the property, adding even more appeal—whether you're cooling off in the summer or just listening to the water roll by after a rain, you'll appreciate the creek.

The property is currently accessed off of Delight Road but also has paved road frontage along Cove Creek Road, where a water tap is already set up. Power runs along the eastern side of the property, making it easy to start building the perfect home! A small metal carport sits in the southeast corner, handy for storage or an additional workspace.

If you're looking for the perfect spot to build your forever home, stretch out and run some livestock, or just have a little slice of country to call your own, this place checks all the boxes. With good pasture, a flowing creek, utilities in place, and a location that keeps you close to town, this is a rare find in Northwest Arkansas. Don't let this one slip away!





# PROPERTY FEATURES

PRICE: **\$286,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **25.5**

- 25.5 +/- surveyed acres
- Sulphur Fork Creek
- Multiple access points
- Cove Creek Rd frontage
- Utilities on the property
- Open, usable ground
- Ideal for cattle, horses, or a hobby farm
- Great building potential
- Convenient location
- Room to grow
- 25 minutes to the University of Arkansas
- 15 minutes to Prairie Grove
- 20 minutes to West Fork
- Investment potential





# GREAT BUILDING POTENTIAL

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# ROAD FRONTAGE

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# GOOD PASTURE

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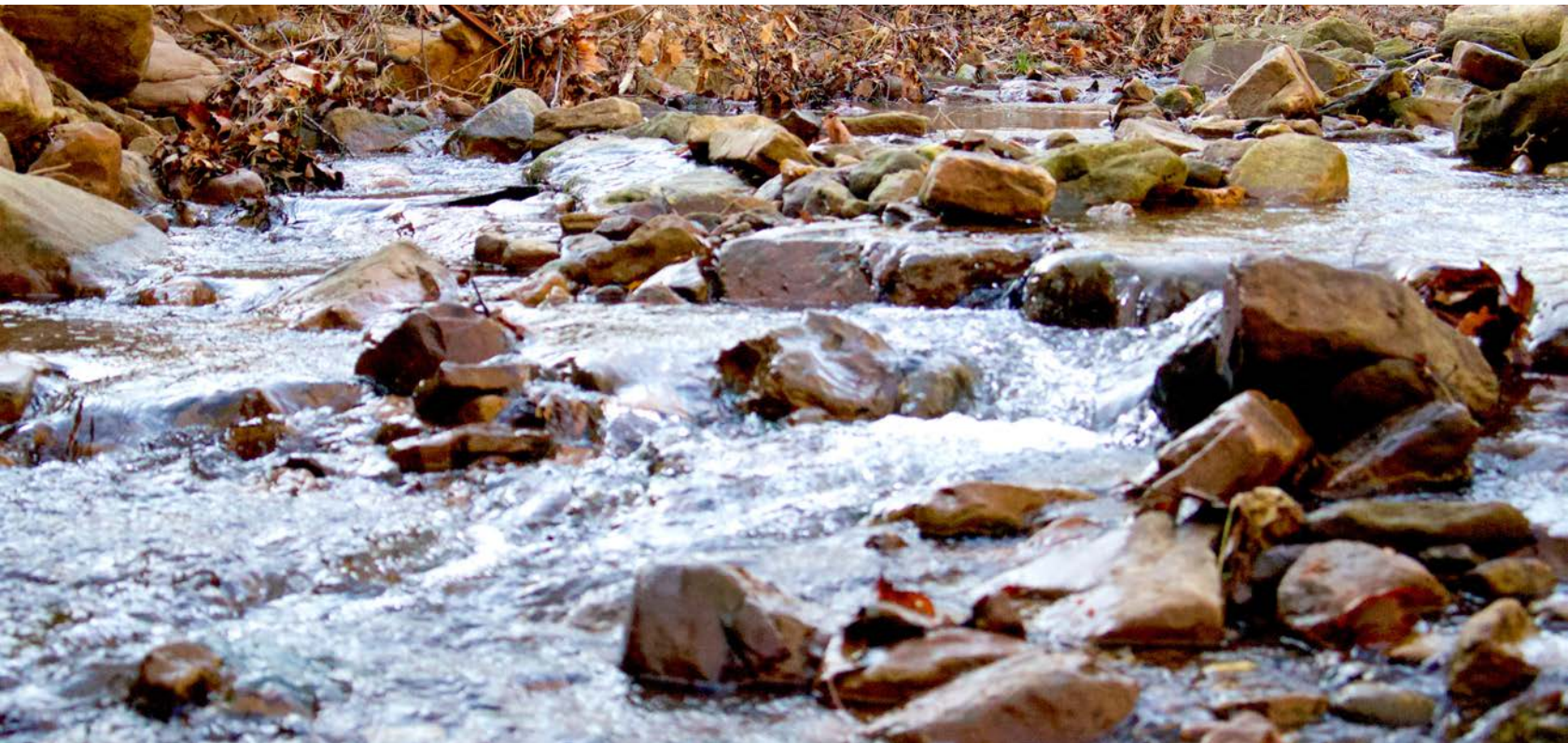




