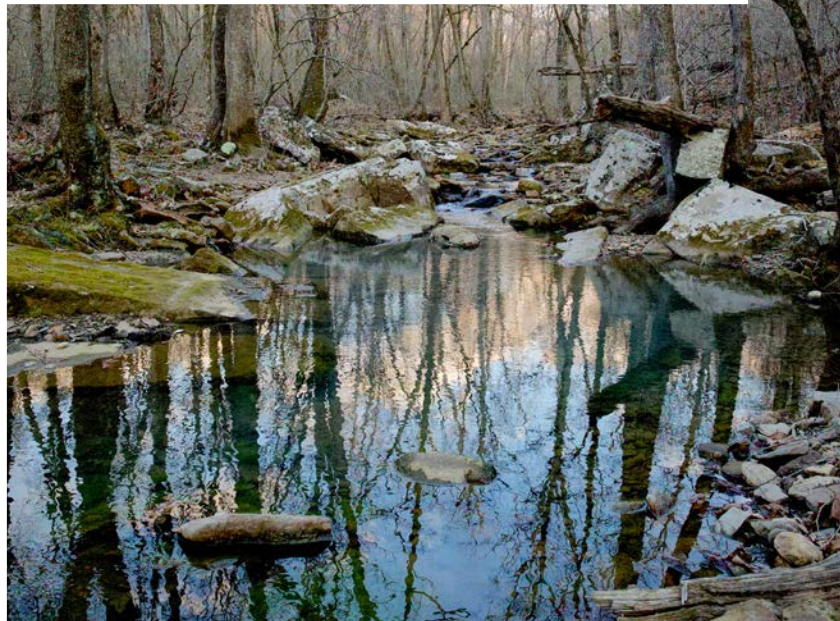


MIDWEST LAND GROUP PRESENTS



40 ACRES
CRAWFORD COUNTY, AR

Elkins, Arkansas, 72727



MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES SURROUNDED BY OZARK NATIONAL FOREST - A TRUE WILDERNESS

If you're the kind of person who'd rather skip the country and head straight into the heart of the wild, this property speaks your language. With 40+/- square acres, this tract is surrounded by thousands of acres of Ozark National Forest. That kind of seclusion is rare—and it puts you right in the middle of some of the best outdoor recreation Arkansas has to offer.

Just a few miles away (as the crow flies), you'll find local favorites like White Rock Mountain, the Mill Creek OHV trail system, the Pig Trail Café, the Combs store, and more. People come from all over with their side-by-sides, ATVs, and campers to enjoy this beautiful part of the Ozarks—and once you see it, you'll understand why.

Frog Bayou runs along the north side of the property and gives you a great spot to camp, cool off, or just sit and relax by the water. There are even a few little waterfalls where the creek rolls over the rocks—making that peaceful, cascading sound that reminds you to slow down and enjoy where you're at.

This property would be a fantastic spot for an annual deer camp. It hunts a lot bigger than 40 acres and is full of wildlife sign. Rubs, scrapes, and even hog tracks were found throughout. You've got great chances at whitetail, turkey, hogs, and even black bears here. There's also a wet-weather creek that starts on the south end and flows into Frog Bayou, giving local wildlife a steady water source and keeping them moving through the area.

The property is mostly hardwood—heavy on white oak and red oak—so you're likely to see a solid acorn crop in the fall. That means good food and good wildlife activity. There's already a cleared spot on the northeast corner that would be ideal for setting up a hunting camp, having a food plot, or building a rustic cabin getaway.

Whether you're looking for a private hunting retreat, a quiet camping spot, some hiking land, or a place to build an off-grid hideout, this property offers all that and then some. For more info or to schedule a private tour, give Land Agent Chris Shadrick a call at (479) 530-2470.

