

MIDWEST LAND GROUP PRESENTS

11.3 ACRES IN

MADISON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILDABLE ACREAGE WITH WHITE RIVER ACCESS

If you've been dreaming of a quiet place in the mountains with room to breathe, this 11.3 +/- acre tract in the Crosses community is the real deal. This secluded getaway property at an affordable price is also in proximity to the Fayetteville area. Tucked back off a private road, the property has electricity on site through Ozarks Electric, which means OzarksGo high-speed internet is available too. A rough-cut driveway is in place, leading you to a cleared spot with beautiful views off to the west and the valley below, perfect for taking in unforgettable Ozark Mountain sunsets. It makes an ideal location for a cabin or full-time home.

What makes this place truly special is that you get access to the White River without having to pay riverfront property prices. You'll enjoy the shared 22 +/- acre community recreation area along the river, part of the River Meadows development, which offers over half a

mile of water frontage. This private recreational area is enjoyed only by other River Meadow property owners and has several cleared spots where you can walk right down to the water's edge. There is a great trail system throughout this communal area that makes it easy to get to quality fishing holes, swimming spots, or your favorite places to relax. This community property is less than a mile from the subject property, so you can be on the bank in just minutes by truck or ATV.

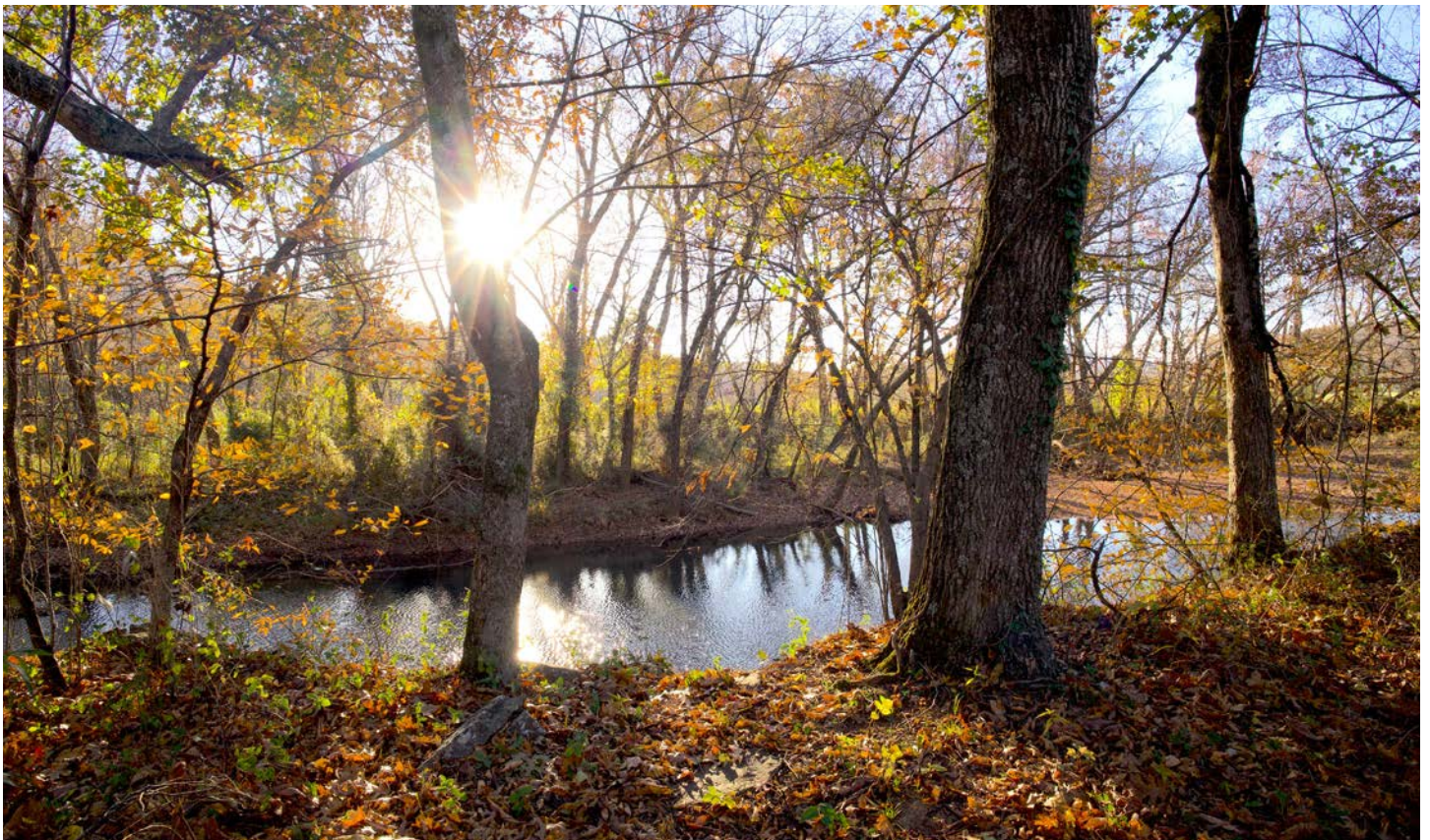
You're also just minutes from the famous Pigtrail Bypass Café, Combs Store, the Mill Creek OHV Trailhead (with hundreds of miles of ATV trails), popular hiking spots, and hundreds of thousands of acres of Ozark National Forest. Whether you want a cozy place to camp, a weekend cabin in the mountains, or a place to put down roots that offers access to the White River, this property is hard to beat.