# SULPHUR FORK CREEK

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Sulphur Fork Creek winds through the western third of the property, adding even more appeal—whether you're cooling off in the summer or just listening to the water roll by after a rain, you'll appreciate the creek.





# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 35° 54' 1.78, -94° 19' 21.78

0ft 279ft 559ft



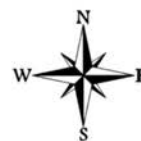
Maps Provided By:



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**7-14N-31W**  
**Washington County**  
**Arkansas**



3/13/2025



# TOPOGRAPHY MAP



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Boundary Center: 35° 54' 1.78, -94° 19' 21.78

0ft 279ft 559ft

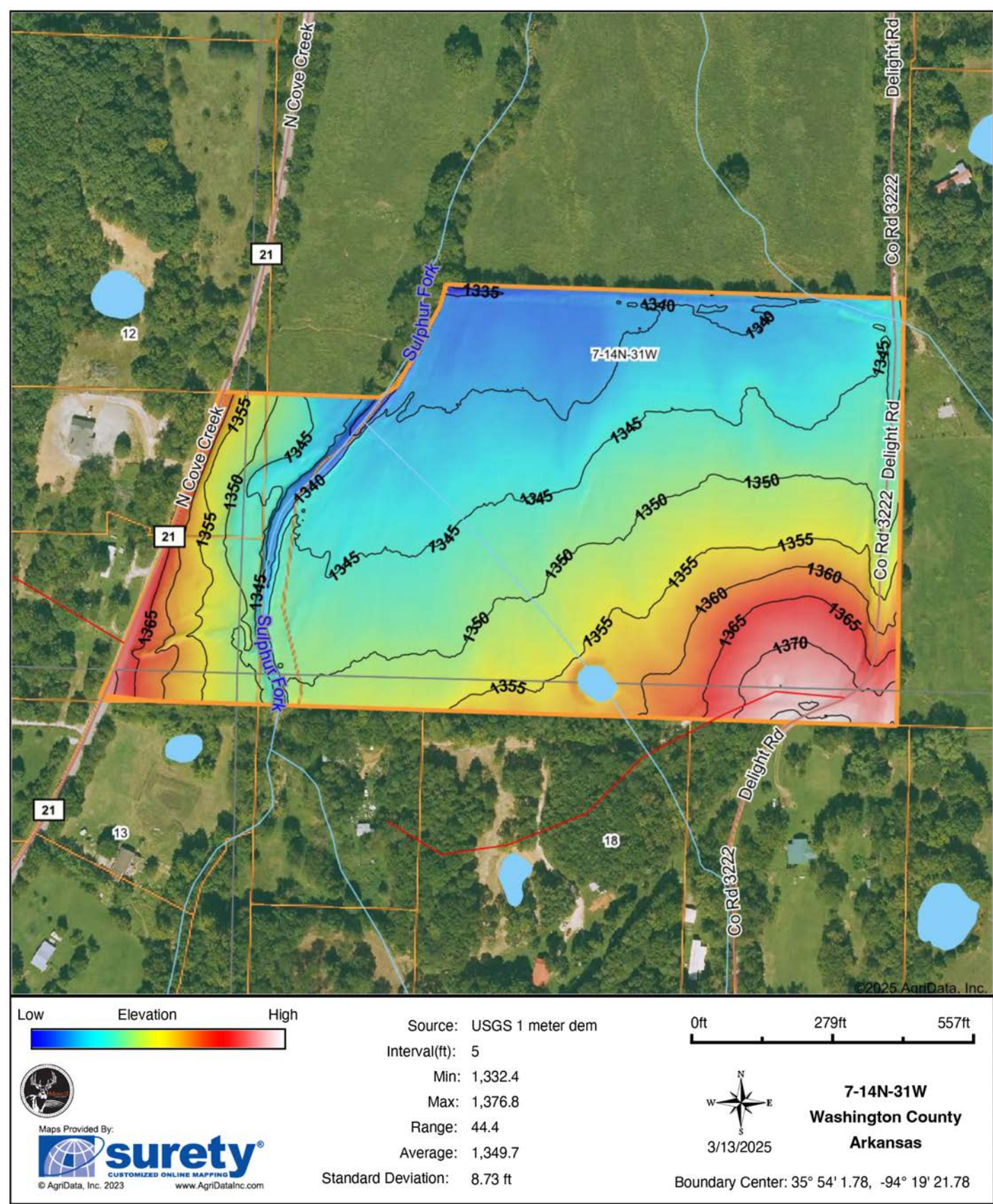
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Washington County  
Arkansas



