

MIDWEST LAND GROUP PRESENTS



6 ACRES

MADISON COUNTY, AR

250 Madison 3636, Kingston, Arkansas 72742



MIDWEST LAND GROUP IS HONORED TO PRESENT

OZARK HIDEAWAY FOR RESIDENCE, GETAWAY, SHORT TERM RENTAL, OR ALL OF THE ABOVE

Tucked away in the heart of Madison County, this private, wooded property offers a rare blend of seclusion, comfort, and income potential. Whether you're seeking a full-time residence, a quiet weekend escape, or a short-term rental investment, this 1,370 square foot main home with additional accommodations is ready to deliver.

Surrounded by towering hardwoods and thoughtfully landscaped grounds, the property features multiple outbuildings—including extra living quarters, a tool shed/workshop, two horse stall-style storage sheds, and a chicken coop. An outdoor kitchen with running water and an elaborate rainwater catchment system servicing the structures (1,000 and 1,500-gallon tanks) enhance its self-sufficiency and rustic charm.

The grounds also include multiple RV power pedestals, high-speed internet, and separate electric metering, making it ideal for a family compound or multi-party retreat. Rental history includes cabins and primitive campsites, offering a proven track record of income generation.

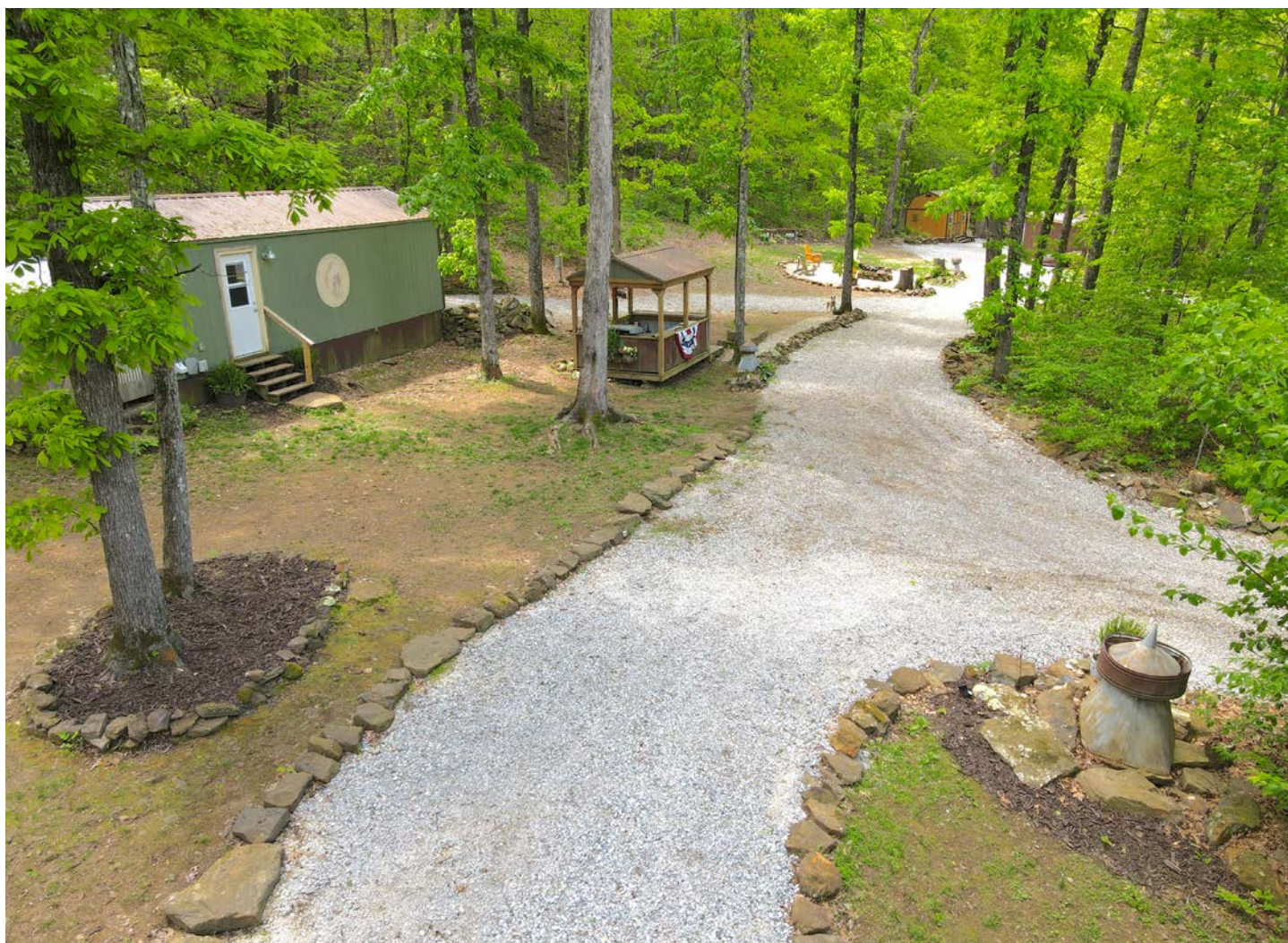
Located minutes from some of the Ozarks' most iconic destinations—Ponca, Hawksbill Crag, Kings River Falls, Wilderness Rider Buffalo Ranch, Sweden Creek Falls, and more—this property is a turnkey opportunity to live the Ozarks lifestyle or earn from it. Call today and see for yourself all of the tranquility and opportunity this peaceful tract has to offer.



