

MIDWEST LAND GROUP PRESENTS



MADISON COUNTY, AR

120 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SHOP WITH UTILITIES, OFF-GRID CABIN, CREEK, BIG VIEWS, AND LOADS OF WILDLIFE ON 120 +/- ACRES

This is a stellar 120 +/- acre property that checks all the right boxes. You can build your dream home on acreage, be the envy of most hunting camps, or simply enjoy it as a weekend getaway. With plenty of road frontage, it may even offer some unique investment potential. It's got the privacy, the setup, and the kind of Ozark charm that folks dream about, and this one's worth a look.

Once you enter the property on the western side and wind down the scenic drive, there's a solid 30' x 30' two-bay shop with electricity, rural water, and high-speed fiber internet already installed. Electric service runs the full length of the property, so you've got options whether you're wanting to build, expand, or just enjoy what's already there.

On the eastern portion of the property, you'll find a rustic off-grid cabin that's intentionally set up to be simple and secluded. It's built in just the right spot to take in some stunning views facing off to north. There is no water or electricity at the cabin currently, but electricity is easily accessible, keeping the area feeling primitive while still offering convenience if you want to add it later.

The topography itself is rich with features—several dendritic drainages flow in a northern direction on the

property, eventually flowing into Dabney Creek along the north boundary of the "back 60." These drainages form natural pools and, when the water's running, you'll find beautiful waterfalls and plenty of spots to jump in and cool off. There's also a small pond on the property, offering an additional water source for wildlife. A well-cut trail system is already in place, making it easy to get around the property and haul out your harvest after a good hunt.

And speaking of hunting, this place is LOADED with deer and turkey, plus the occasional black bear. You will see trails, droppings, rubs, and plenty of other signs throughout. Come fall, I can only imagine that this property lights up with scrapes from rutting bucks. The terrain sets up just right with multiple benches, creeks, secondary drainages, and natural funnels that make for ideal deer movement. "Edge" is a word that deer hunters love, and you will find plenty of it on this property. There are multiple spots where thick bedding transitions into beautiful hardwoods and back into cover. The power right-of-way that winds throughout the property also adds extra edge habitat and natural browse for wildlife.

One of the standout features is the 3 +/- acre clearing on the "back 60." It lays out well—part of it is open and allows for full sunlight to hit the floor, perfect for



a food plot, while the other half of the clearing holds some big timber, creating a unique mix of habitat. There is a hand-built blind on the southwestern edge of the clearing. The majority of the property is littered primarily with white oak and red oak, and there's a healthy presence of sugar maple too. You can bet this place comes alive in the fall with vibrant colors, acorns dropping, and the feeling of those crisp mornings we have all come to love. Do not forget about the warmer weather! Come spring, I'm confident there's a good chance that you can get on an eastern gobbler!

The property is accessed via a gated entrance toward the end of a private road, and also has road frontage along Madison 5540, making it easy to get to, but private once you are there.

One of the best parts? You are only 30 minutes from Elkins and less than 40 minutes from south Fayetteville. That's a rare combo—peaceful seclusion with real convenience. Give Land Agent Chris Shadrick a call today to schedule your private showing. You don't want to miss this one.