PROPERTY FEATURES

PRICE: **\$85,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **11.3**

- 11.3 +/- acres located in the quiet Crosses community
- Secluded mountain setting with plenty of privacy
- Electricity on-site through Ozarks Electric, with OzarksGo internet availability
- Rough-cut driveway already in place
- Cleared building spot with west-facing views for stunning Ozark Mountain sunsets
- Gently rolling hardwoods with abundant wildlife
- Access to a 22 +/- acre shared recreation area on the White River
- Over half a mile of community water frontage with trails, picnic spots, and river access
- Perfect for a cabin, weekend retreat, or full-time home
- Only 20 minutes to Elkins and less than 30 minutes to Fayetteville
- Less than 15 minutes to Highway 23 and the famous Pig Trail Scenic Byway

11.3 +/- ACRES IN A QUIET COMMUNITY



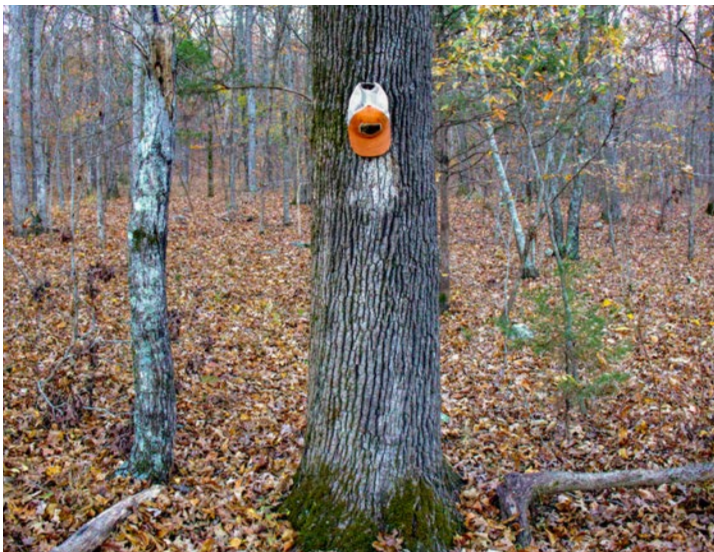
ELECTRICITY ON SITE



ROUGH-CUT DRIVEWAY IN PLACE



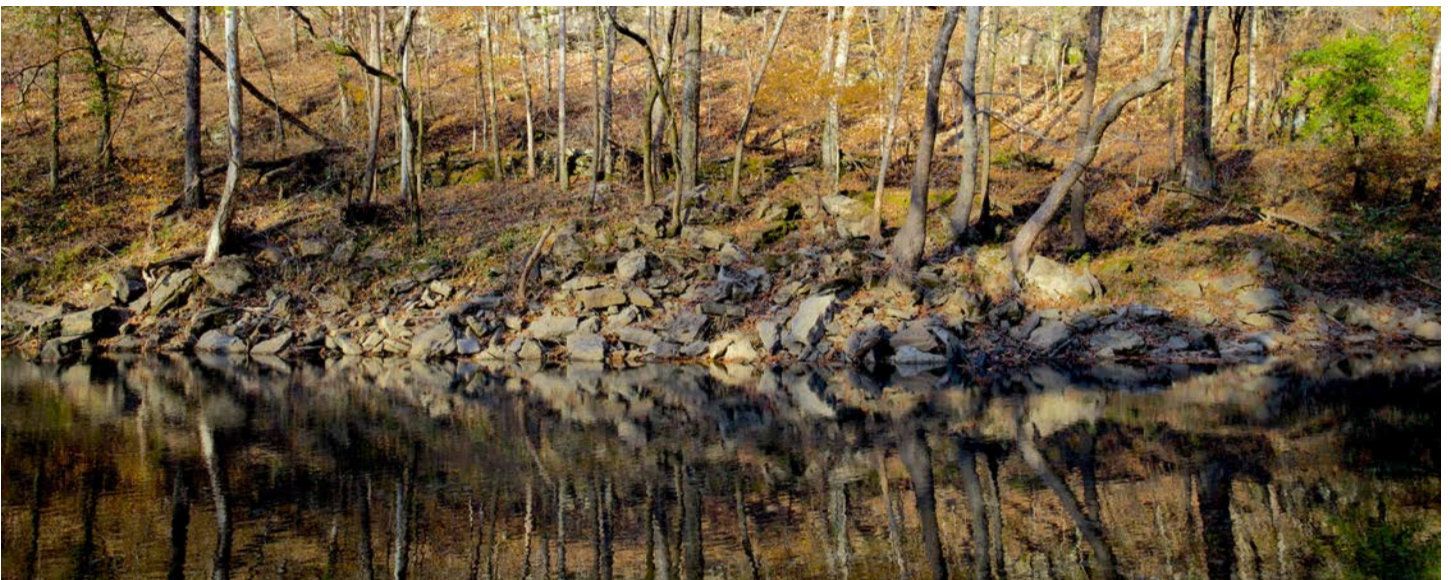
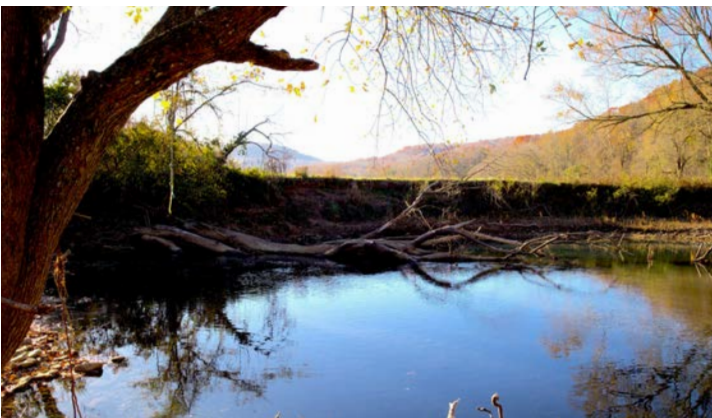
HARDWOODS WITH ABUNDANT WILDLIFE



