

MIDWEST LAND GROUP PRESENTS

164 ACRES IN

MADISON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM HUNTING GROUND WITH SHOP AND WATER FEATURES

If you've been dreaming of privacy, wildlife, and room to breathe, this premium piece of hunting and recreational ground is the kind of place you'll want to see for yourself. Located behind a locked gate at the end of a private drive, the seclusion here is phenomenal. Whether you're looking for a hunting property, a tucked-away forever home site, or a large hobby farm with acreage to enjoy, this tract has it all.

Just east of Lollar's Creek, this property is conveniently situated between Elkins and Huntsville—only 43 minutes to Elkins, 50 minutes to South Fayetteville, less than an hour to the University of Arkansas, and under 40 minutes to Huntsville. Electric is supplied by Ozarks Electric Cooperative, and OzarksGo high-speed internet may be available from them upon request.

The land features a nice mix of water and attractive terrain features, including a pond the seller believes to be spring-fed and a seasonal creek with a wide creek bed that often holds an abundance of water. When photographing the property, several wood ducks took flight from the pond—a sure sign of the diversity of wildlife here. The property is a true deer and turkey haven, and it includes a 400-pound capacity feeder and stand blind that will convey.

A large shop sits on the property and was once used as living quarters with two bedrooms, a loft, a bathroom,

and plenty of room for additional storage. Electricity is run to the building, and it previously had pressurized water. With a little attention, it could easily serve as a place to stay while you build your forever home or a weekend getaway capable of hosting a large hunting party. All buildings will convey as is.

The land itself offers excellent diversity—several clearings that were once used for food plots, thick cedar tangles, and hardwood benches featuring red and white oak with some hickory mixed in. There's a good trail system already in place, and the terrain is such that it would easily allow for more to be added. Benches, drainages, and rolling hills naturally funnel deer movement, and the mix of native grasses, mast crops, and water sources gives wildlife every reason to stay put.

To top it off, the property includes some striking rock outcroppings that add that unmistakable Ozark charm. From the wildlife sign to the scenery, it's easy to see why this tract stands out.

Whether you're chasing whitetails, building your dream home in the hills, or simply looking for your own private slice of the Ozarks, this property offers the peace, privacy, and beauty that make it truly special.

Call Land agent Chris Shadrack at (479) 530-2470 to schedule your private tour!



PROPERTY FEATURES

PRICE: **\$599,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **164**

- Premium hunting and recreational tract
- Behind a locked gate, end-of-road privacy
- Between Elkins and Huntsville
- Within 1 hour of the U of A
- Just east of Lollar's Creek
- Very diverse habitat
- Pond (believed to be spring-fed)
- Large seasonal creek
- Excellent deer and turkey hunting (Maybe some waterfowl)
- 400-pound capacity feeder & stand blind convey
- Large shop with potential living quarters
- Electric on-site and ran to the shop
- Ideal for a hunting camp, upscale build, or weekend retreat
- Multiple build sites with Ozark views
- Established a trail system throughout
- Terrain features that funnel deer movement
- Scenic rock outcroppings and natural beauty



