

MIDWEST LAND GROUP PRESENTS



**86 ACRES**  
**MARION COUNTY, AR**

**County Road 6061, Flippin, Arkansas 72634**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# 86 ACRES OF RECREATION IN THE OZARKS

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Tucked away in the heart of Marion County, this 86 +/- acre property is a true slice of the Ozarks. Accessed by a deeded easement off County Road 6061, you'll immediately find yourself on the main ridge that stretches north and south through the property. There's plenty of room here to build your getaway cabin, clear a homesite, or carve out food plots for wildlife.

From the north side of that ridge, the land drops nearly 300 feet into a hollow with a wet-weather creek that still held water even through the hottest, driest days of summer. To the northeast, the terrain climbs another 200 feet, leading you to a secondary ridge along the eastern boundary that runs all the way to the southeast corner. The rolling ridges, hollows, and elevation changes give this tract the kind of rugged Ozark beauty that feels like stepping back to a simpler time.

The timber here is beautiful and marketable, with towering white oaks and red oaks mixed with hickory and walnut. Deer sign is everywhere—rubs, well-traveled trails, scrapes, and bedding areas—making this an excellent hunting property. There's already

a small clearing on the north end of the main ridge, ideal for a food plot or an off-grid homesite. And with some selective clearing, the higher ground could offer outstanding long-range views.

This is a private setting surrounded by some of the best outdoor recreation in Arkansas. Just 20 minutes east, you'll find the world-class trout waters of the White River and the tailwaters of Bull Shoals Lake. Head 30 minutes south and you're at the Buffalo National River for epic float trips and smallmouth bass fishing. Mountain Home is just 45 minutes to the northeast, and Flippin is only 30 minutes north, giving you convenient access to restaurants, shops, and supplies.

Yes, the Ozarks have their rugged side, but that's where their charm lies. As the old saying goes: "Anyone can love the Rockies, but it takes a real soul to love the Ozarks." This tract embodies that spirit—beautiful timber, abundant wildlife, ridges and hollows, and a setting that feels far away from the world yet close enough to enjoy everything that makes north-central Arkansas special.



# PROPERTY FEATURES

PRICE: **\$175,000** | COUNTY: **MARION** | STATE: **ARKANSAS** | ACRES: **86**

- Accessed via deeded easement from County Road 6061
- Main north–south ridge with multiple building or food plot sites
- 300-foot elevation drop to a hollow with a wet-weather creek
- Creek still held water during the dry summer months
- Secondary ridge climbs 200 feet, running northwest and southeast
- Beautiful, marketable timber: white oak, red oak, hickory, and walnut
- Abundant deer sign: rubs, scrapes, trails, beds, and droppings
- Small clearing—ideal for a food plot or an off-grid cabin
- Potential long-range views with selective clearing
- Rugged Ozark terrain with ridges, hollows, and privacy
- Less than 20 minutes to White River and Bull Shoals tailwaters
- 30 minutes to Buffalo National River for floating and fishing
- 45 minutes to Mountain Home, 30 minutes to Flippin for shopping and dining
- Private setting surrounded by world-class outdoor recreation

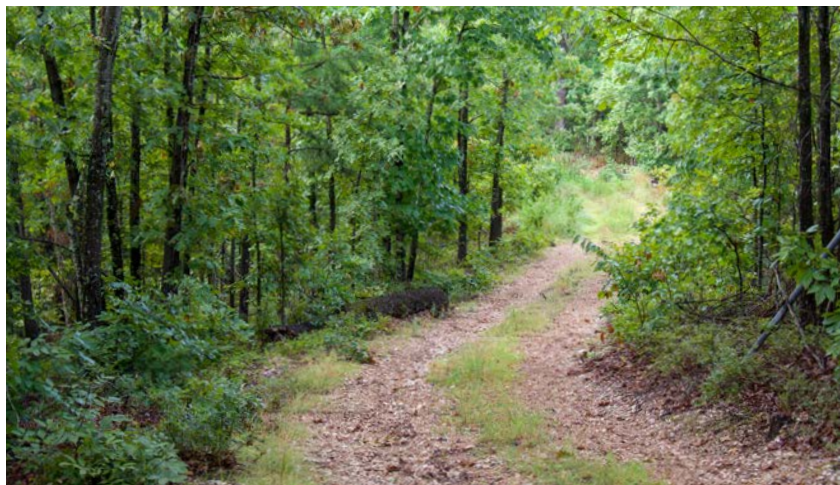
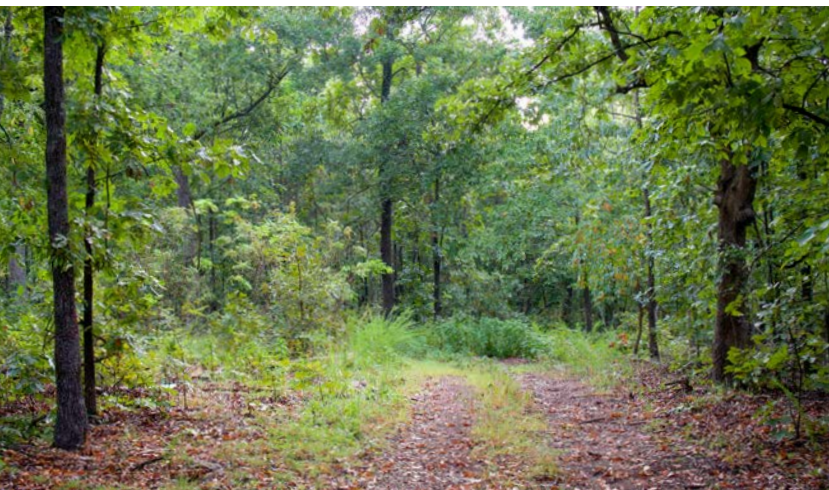