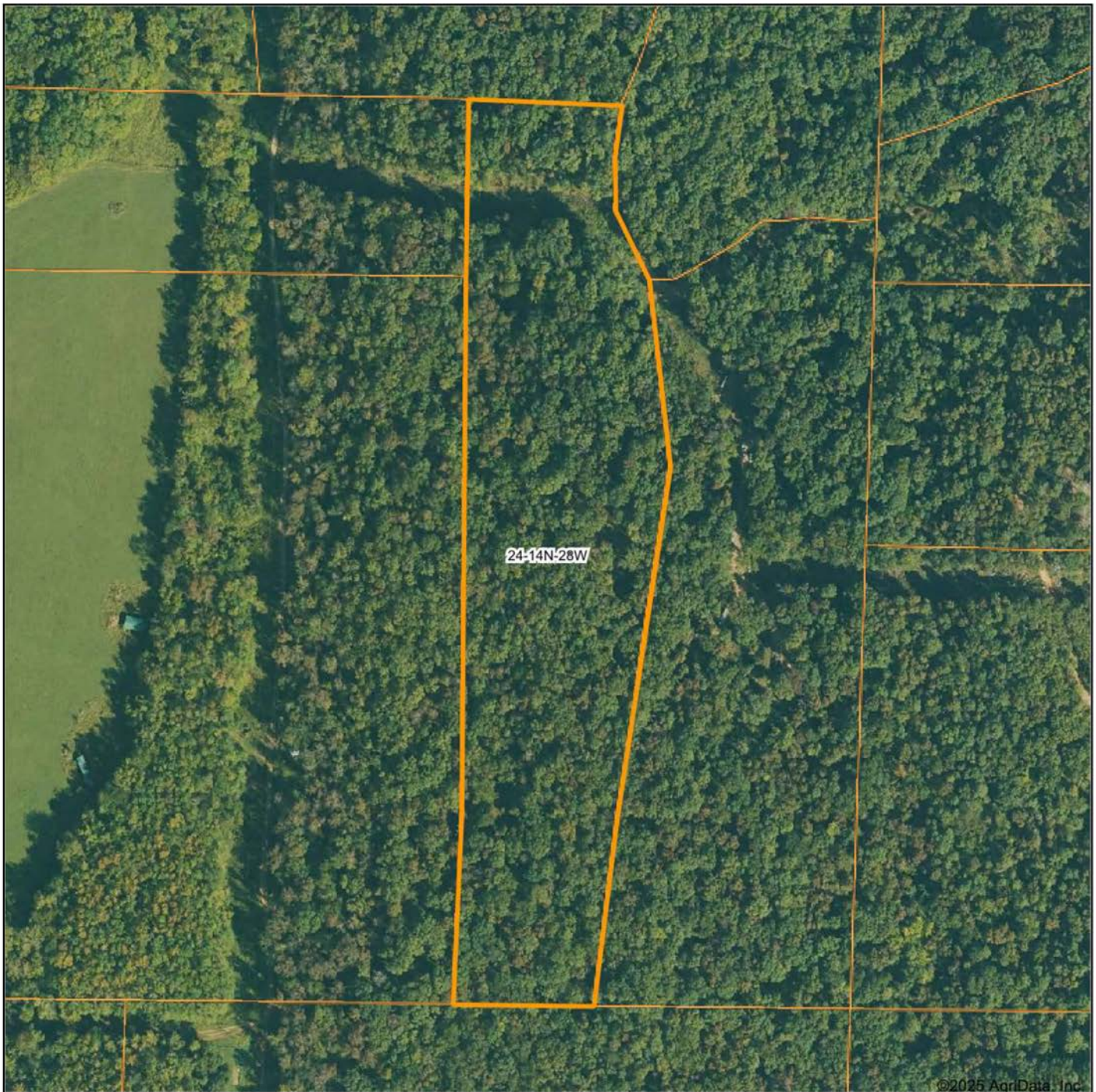
RECREATION AREA ON THE WHITE RIVER



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Boundary Center: 35° 52' 15.16, -93° 54' 13.08

