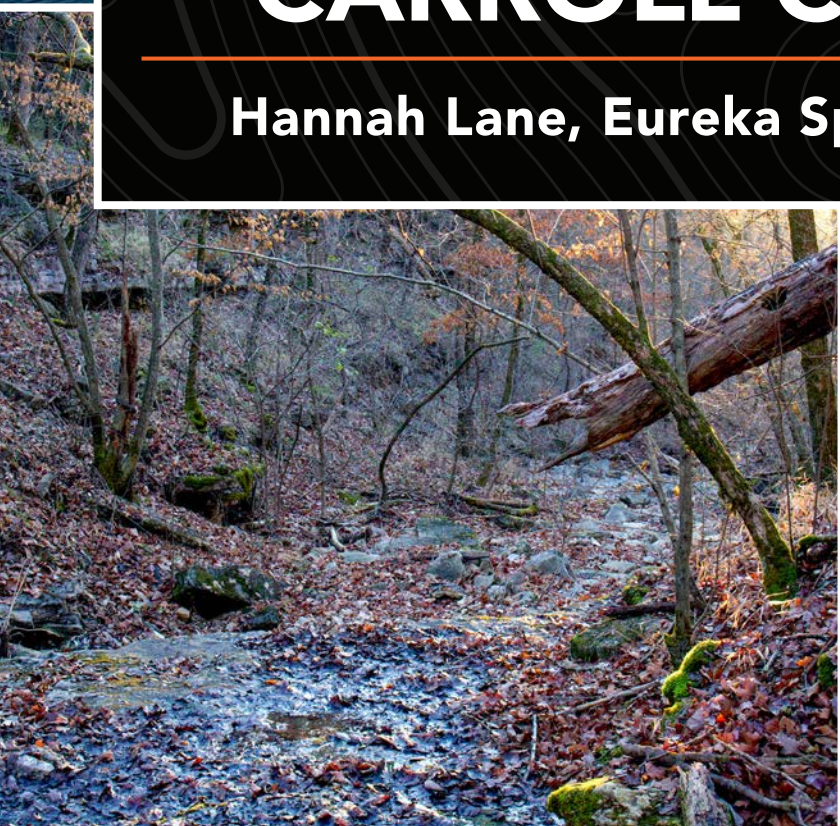


MIDWEST LAND GROUP PRESENTS



66 ACRES
CARROLL COUNTY, AR

Hannah Lane, Eureka Springs, Arkansas 72631



MIDWEST LAND GROUP IS HONORED TO PRESENT

PANORAMIC LAKE VIEW ESTATE SITE IN OAKS LANDING

If you've been waiting for a lake property that offers privacy, views, wildlife, and future development potential, this 66 +/- acre tract in the coveted Oaks Landing subdivision is truly in a league of its own. With nearly 1,500 feet of Corps of Engineers frontage, this is one of the rare opportunities where size, affordability, and lake access come together in one exceptional package.

Set at the end of a quiet, dead-end road, the property immediately greets you with dense cedar cover before opening up into a landscape that feels like a private nature preserve. An existing ATV trail leads across a drainage and climbs a hardwood hillside, placing you on a massive "saddle" that forms the heart of the property. Wildlife sign is everywhere—rubs, trails, and scrapes weave through open hardwoods and old-growth cedar pockets.

Just south of the saddle is the crown jewel of the tract: a stunning knoll that sits roughly 320 feet above the White River and Table Rock Lake below. This exceptional building site offers a very private setting with upscale estate potential with panoramic lake views stretching east and south. Properties with this kind of topography, privacy, and views are nearly impossible to find at this price point.

For lake lovers, the Corps frontage adds another incredible dimension — Drop a kayak or canoe into

the water for a peaceful shoreline paddle or turn it into an epic fishing adventure on Table Rock—one of the region's premier fishing lakes. Very few large-acreage parcels offer this kind of direct, low-key lake access combined with this type of privacy.