3/13/2025

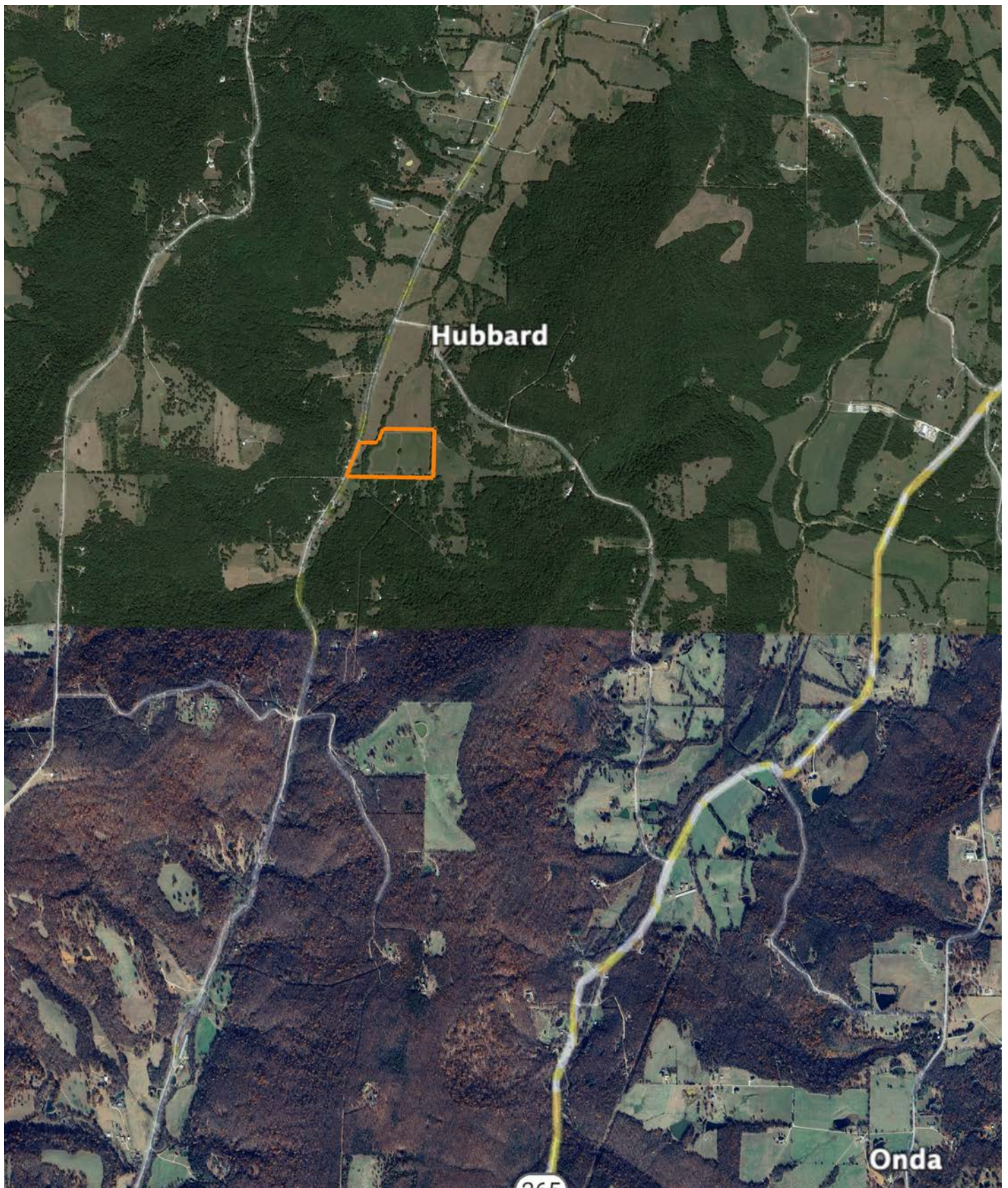


# HILLSHADE MAP





# 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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## MidwestLandGroup.com

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