PROPERTY FEATURES

PRICE: **\$554,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **120**

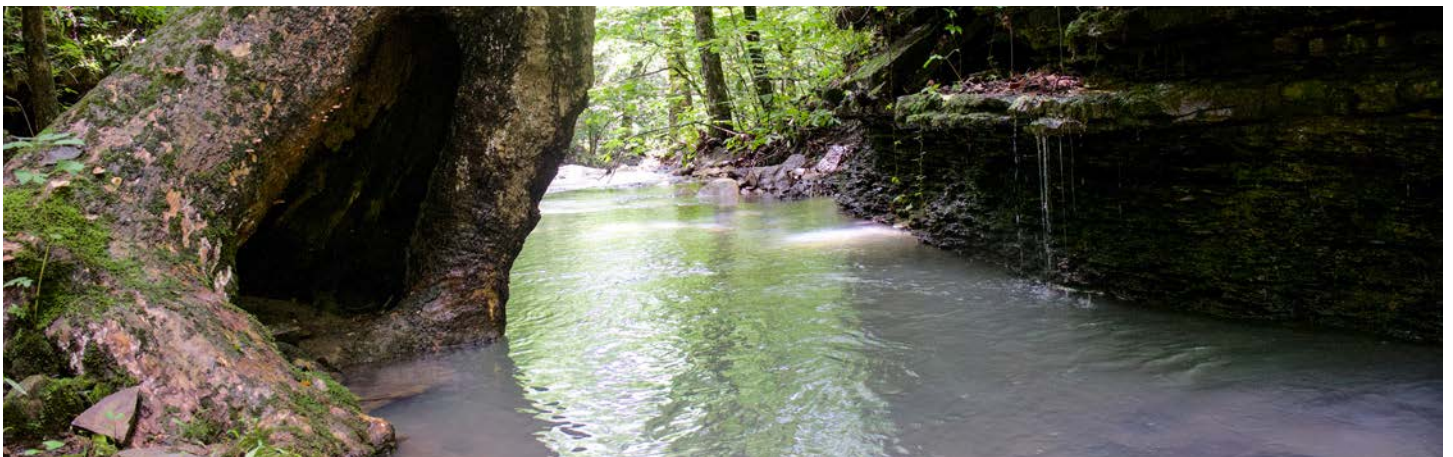
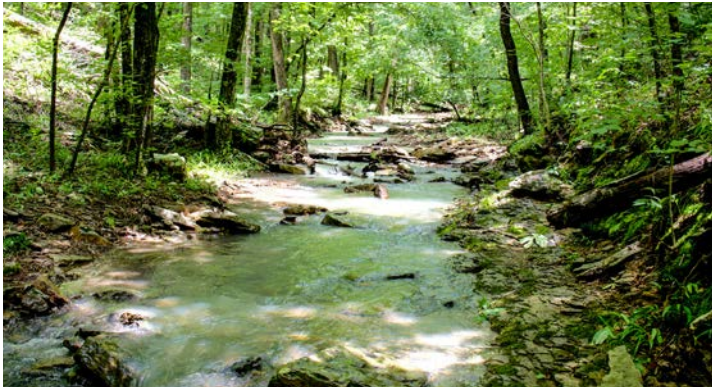
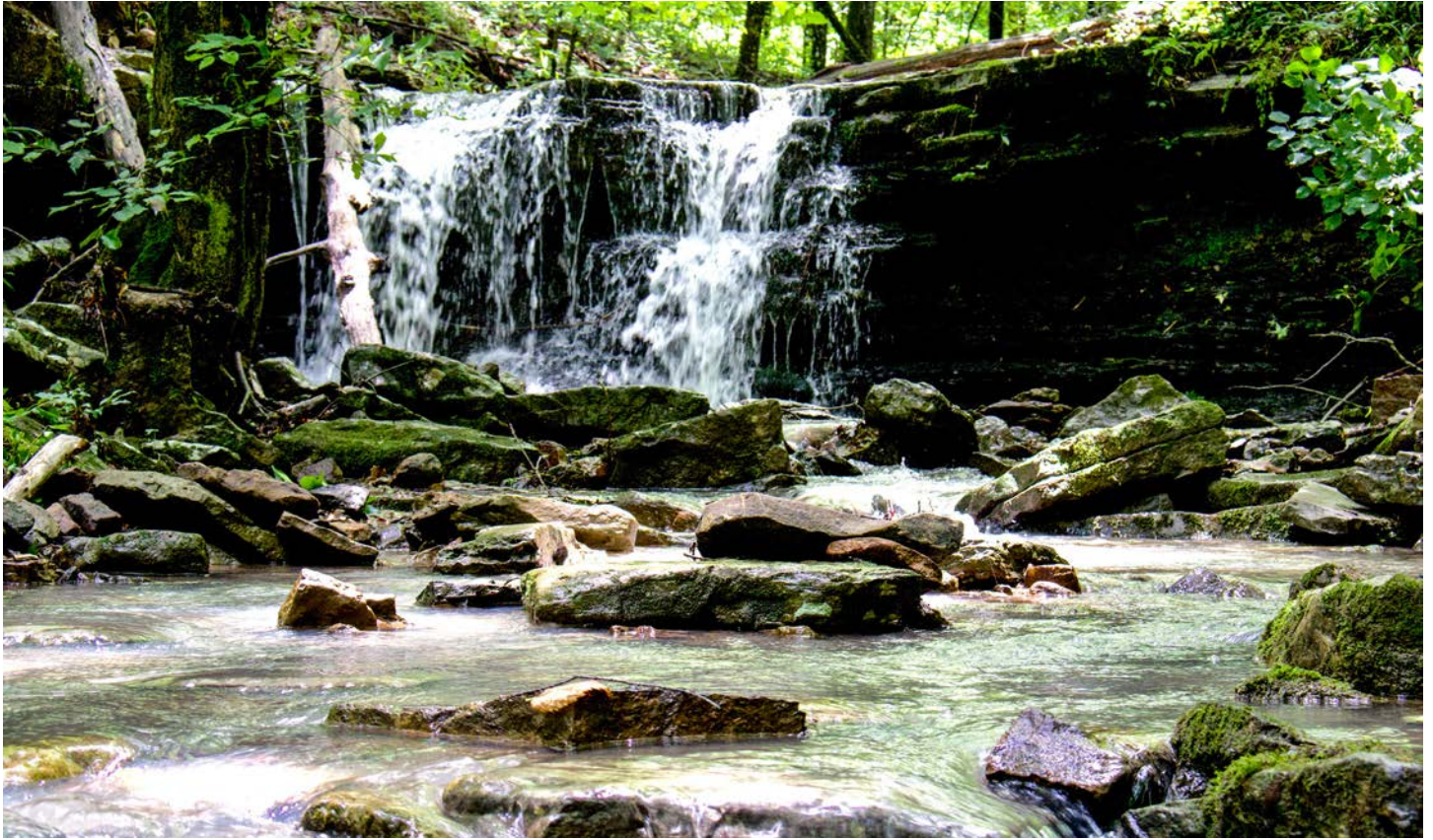
- 120 +/- acres
- County road frontage
- Driveway near the end of a private drive
- Gated entrance
- 30' x 30' two bay shop with electricity, rural water, and high-speed fiber internet
- Off-grid cabin
- Small pond
- Electricity is available across the entire property
- Excellent trail system
- Loaded with wildlife
- Abundant wildlife signs throughout
- Mature hardwood timber
- Dabney Creek
- 3 +/- acre clearing
- Less than 30 minutes to Elkins
- Less than 40 minutes to South Fayetteville