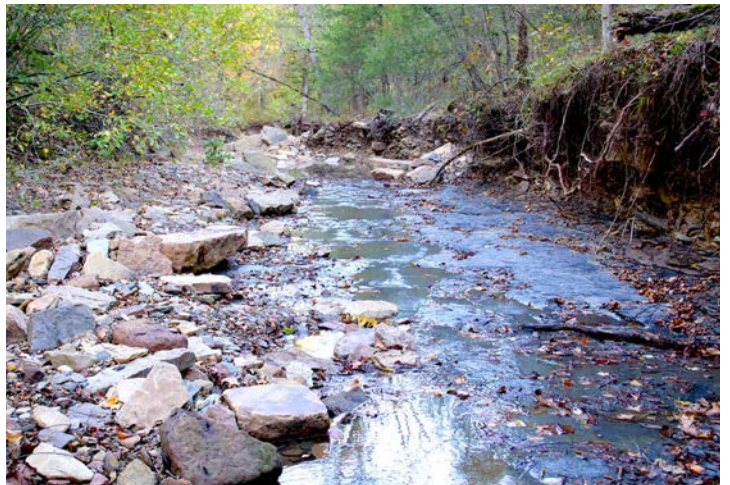
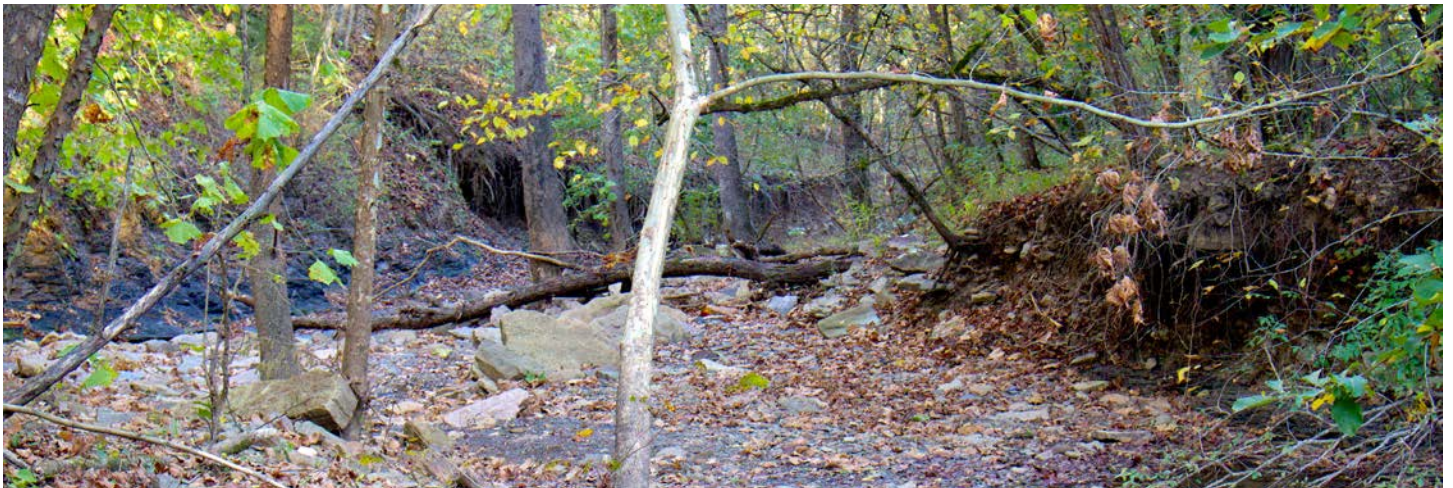
HUNTING & RECREATIONAL TRACT



POND (BELIEVED TO BE SPRING-FED)