PROPERTY FEATURES

PRICE: **\$314,900** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **6**

- 1,370 square foot 2018 home
- 12'x32' additional living quarters
- Internet
- Two electric meters
- 50amp RV pedestals
- Gorgeous hardwoods
- Beautiful landscaping
- Efficient rainwater catchment system
- Outdoor kitchen
- Additional flat, gravel pad with electric
- Multiple tent campsites
- 12'x24' Metal dry storage
- 12'x20' metal dry storage
- Chicken coop
- Tool shed/workshop
- Incredible rustic charm throughout the grounds
- 25 minutes to elk viewing near Ponca, AR
- 7 minutes to Sweden Creek Falls
- 1 hour 15 minutes to Fayetteville
- 10 minutes to Wilderness Rider Buffalo Adventure Park
- 35 minutes to Kings River Falls Natural Area
- Convenient to other popular hiking trailheads

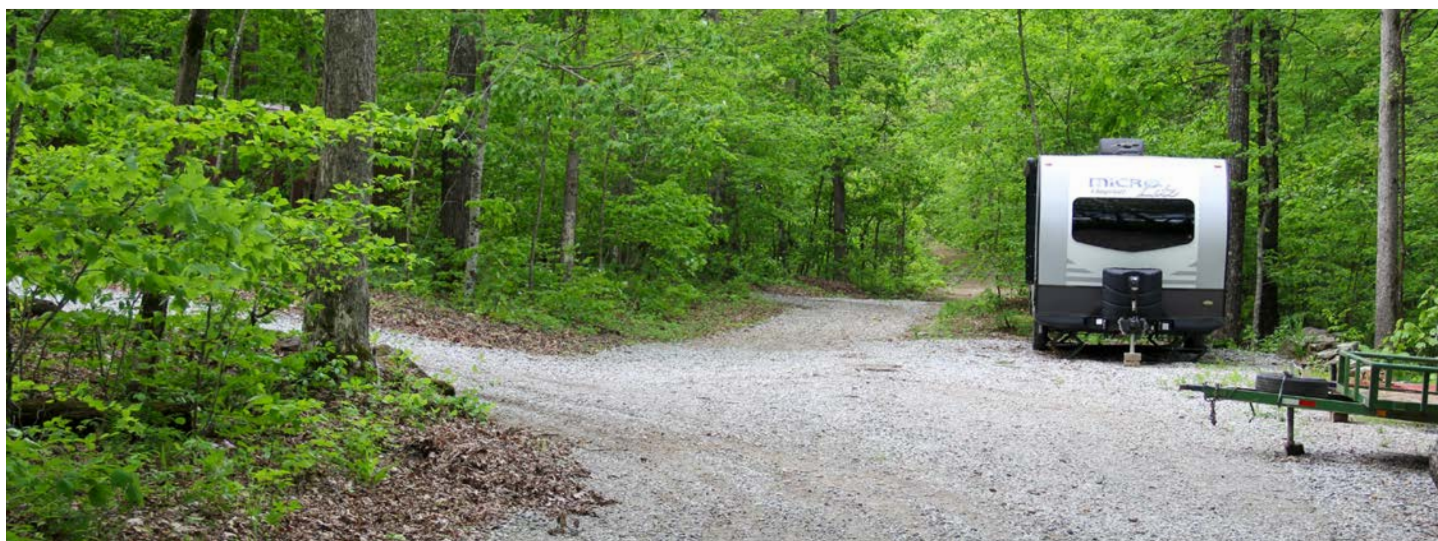


1,370 SQUARE FOOT HOME

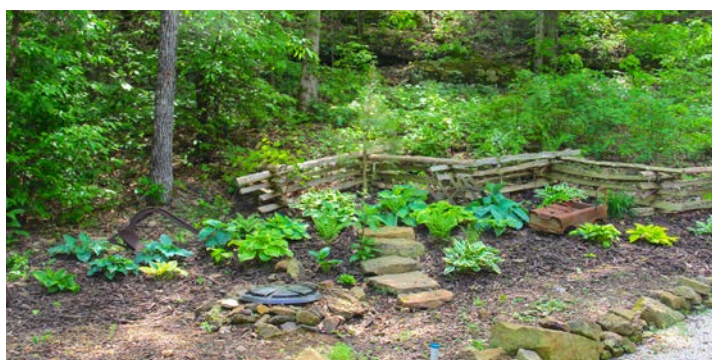
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50 AMP RV PEDESTALS

