



MIDWEST LAND GROUP
PRESENTS

CRAWFORD COUNTY ARKANSAS

9.3 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL TRACT WITH BIG CHARM – BUILD, HUNT, RELAX

If you have been dreaming of a private and cozy build site, this one checks all the boxes! Electricity is provided by Arkansas Valley Electric Cooperative, and the property has already had a recent percolation test. The terrain is gentle throughout, making it conducive to building.

Towering pine trees create a stunning backdrop and offer a true sense of quiet and privacy. Nearly half of the property opens up into a beautiful meadow-like clearing, while the remainder is a mix of pine and cedar, providing both year-round beauty and excellent wildlife cover. Do not let the smaller acreage fool you; this tract offers great hunting opportunities, with plenty of deer activity and several rubs and scrapes noted during photography.

The combination of open meadow and shaded timber gives this place a majestic, park-like feel that's hard to find. It is a perfect setting for your dream home, a weekend getaway cabin, or recreational hideout.

Conveniently located just 25 minutes from I-49 in Chester, less than an hour from Fayetteville, 40 minutes from Fort Smith, and under 45 minutes from Devil's Den State Park, you will enjoy both privacy and accessibility.

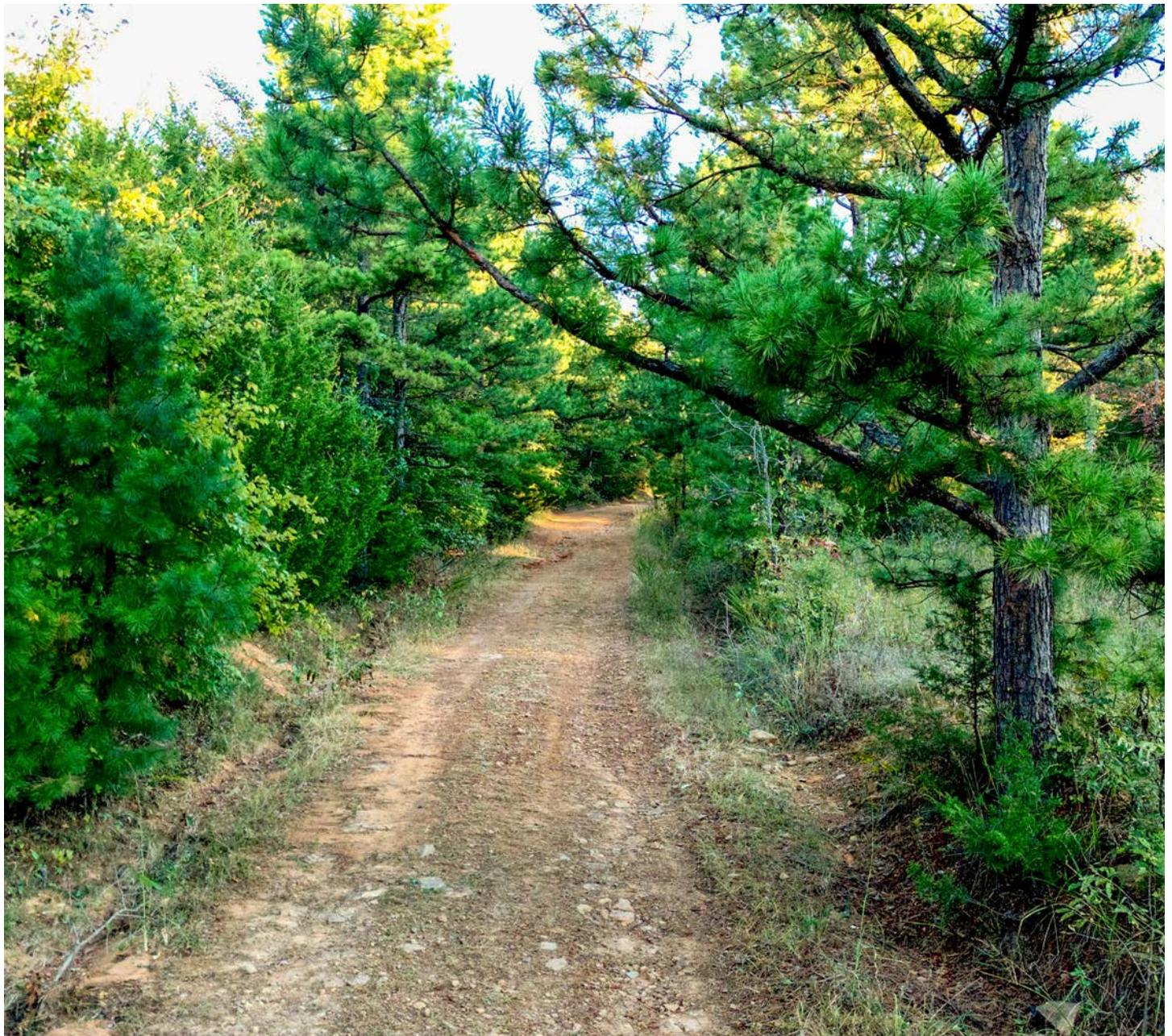
Contact Land Agent Chris Shadrick at (479)530-2470 to schedule your private showing!