OFF-GRID CABIN AND SHOP

On the western side, there's a solid 30' x 30' two-bay shop with electricity, rural water, and high-speed fiber internet already installed. On the eastern portion of the property, you'll find a rustic off-grid cabin that's intentionally set up to be simple and secluded. It's built in just the right spot to take in some stunning views facing off to north.

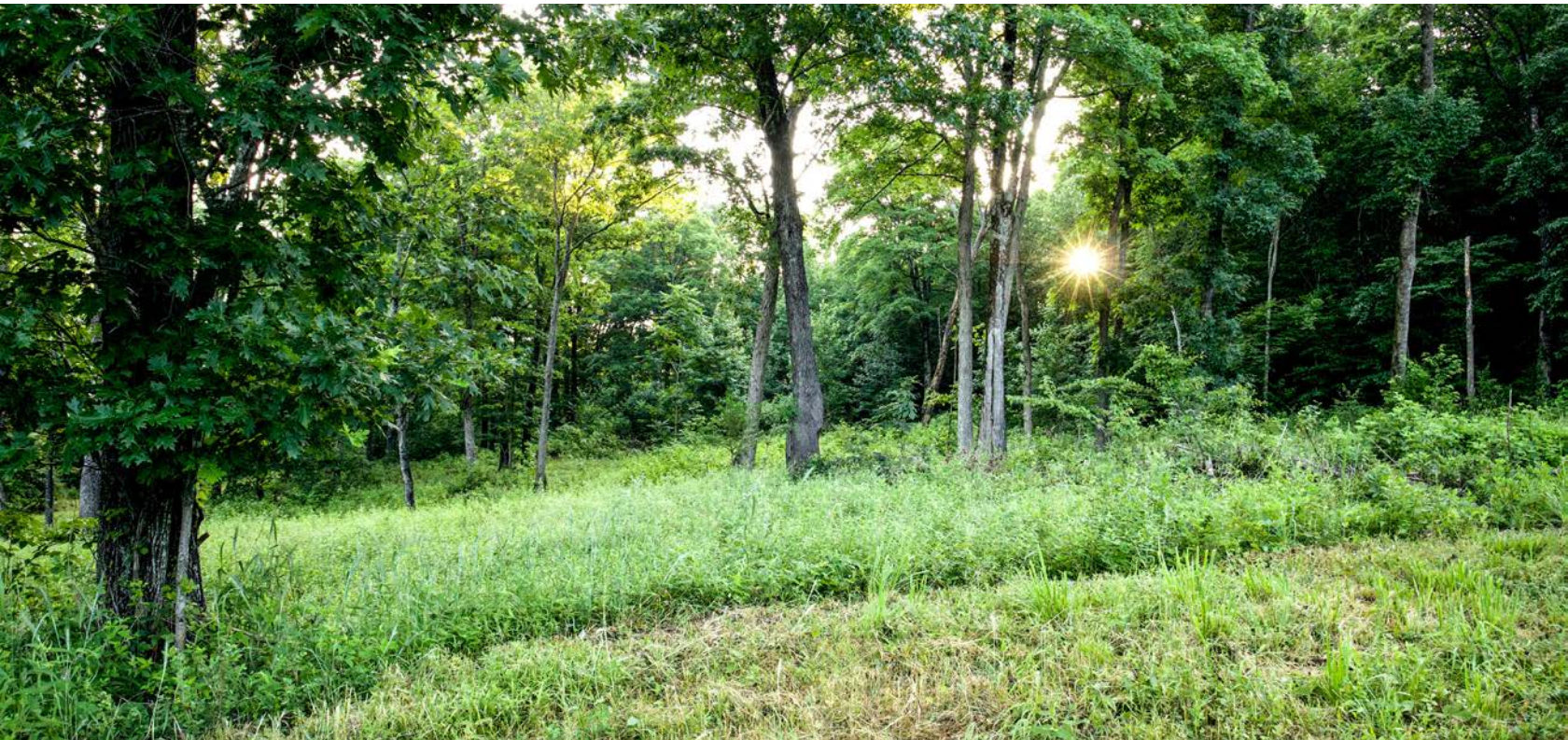


DABNEY CREEK



MATURE TIMBER AND EXCELLENT HABITAT

One of the standout features is the 3 +/- acre clearing on the “back 60.” It lays out well—part of it is open and allows for full sunlight to hit the floor, perfect for a food plot, while the other half of the clearing holds some big timber, creating a unique mix of habitat.