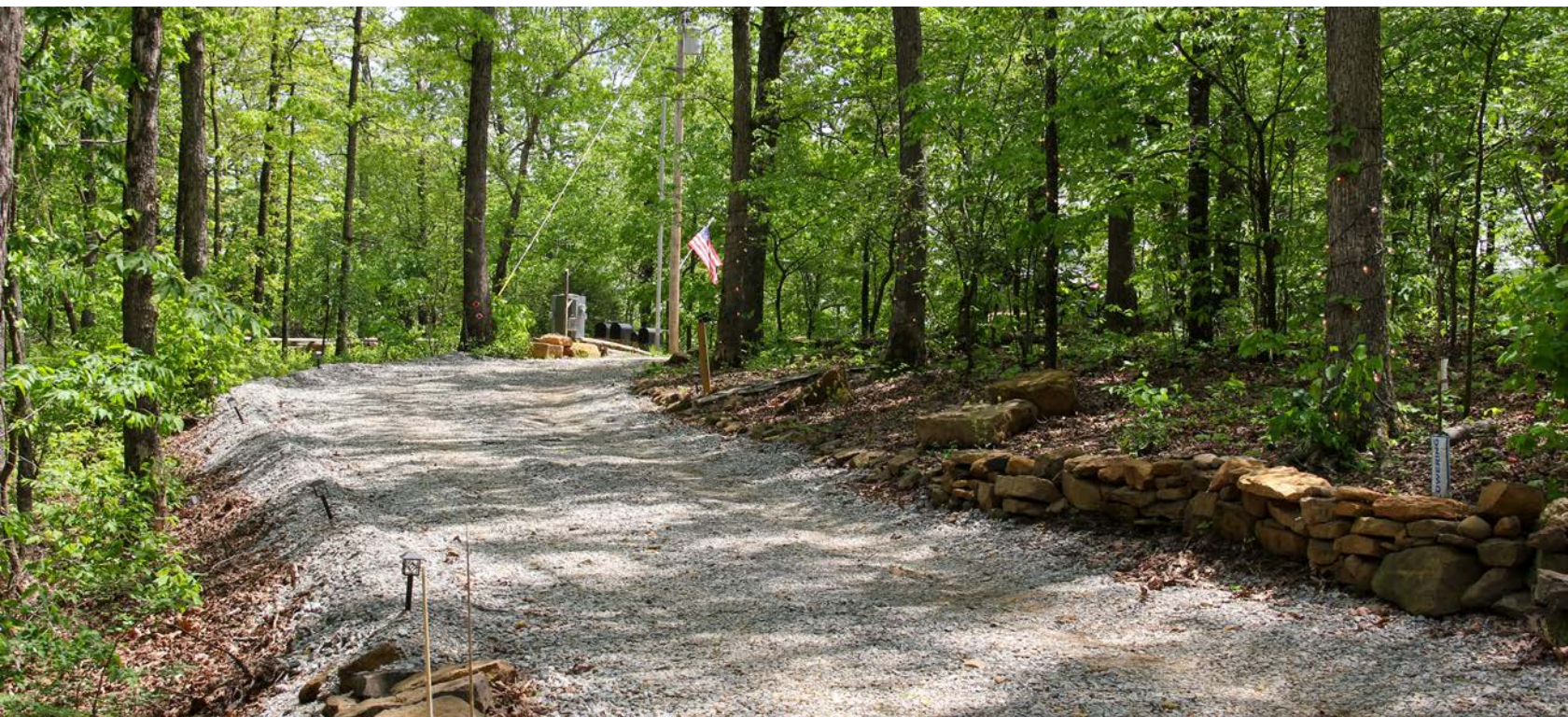


BEAUTIFUL LANDSCAPING



GORGEOUS HARDWOODS

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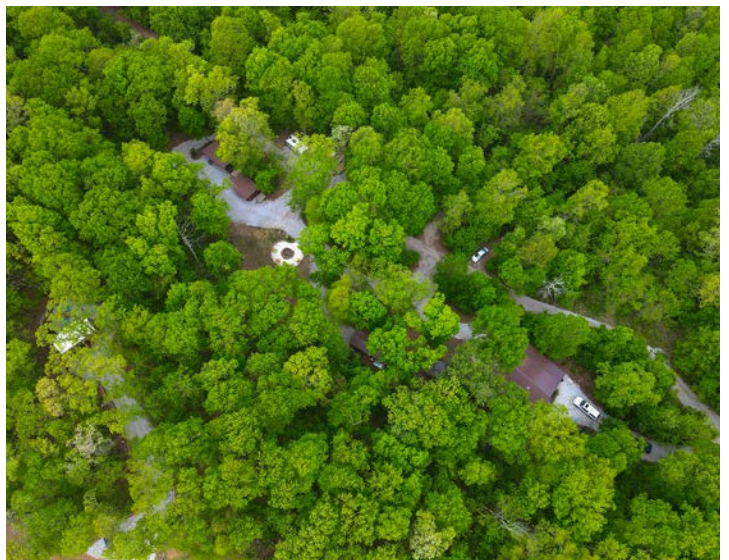


MULTIPLE OUTBUILDINGS

Surrounded by towering hardwoods and thoughtfully landscaped grounds, the property features multiple outbuildings—including extra living quarters, a tool shed/workshop, two horse stall-style storage sheds, and a chicken coop.