PROPERTY FEATURES

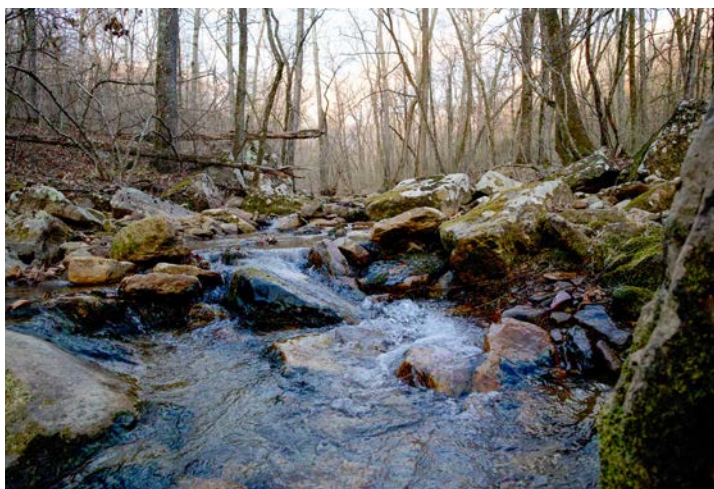
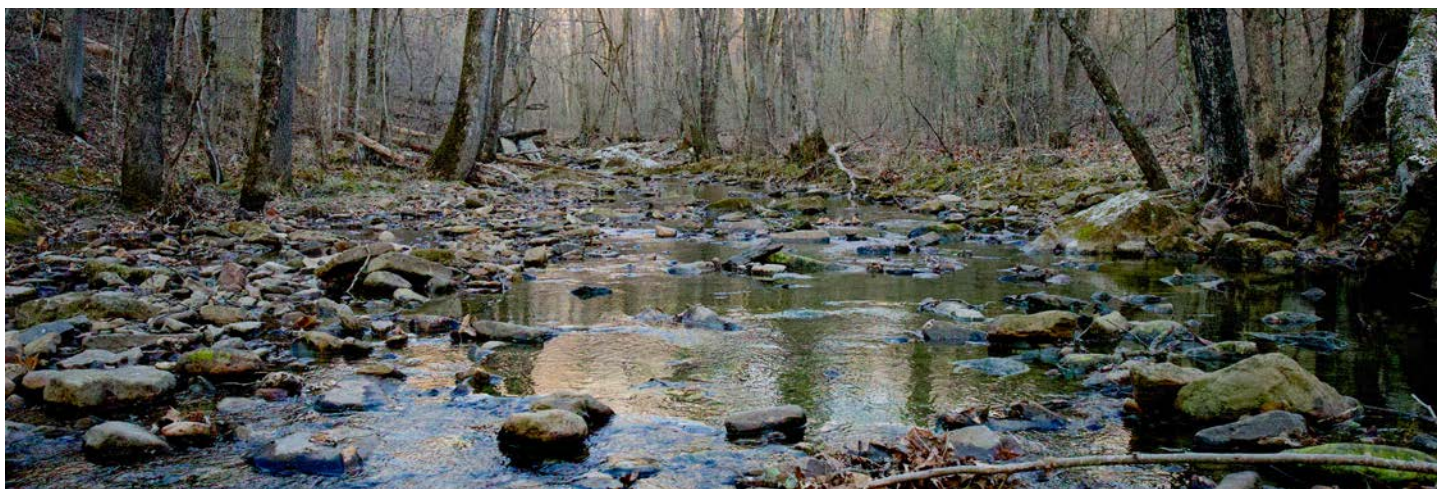
PRICE: **\$160,000** | COUNTY: **CRAWFORD** | STATE: **ARKANSAS** | ACRES: **40**

- Terrific recreational area
- White Rock and Mill Creek trails close by
- Ideal for SxS's and ATV's
- Creek frontage (Frog Bayou)
- Deer and hog sign
- Beautiful hardwoods
- Great deer camp location
- Cleared building site or potential food plot
- Secluded and off-grid