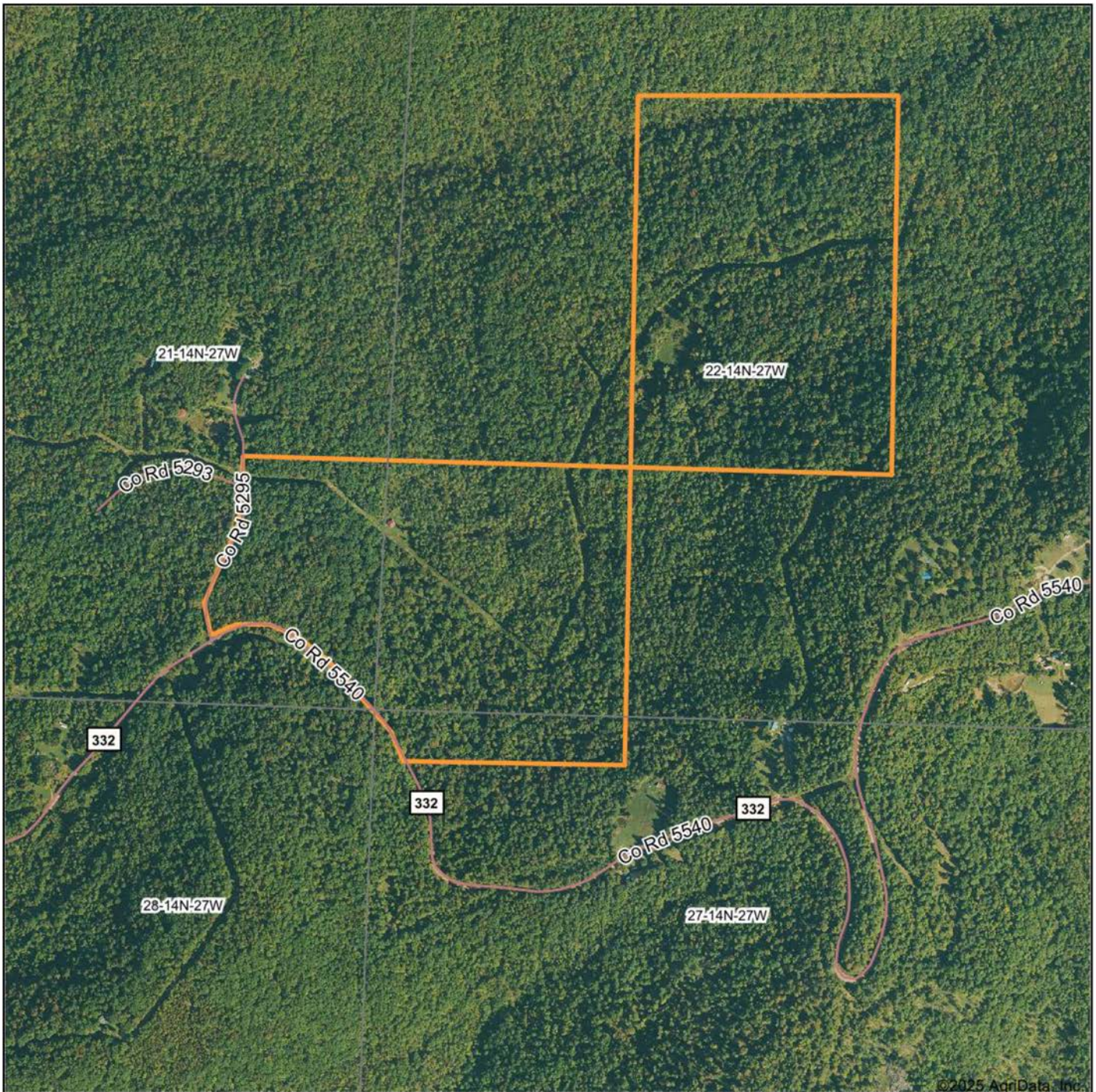


ABUNDANT WILDLIFE

“Edge” is a word that deer hunters love, and you will find plenty of it on this property. There are multiple spots where thick bedding transitions into beautiful hardwoods and back into cover. The power right-of-way that winds throughout the property also adds extra edge habitat and natural browse for wildlife.