# MULTIPLE BUILDING OR FOOD PLOT SITES

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There's already a small clearing on the north end of the main ridge, ideal for a food plot or an off-grid homesite. And with some selective clearing, the higher ground could offer outstanding long-range views.





# WET-WEATHER CREEK

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# RUGGED OZARK TERRAIN

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# MARKETABLE TIMBER

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The timber here is beautiful and marketable, with towering white oaks and red oaks mixed with hickory and walnut.





# HUNTING OPPORTUNITIES

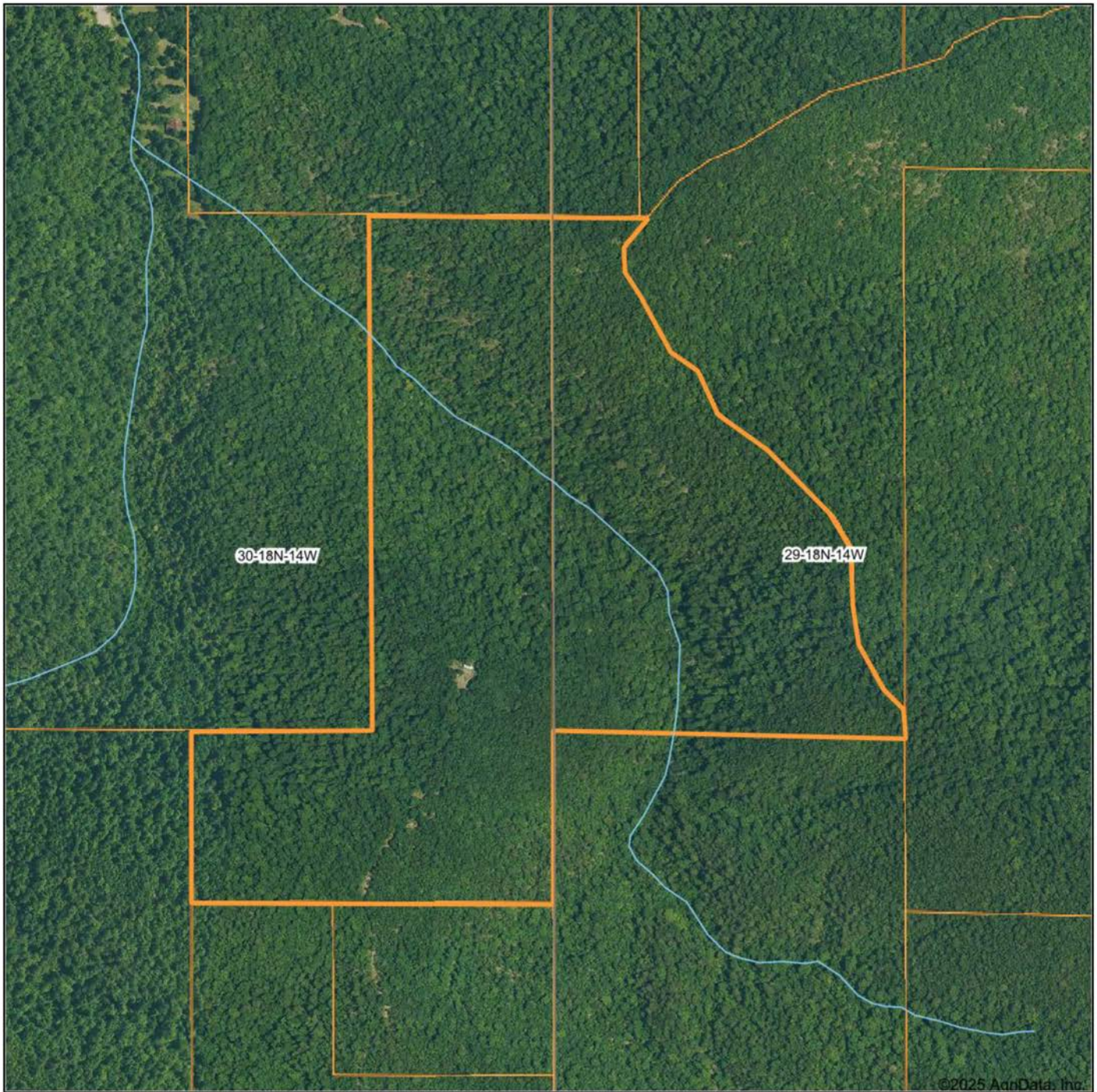
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Deer sign is everywhere—rubs, well-traveled trails, scrapes, and bedding areas—making this an excellent hunting property.





# AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 10' 21.17, -92° 29' 50.7

**30-18N-14W**  
**Marion County**  
**Arkansas**

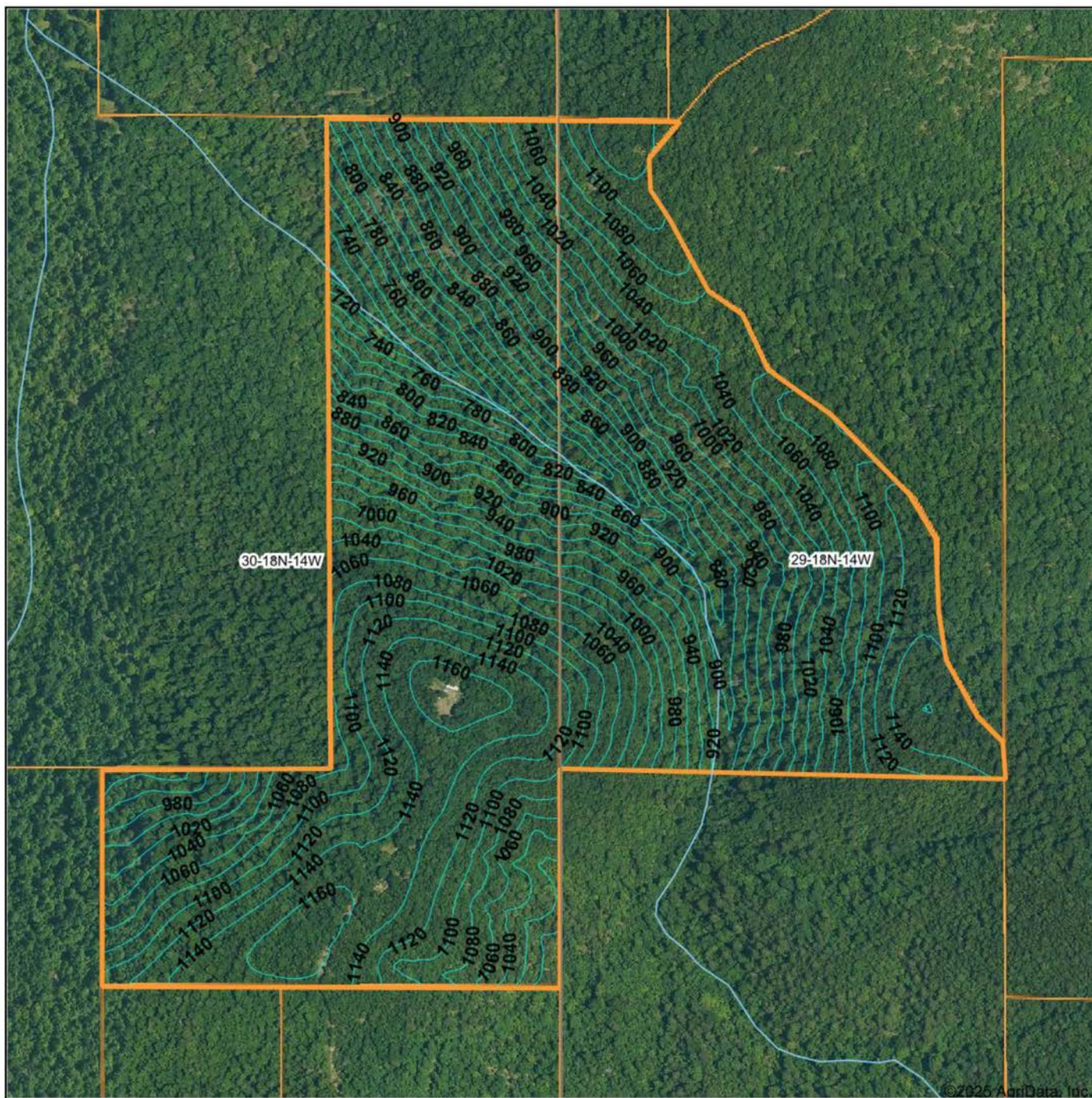
0ft 581ft 1161ft



9/16/2025



# TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 696.2

Max: 1,170.1

Range: 473.9

Average: 1,010.5

Standard Deviation: 113.65 ft

0ft 461ft 923ft



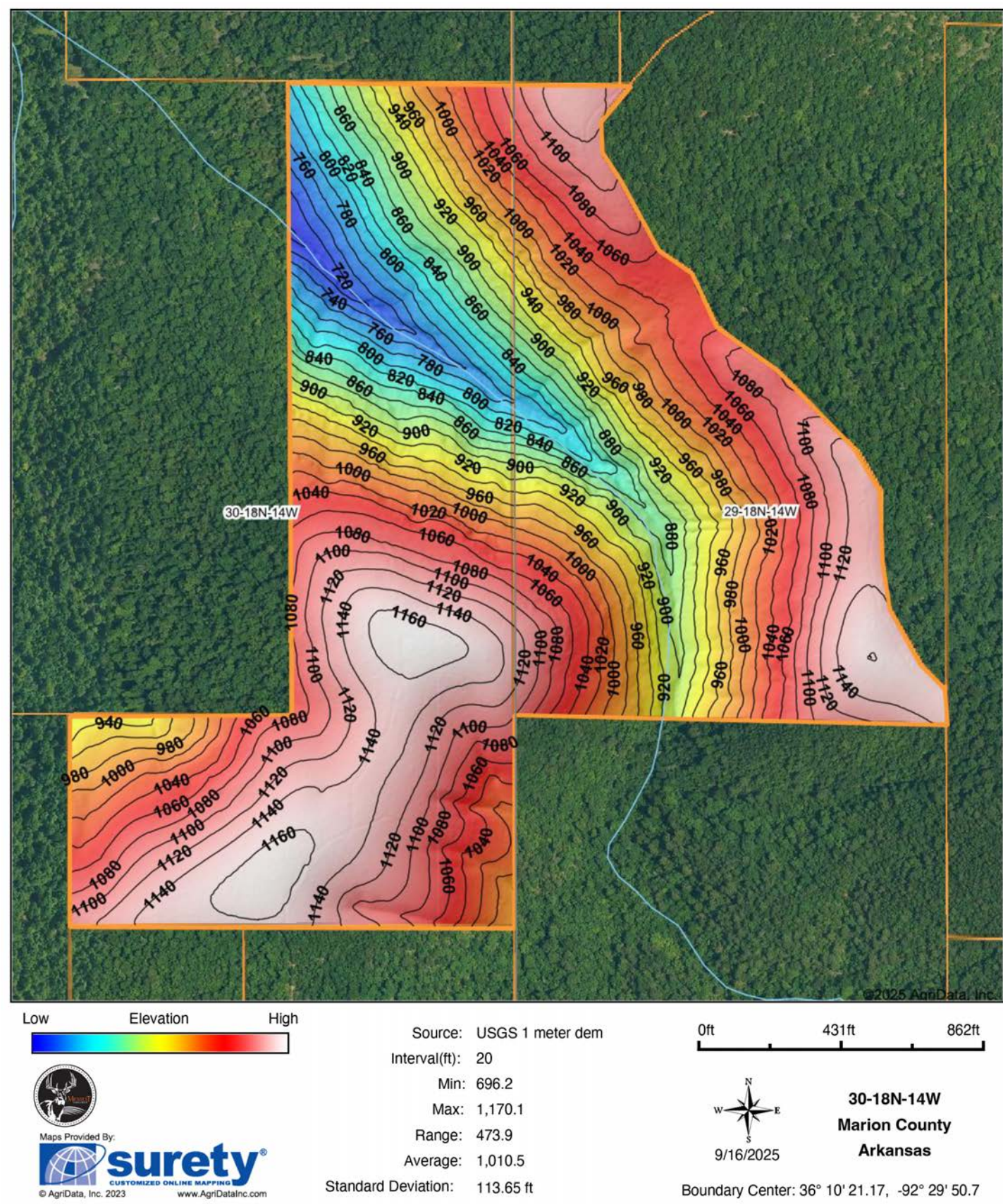