24-14N-28W
Madison County
Arkansas

0ft 286ft 571ft



11/11/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 1,420.6

Max: 1,555.1

Range: 134.5

Average: 1,490.3

Standard Deviation: 31.1 ft

0ft 318ft 637ft

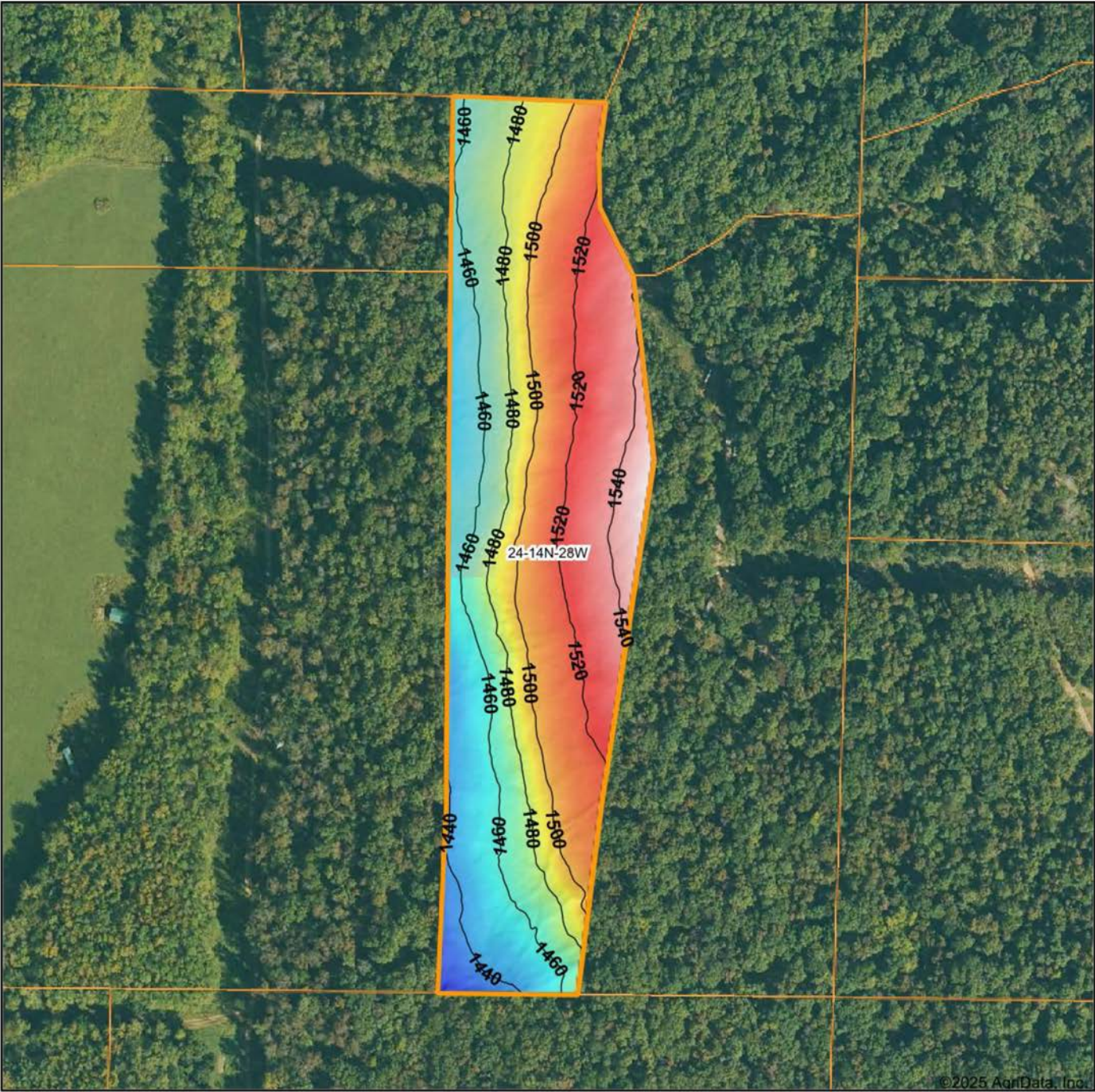


11/11/2025

24-14N-28W
Madison County
Arkansas

Boundary Center: 35° 52' 15.16, -93° 54' 13.08