AERIAL MAP



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Boundary Center: 35° 51' 49.95, -93° 50' 27.85

0ft 858ft 1715ft



Maps Provided By:



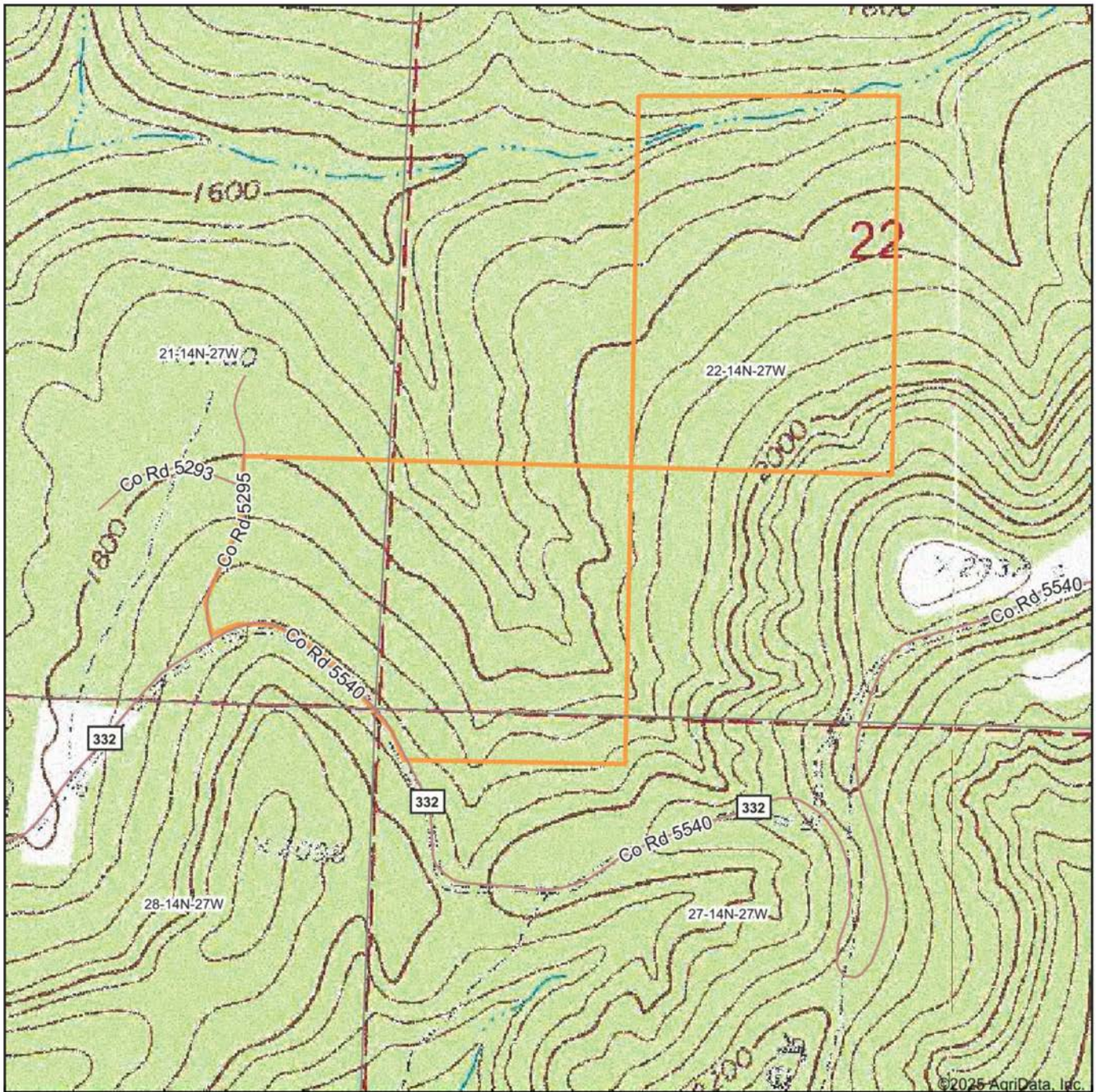
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22-14N-27W
Madison County
Arkansas