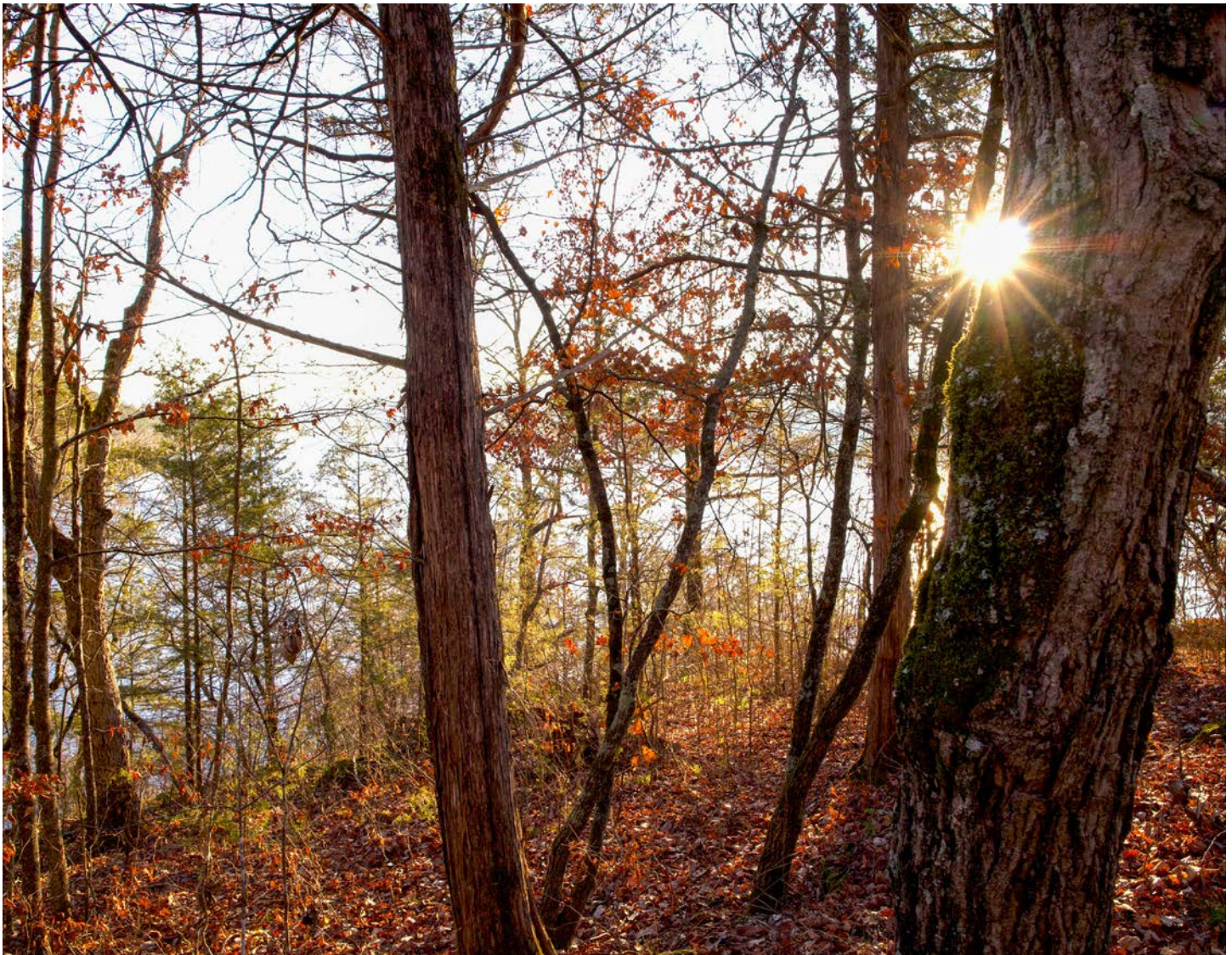
This tract's diversity is part of its uniqueness: It offers lake shoreline, scenic rock features and bluffs, open hardwood timber, thick cedar tangles, and even a spring that feeds into a seasonal wet-weather stream. Whether you're looking for a private upscale estate, recreational ground, or a long-term investment opportunity, this property delivers on every front. It is the only remaining lot in Oaks Landing that can be further subdivided, adding meaningful value and flexibility for the next owner.

Oaks Landing on Table Rock Lake is a secluded, private 45-lot subdivision nestled between Table Rock Lake and the Mark Twain National Forest. Residents enjoy mostly paved private roads, natural rock outcrops, mature hardwoods, and a quiet, protected setting. A resident-owned swim and fishing dock provides easy lake access without the crowds. While the setting feels like a world of its own, you're still only 30 minutes to downtown Eureka Springs and less than an hour from Branson and the NWA metro.

