



MIDWEST LAND GROUP  
PRESENTS

# FRANKLIN COUNTY

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## ARKANSAS

40 ACRES





MIDWEST LAND GROUP IS HONORED TO PRESENT

# MULTI-HOME PROPERTY ON 40 +/- ACRES WITH 2 PONDS CLOSE TO OZARK

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Calling all investors, hobby farmers, or folks just looking to make Arkansas their home. This 40 +/- acre property just south of Ozark, Arkansas is loaded with potential.

This excellent opportunity for a distressed property with tons of promise awaits the buyer of this diverse 40 +/- acres. The homes need some extensive remodeling and TLC, but this tract offers a bit of everything in one recreational homesite package. It has some pasture ground that could use some reclaiming and has previously supported up to 50 head of cattle. There are two ponds on the property, and at least one of them has been stocked with panfish, catfish, and bass. Throughout the property, you'll find towering pines, majestic old-growth oaks, and even a few pecan trees. Near the center of the property is a fenced garden area that once produced a bountiful harvest. On top of all this, the property offers 1,400 +/- feet of paved road frontage.

The main house is a 1,430 +/- square foot home with a detached single-bay 24'x24' garage and a lean-to for additional storage. This home has its own parcel number and sits on 1 +/- acre, with the potential for a scenic view of the bigger pond. The second home

is a cute 840 +/- square foot home that could make an excellent first-time home or rental property. This home also has its own parcel number, sits on 1 +/- acre, and is located just off the paved road on the northeast portion of the property. The third structure, referred to by the sellers as the cabin, sits closer to the southwest corner of the property. It could use the most work, but is perched in a beautiful spot with nice views off to the north. This spot would make for an excellent future homesite! Each dwelling offers Arkansas Valley Electric and Riversouth Rural Water, and while it doesn't currently serve the homes, Wave Rural Connect high-speed fiber internet is also an option.

With three homes, two ponds, paved road frontage, and utilities already in place, this 40 +/- acre property is brimming with potential. It's ideal for generating rental income, building a family compound, or reclaiming pasture for livestock. Do not overlook the hunting and fishing potential! Due to its AS-IS offering and required clean-up, the price is hard to beat for everything included.

Give land agent Chris Shadrick a call today to set up your private tour.



# PROPERTY FEATURES

PRICE: **\$345,000** | COUNTY: **FRANKLIN** | STATE: **ARKANSAS** | ACRES: **40**

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- 40 +/- acres
- Potential for 3 homes
- Investment potential
- Utilities in place
- Two ponds
- Fishing and hunting
- Livestock opportunities
- Paved road frontage
- Quiet and accessible
- Less than 15 minutes to Ozark
- 35 minutes to Clarksville
- 50 minutes to Fort Smith
- 1 hour 15 minutes to Fayetteville





40 +/- ACRES

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# POTENTIAL FOR 3 HOMES

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# TWO PONDS

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# LIVESTOCK, FISHING, AND HUNTING

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Boundary Center: 35° 23' 8.91, -93° 51' 0.12

10-8N-27W  
Franklin County  
Arkansas

0ft                      290ft                      581ft



7/18/2025



# TOPOGRAPHY MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem

Interval(ft): 5.0

Min: 614.8

Max: 685.6

Range: 70.8

Average: 646.0

Standard Deviation: 17.26 ft

0ft 280ft 559ft



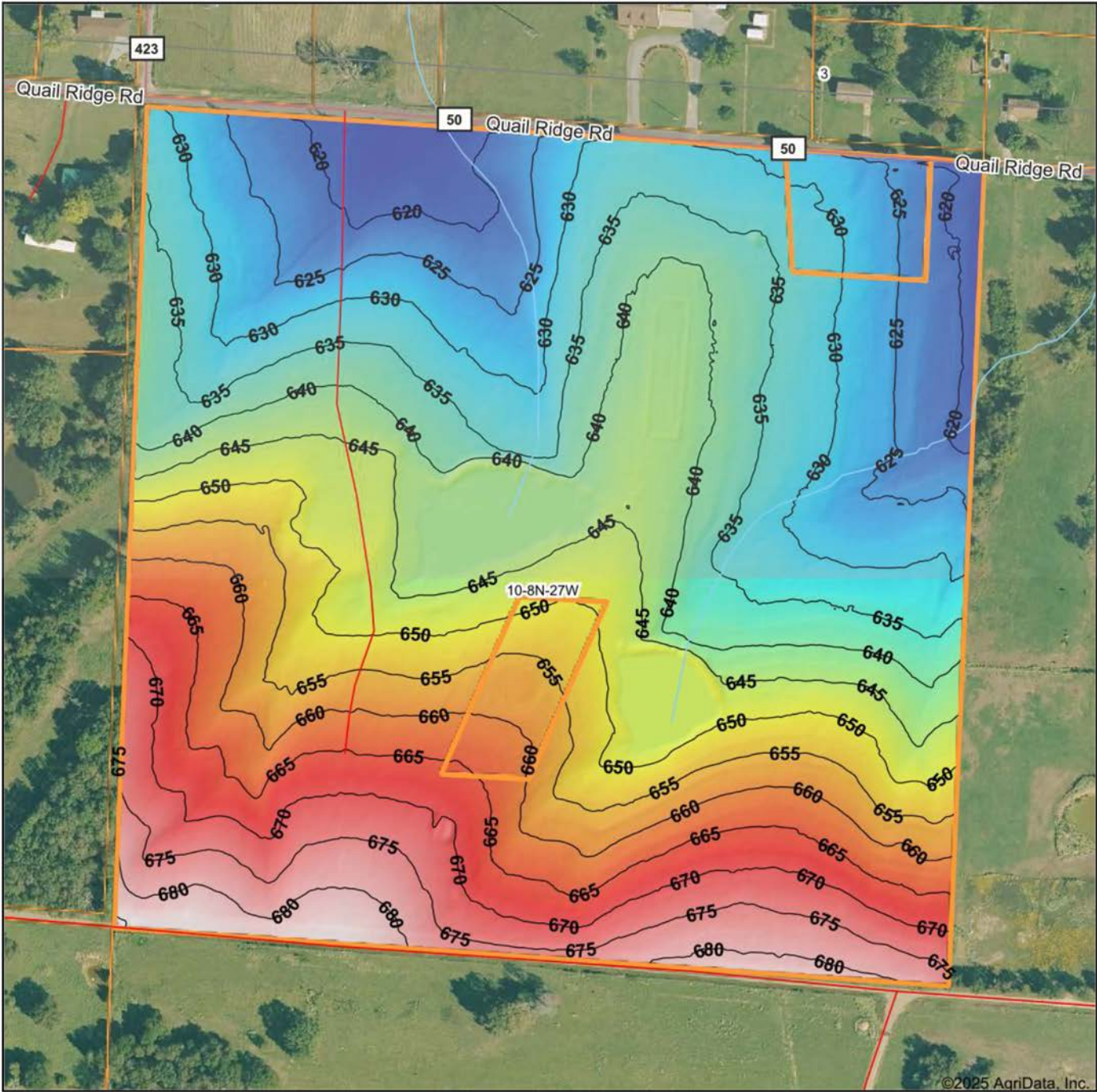
7/18/2025

**10-8N-27W**  
**Franklin County**  
**Arkansas**

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# HILLSHADE MAP



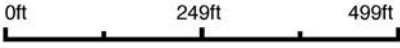
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# OVERVIEW MAP





# 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

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