6/19/2025

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 35° 51' 43.4, -93° 50' 28

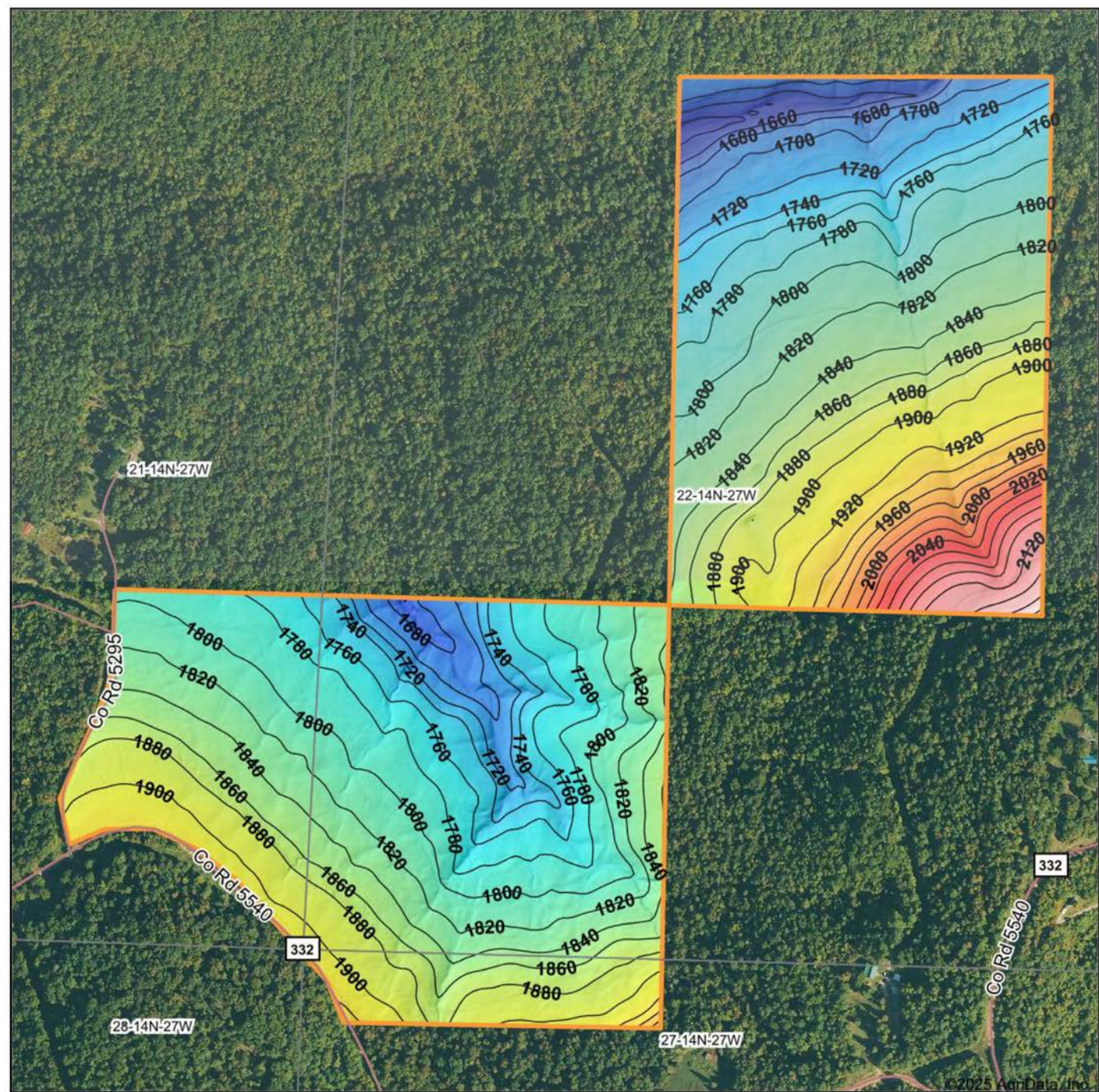
22-14N-27W
Madison County
Arkansas

0ft 858ft 1715ft



6/19/2025

HILLSHADE MAP



Maps Provided By:



Source: USGS 10 meter dem
Interval(ft): 20
Min: 1,627.8
Max: 2,189.2
Range: 561.4
Average: 1,826.1
Standard Deviation: 87.4 ft



6/19/2025

22-14N-27W
Madison County
Arkansas

Boundary Center: 35° 51' 49.95, -93° 50' 27.85

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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