PROPERTY FEATURES

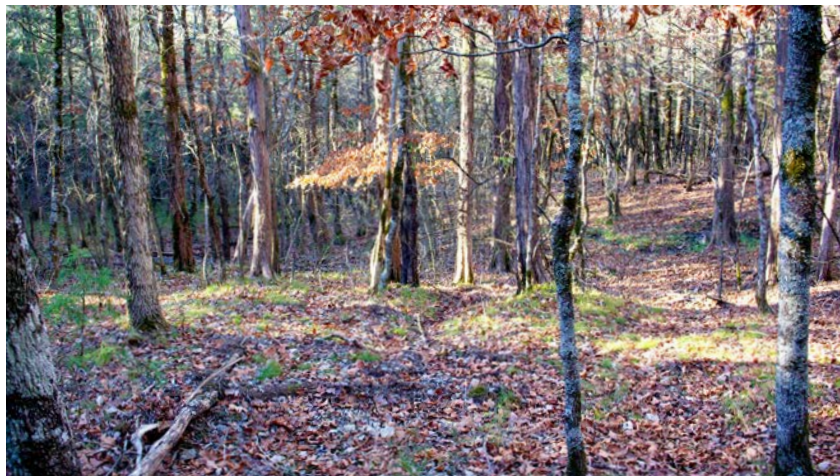
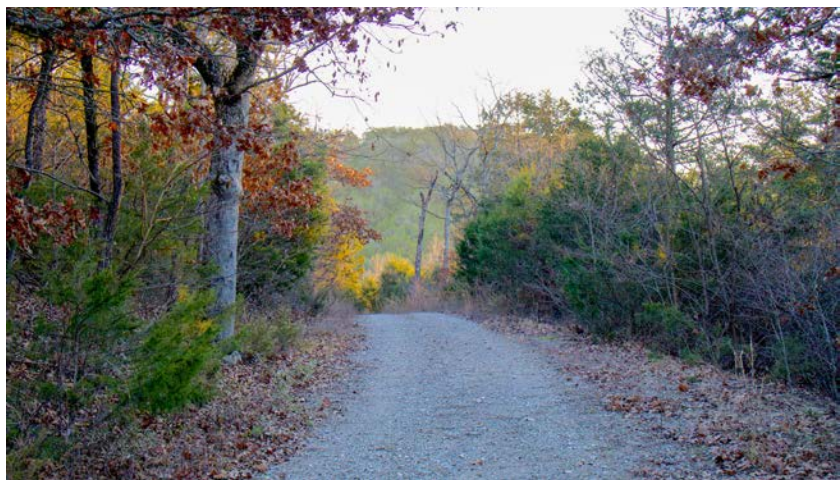
COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **66**

- 66 +/- acres with nearly 1,500 feet of Corps of Engineers frontage on Table Rock Lake
- Located in the private community of Oaks Landing
- Incredible building site with panoramic lake view
- End-of-road privacy with a secluded, quiet setting
- Diverse terrain with corps frontage, hardwoods, cedar thickets, bluffs, and other rock features
- Abundant wildlife: rubs, trails, scrapes, and natural travel corridors
- Ideal for hiking, exploring, and wildlife watching
- Lawful lake access
- Natural spring feeding into a seasonal wet-weather stream
- Existing trail system leading through scenic, usable terrain
- Close to Mark Twain National Forest
- Part of a 45-lot subdivision with mostly paved roads
- Includes access to a resident-owned swim/fishing dock
- Only remaining subdividable lot in Oaks Landing—strong investment potential



INCREDIBLE BUILDING SITE

This exceptional building site offers a very private setting with upscale estate potential with panoramic lake views stretching east and south. Properties with this kind of topography, privacy, and views are nearly impossible to find at this price point.