DEER AND HOG SIGN



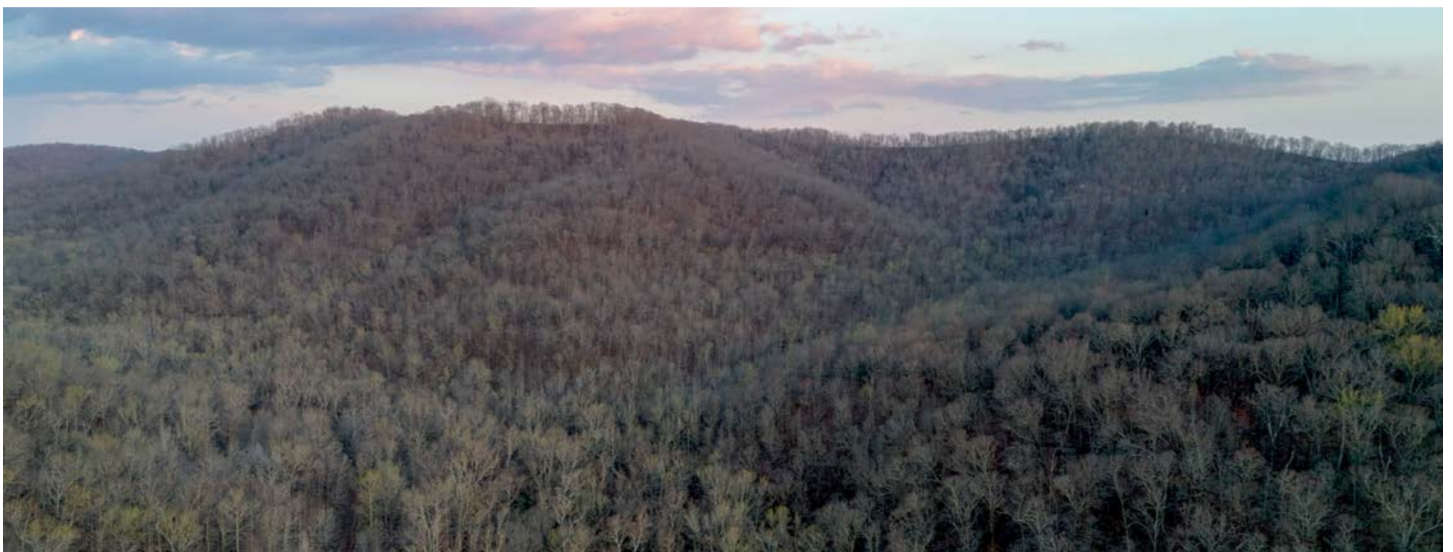
FROG BAYOU CREEK FRONTAGE



BEAUTIFUL HARDWOODS



SECLUDED AND OFF-GRID



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 44' 51.4, -93° 55' 19.54

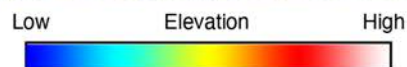
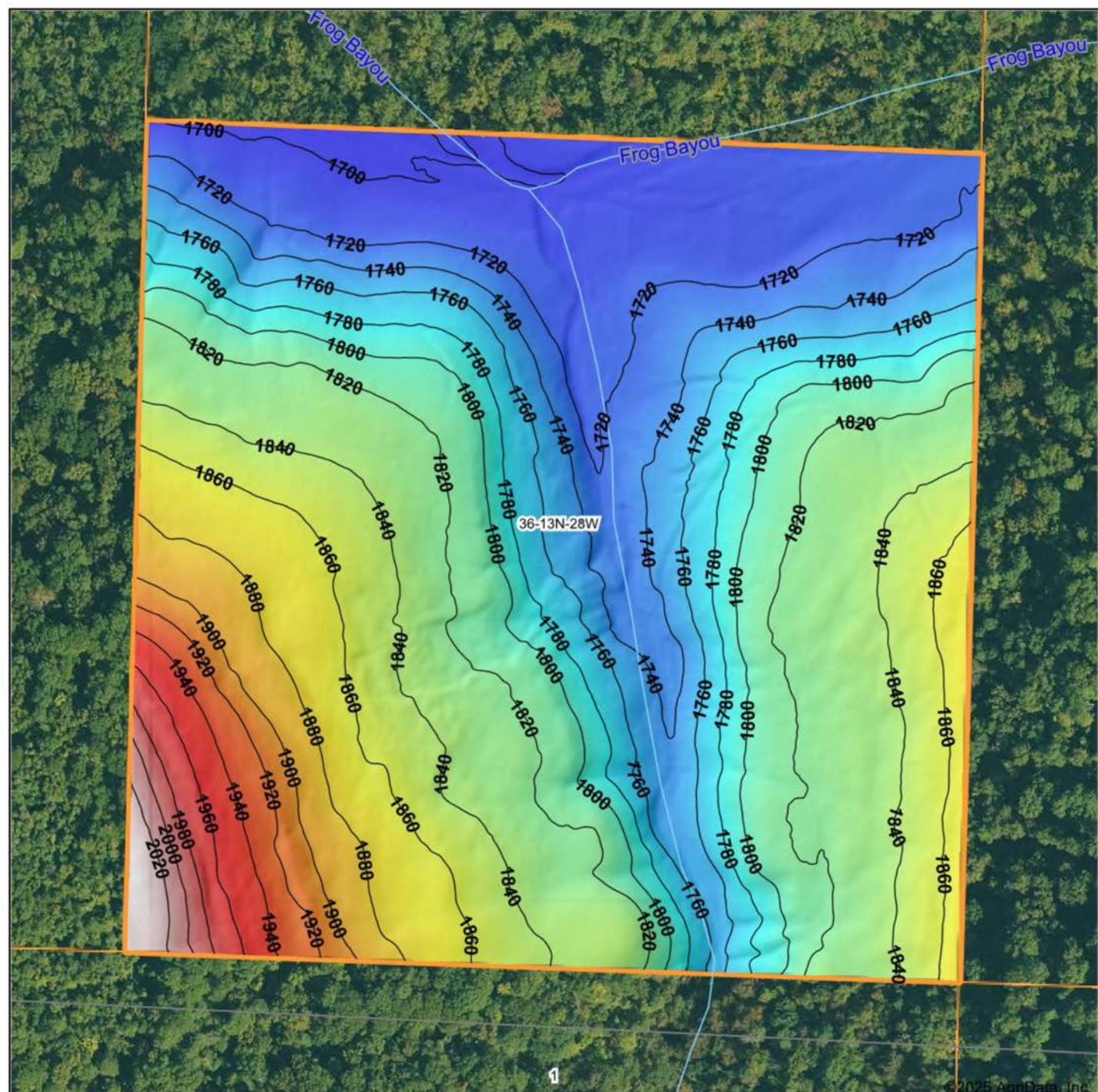
36-13N-28W
Crawford County
Arkansas