PROPERTY FEATURES

COUNTY: **CRAWFORD** | STATE: **ARKANSAS** | ACRES: **9.3**

- Ideal cozy and private build site
- Electricity on-site (Arkansas Valley Electric Cooperative)
- Successful percolation test
- Gentle terrain—easy to build and fully usable
- Beautiful mix of towering pine, hardwood, and cedar
- Roughly half the property is an open meadow-like clearing
- Small acreage hunting potential—deer rubs and scrapes noted throughout
- Peaceful, park-like setting with a majestic feel
- Easy access to I-49 (just 25 minutes to Chester)
- Convenient to Fayetteville, Fort Smith, and Devil's Den State Park



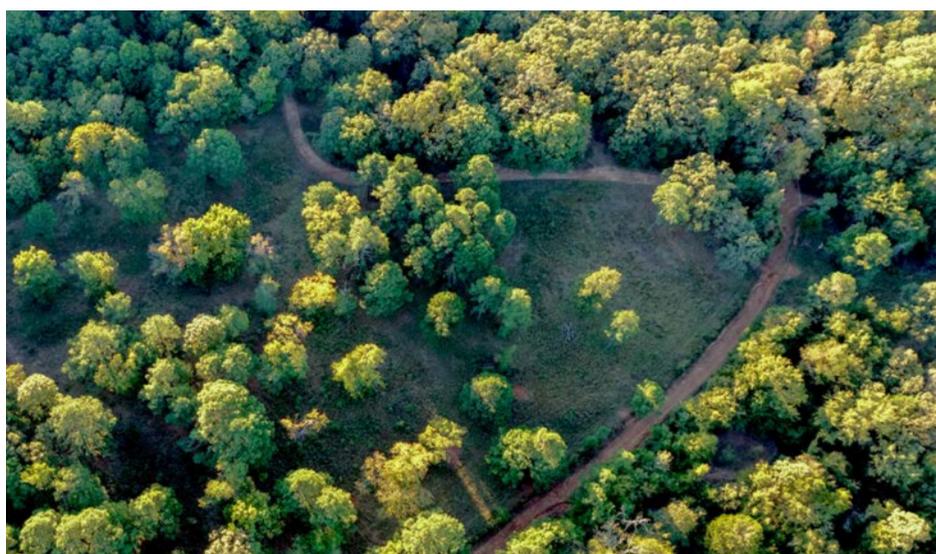
PRIVATE BUILD SITE



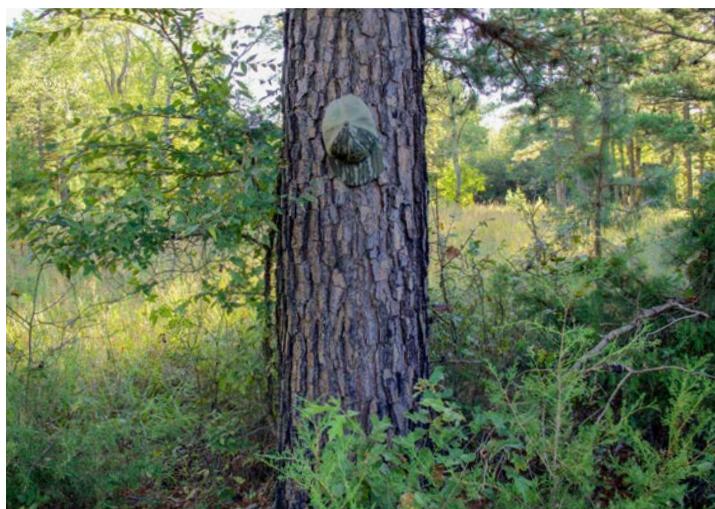
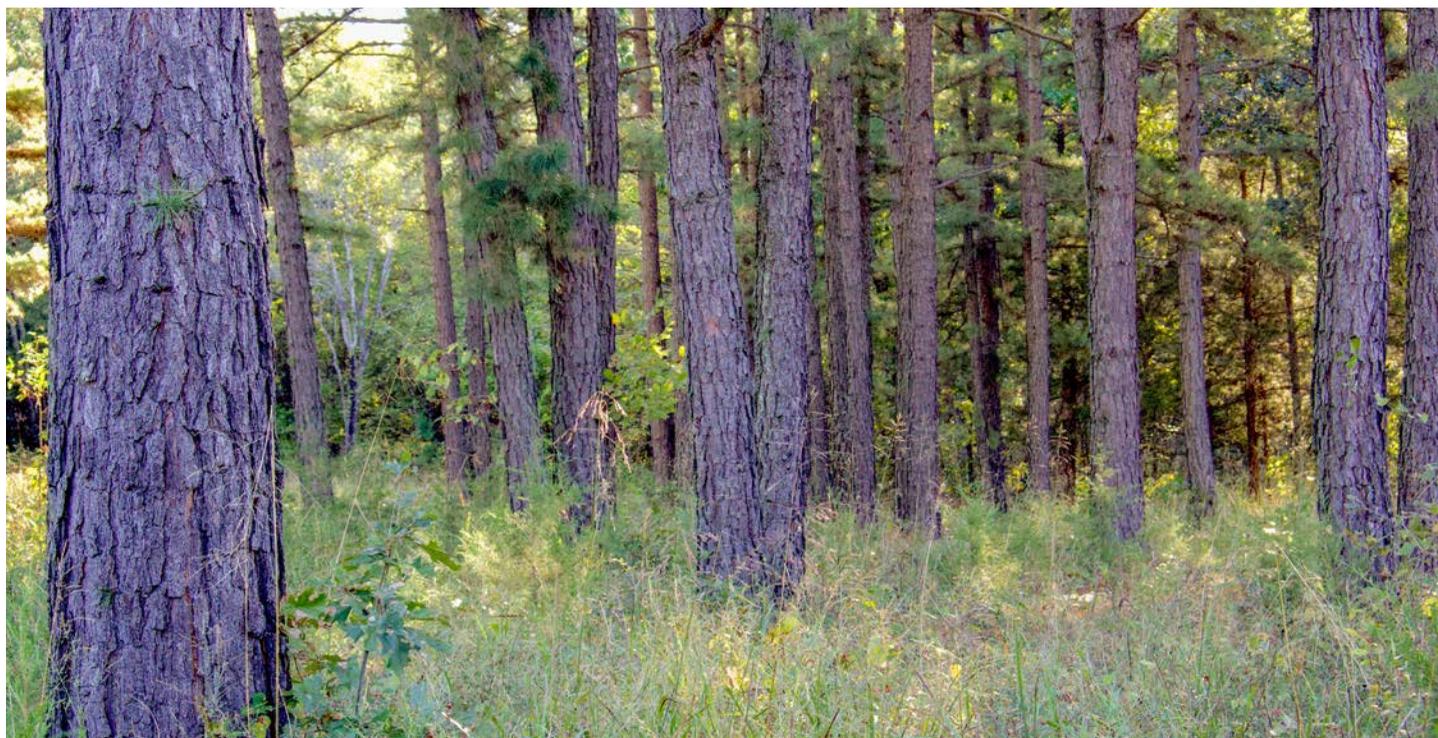
GENTLE TERRAIN



ELECTRICITY ON-SITE



MIX OF PINE, HARDWOOD, AND CEDAR



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 35° 37' 6.72, -94° 16' 20.24



Maps Provided By:



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22-11N-31W
Crawford County
Arkansas



10/20/2025

TOPOGRAPHY MAP



©2025 AgriData, Inc.