EXISTING TRAIL SYSTEM



NATURAL SPRING TO WET-WEATHER STREAM



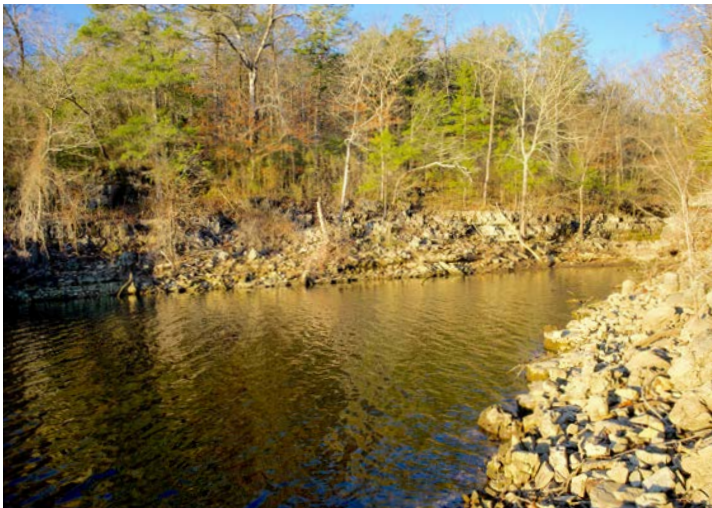
ABUNDANT WILDLIFE

Wildlife sign is everywhere—rubs, trails, and scrapes weave through open hardwoods and old-growth cedar pockets.