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20

Min: 1,420.6

Max: 1,555.1

Range: 134.5

Average: 1,490.3

Standard Deviation: 31.1 ft

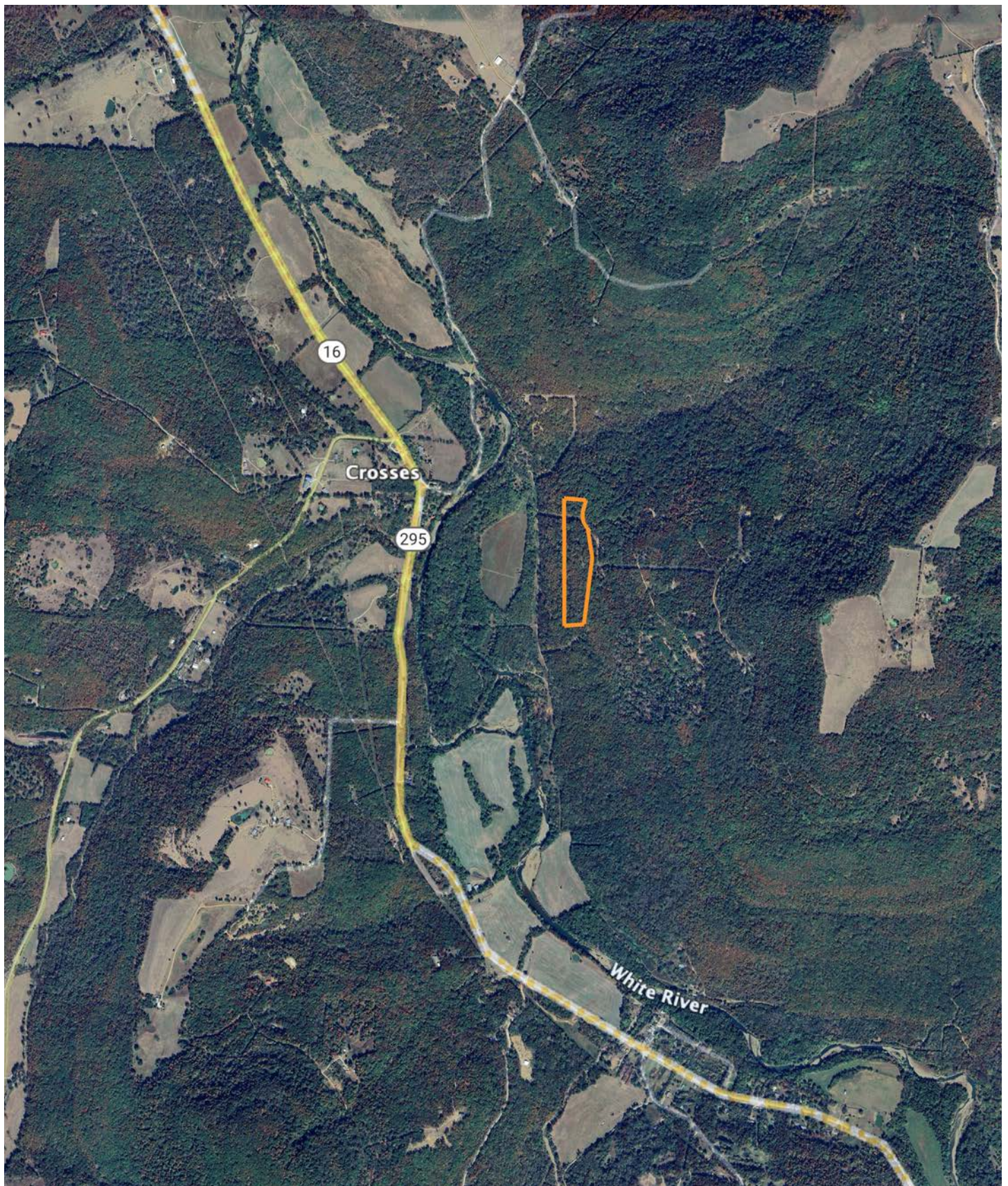


11/11/2025

24-14N-28W
Madison County
Arkansas

Boundary Center: 35° 52' 15.16, -93° 54' 13.08

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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