LARGE SEASONAL CREEK



FEEDER & STAND BLIND



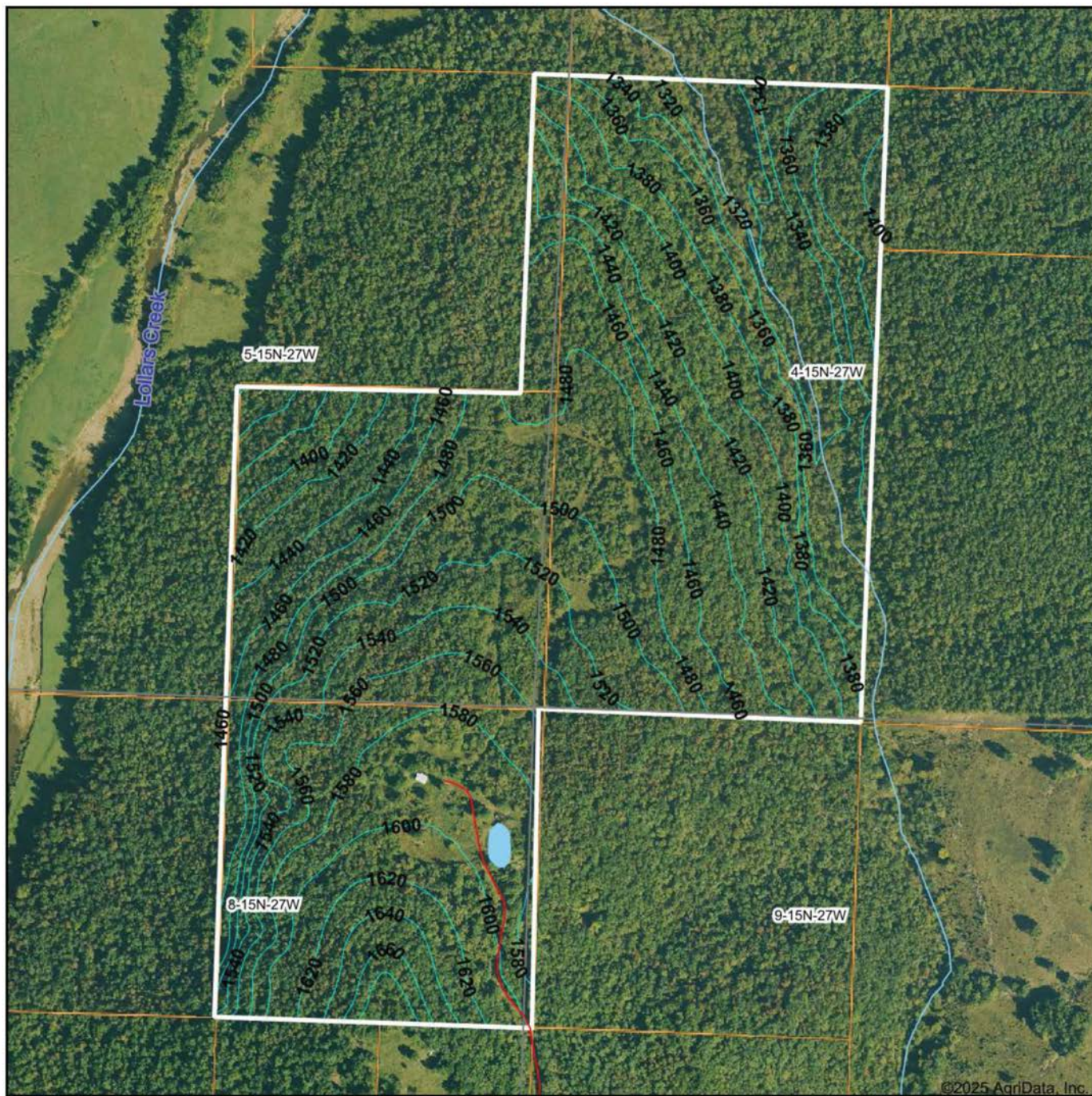
LARGE SHOP WITH POTENTIAL LIVING QUARTERS



TRAIL CAM PICTURES



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,302.5

Max: 1,688.5

Range: 386.0

Average: 1,471.8

Standard Deviation: 90.39 ft

0ft 640ft 1280ft

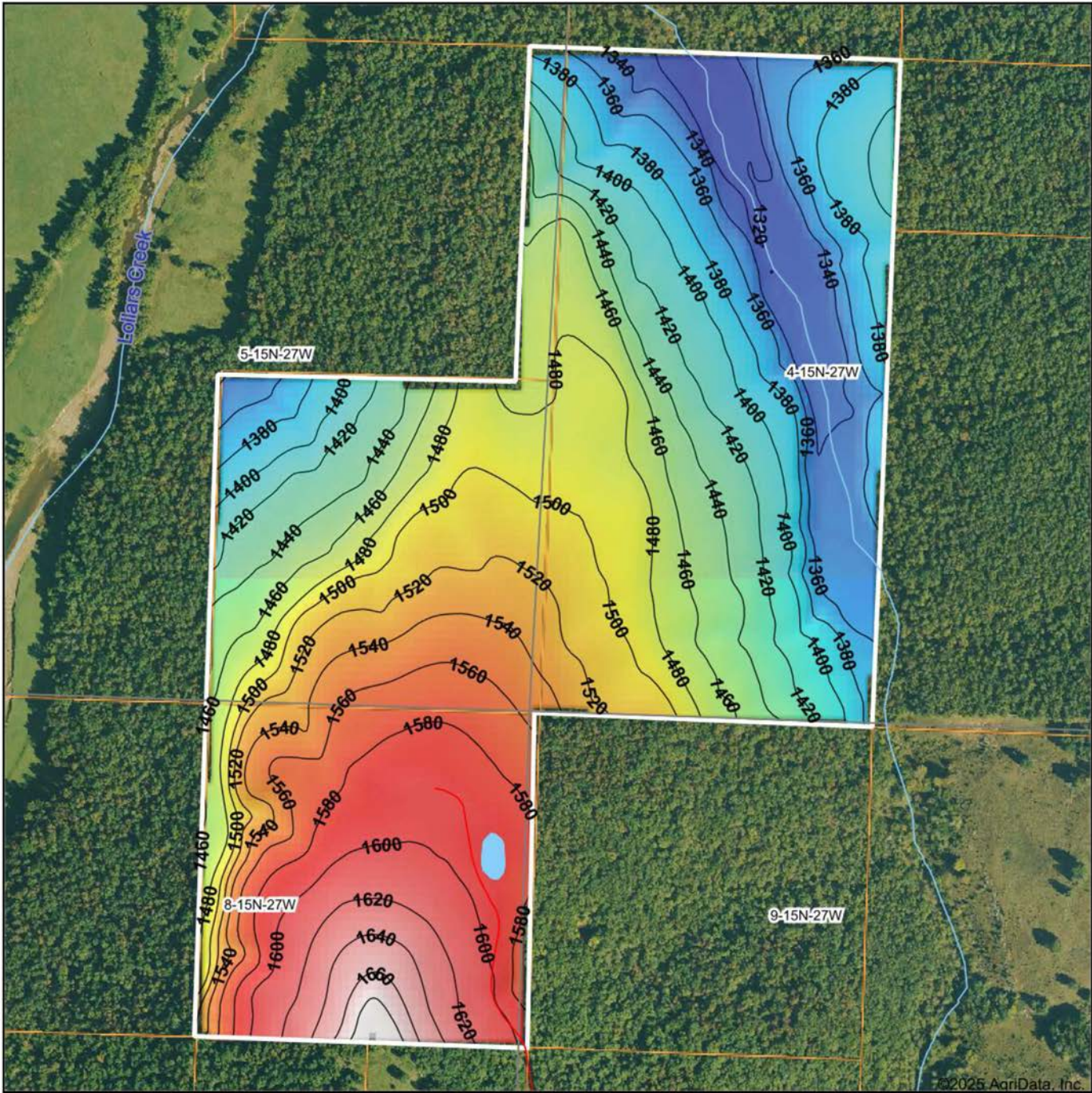


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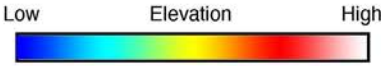
4-15N-27W
Madison County
Arkansas