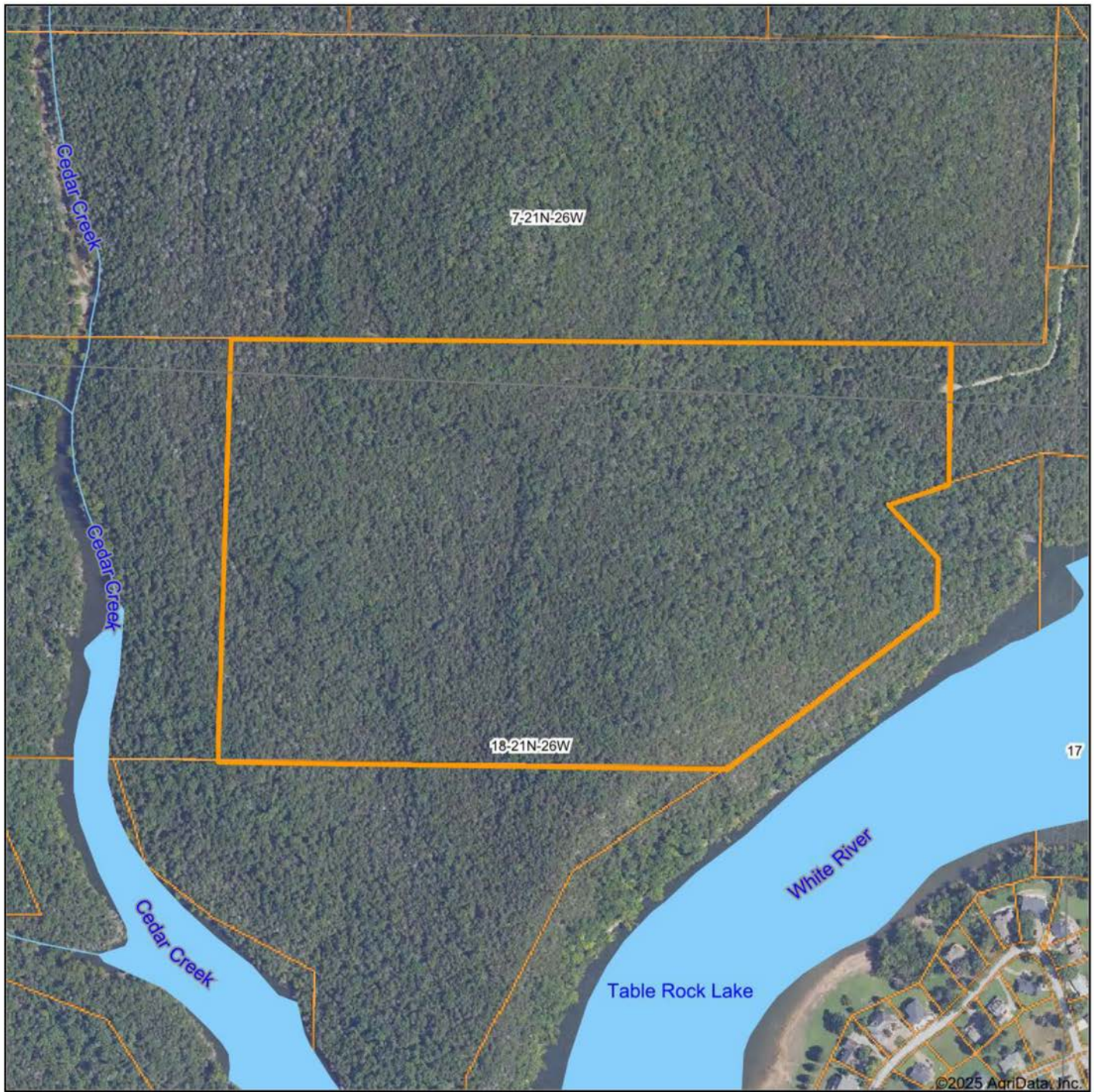


LAWFUL LAKE ACCESS

For lake lovers, the Corps frontage adds another incredible dimension — Drop a kayak or canoe into the water for a peaceful shoreline paddle or turn it into an epic fishing adventure on Table Rock—one of the region’s premier fishing lakes.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 29' 40.04, -93° 47' 2.09