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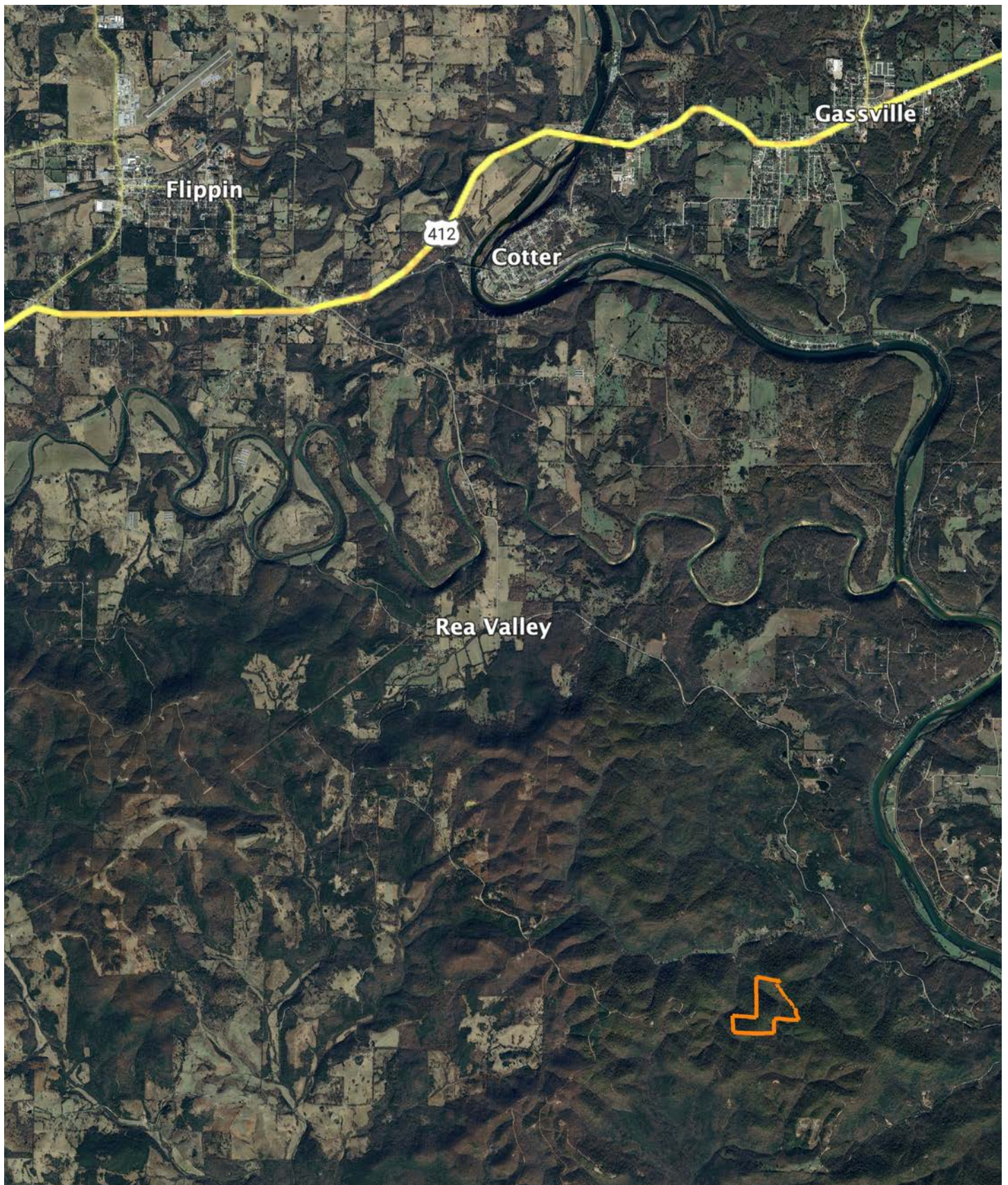


# HILLSHADE MAP





# 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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