Boundary Center: 35° 59' 34.43, -93° 51' 29.06

HILLSHADE MAP



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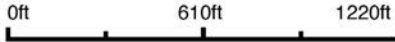


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CUSTOMIZED ONLINE MAPPING

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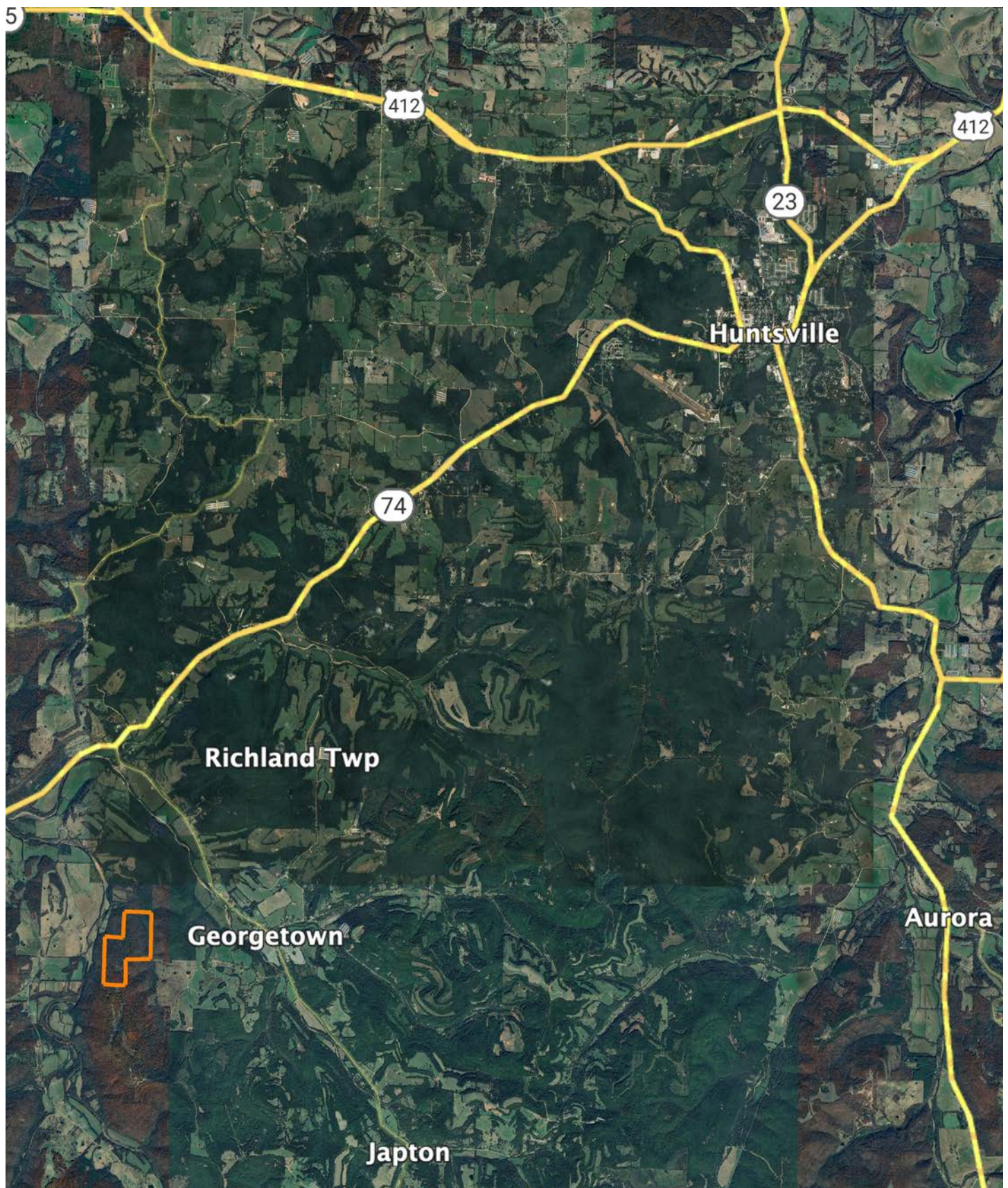
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Madison County
Arkansas

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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

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