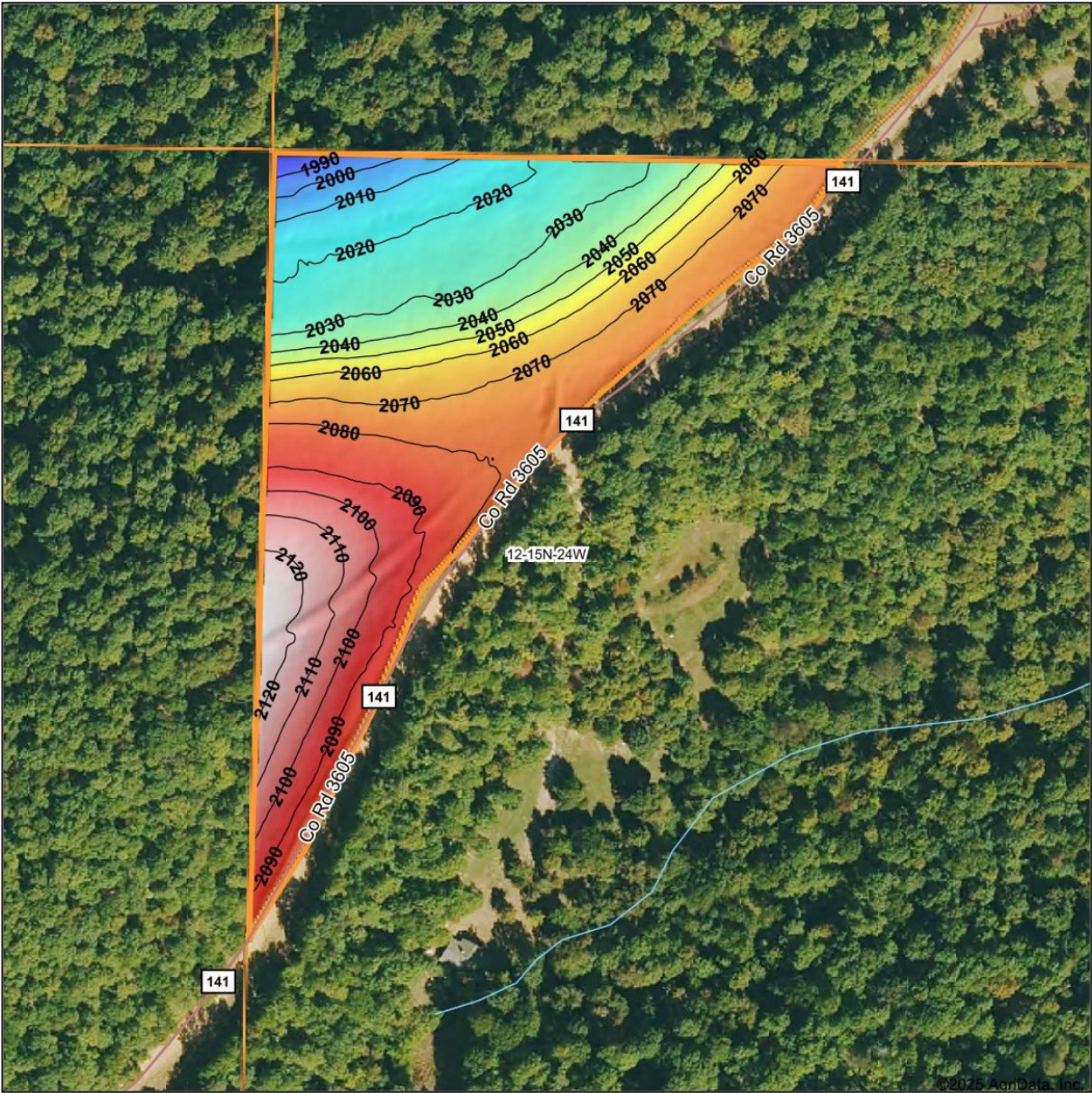
ADDITIONAL PHOTOS



AERIAL MAP

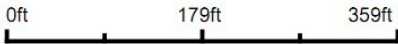


HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,981.6
Max: 2,127.8
Range: 146.2
Average: 2,063.2
Standard Deviation: 32.78 ft



12-15N-24W
Madison County
Arkansas

Boundary Center: 35° 58' 38.23, -93° 28' 47.36

OVERVIEW MAP



AGENT CONTACT

A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



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