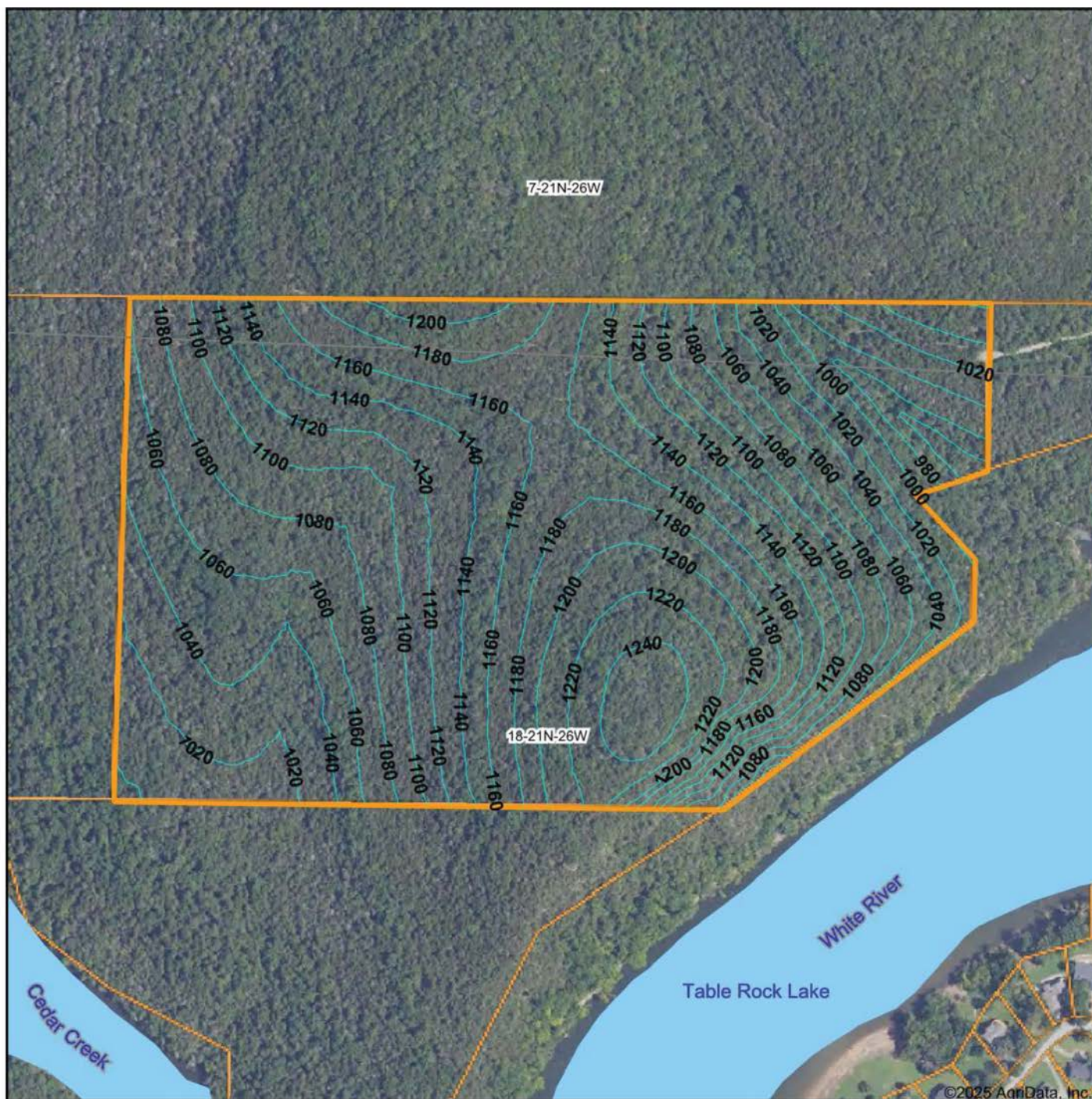
18-21N-26W
Carroll County
Arkansas

0ft 492ft 984ft



12/3/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 942.0

Max: 1,256.2

Range: 314.2

Average: 1,109.4

Standard Deviation: 68.67 ft

0ft 414ft 829ft

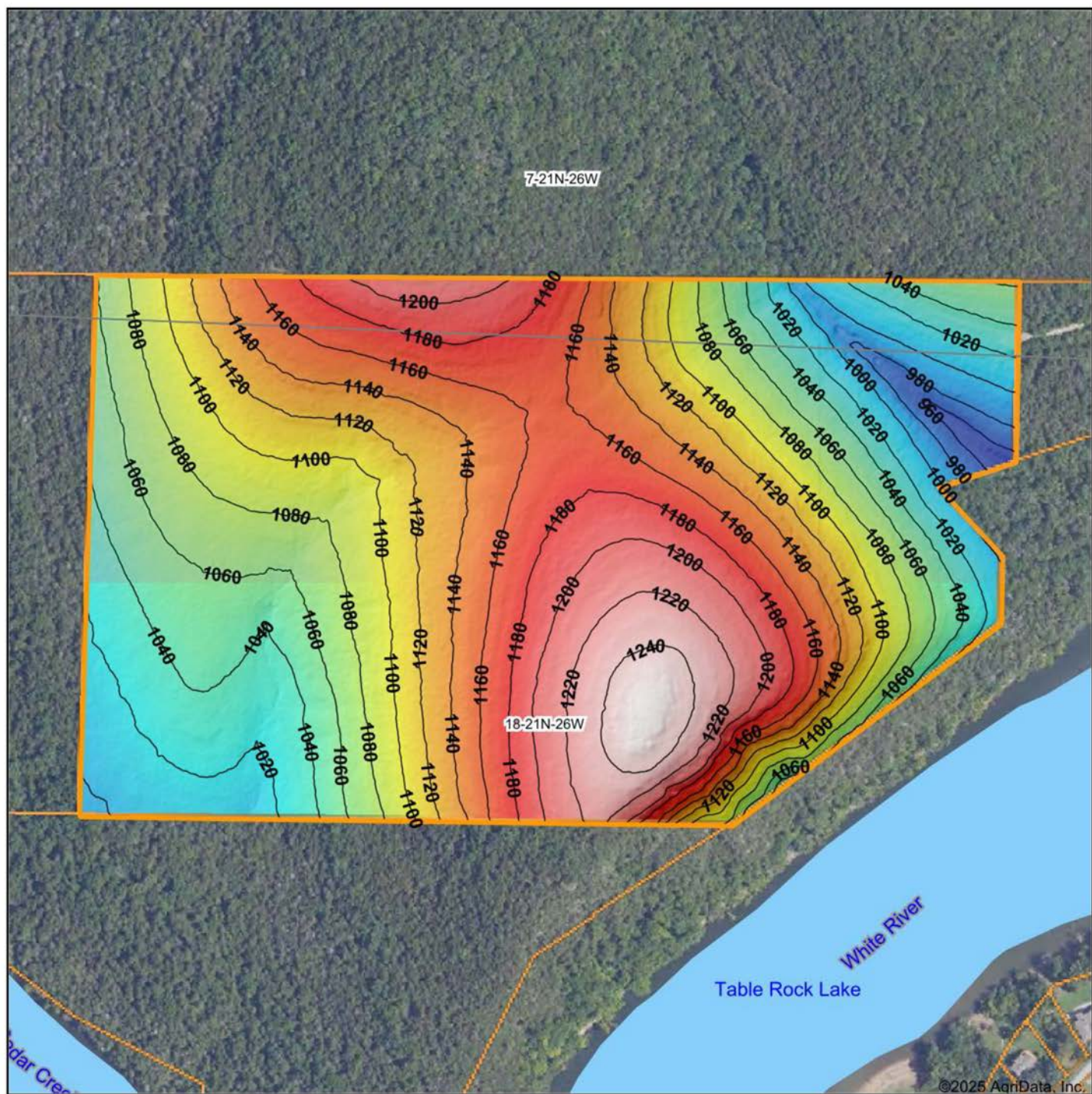


12/3/2025

18-21N-26W
Carroll County
Arkansas

Boundary Center: 36° 29' 40.04, -93° 47' 2.09