0ft 274ft 548ft



3/28/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20

Min: 1,697.3

Max: 2,036.7

Range: 339.4

Average: 1,805.8

Standard Deviation: 69.42 ft

0ft 240ft 481ft

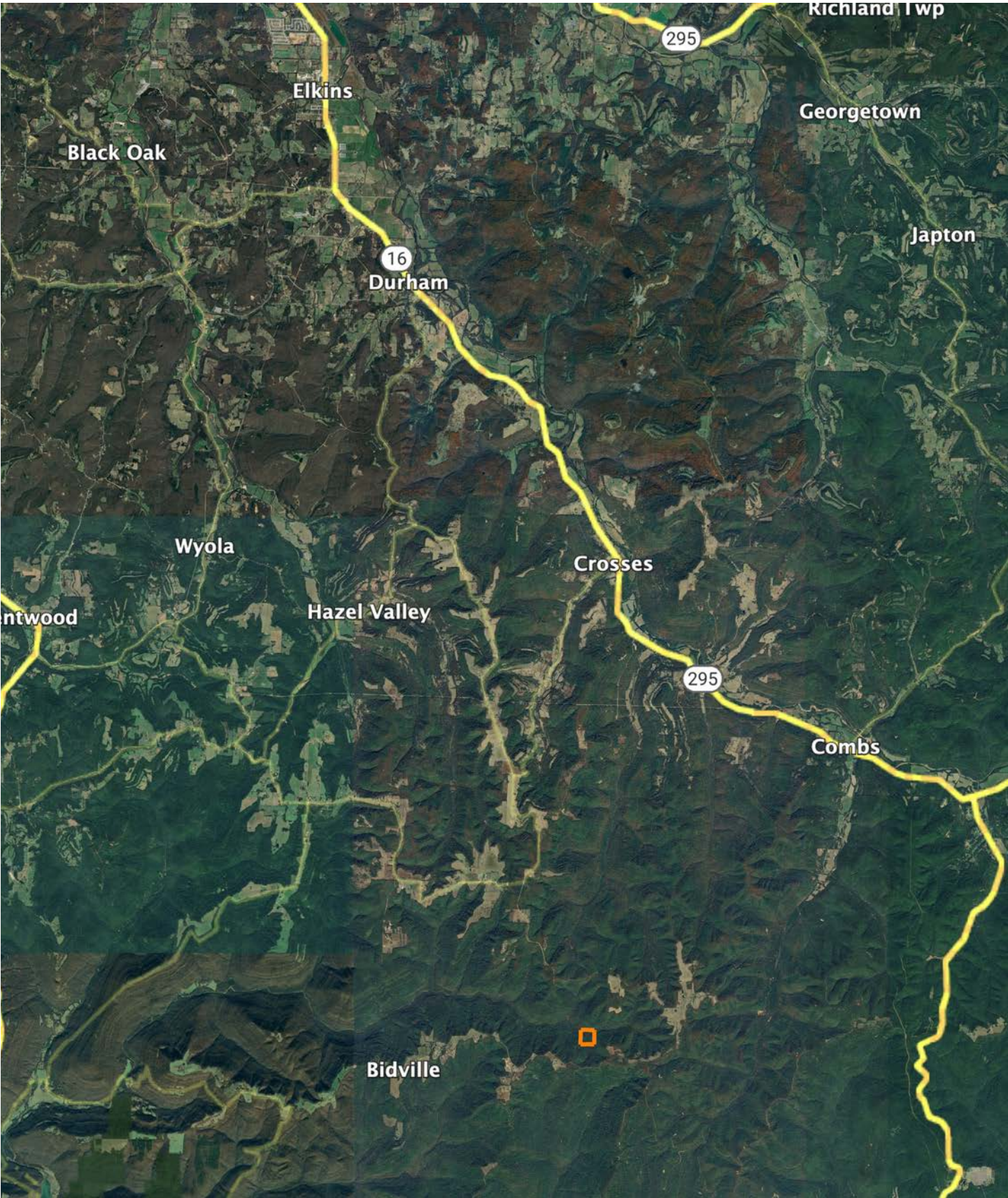


3/28/2025

36-13N-28W
Crawford County
Arkansas

Boundary Center: 35° 44' 51.4, -93° 55' 19.54

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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