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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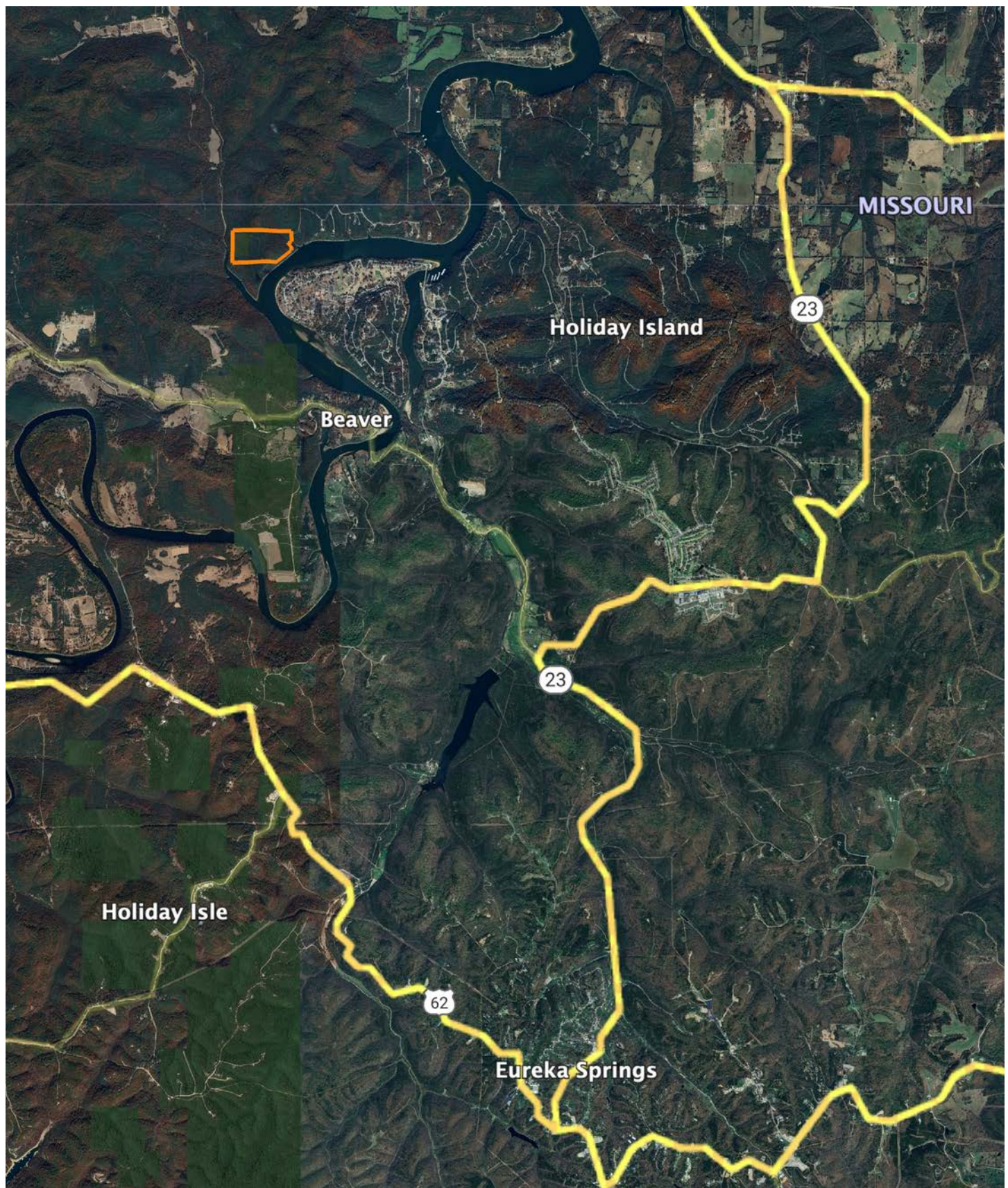
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18-21N-26W
Carroll County
Arkansas

Boundary Center: 36° 29' 40.04, -93° 47' 2.09

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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CShadrick@MidwestLandGroup.com



MidwestLandGroup.com

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