Map Center: 35° 37' 6.86, -94° 16' 20.23



22-11N-31W
Crawford County
Arkansas



10/20/2025

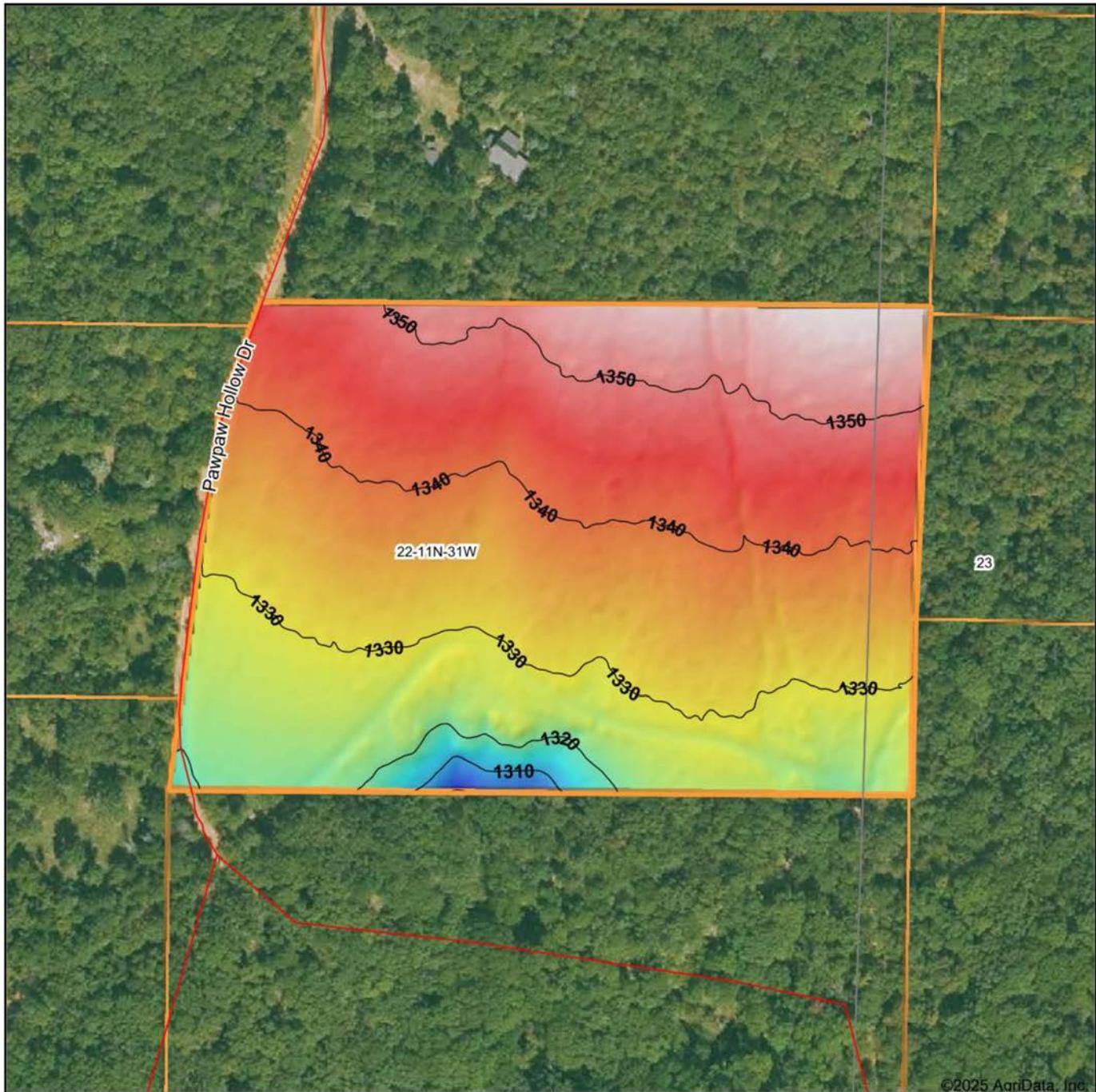


Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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HILLSHADE MAP



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Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,300.3
 Max: 1,359.2
 Range: 58.9
 Average: 1,336.9
 Standard Deviation: 10.14 ft

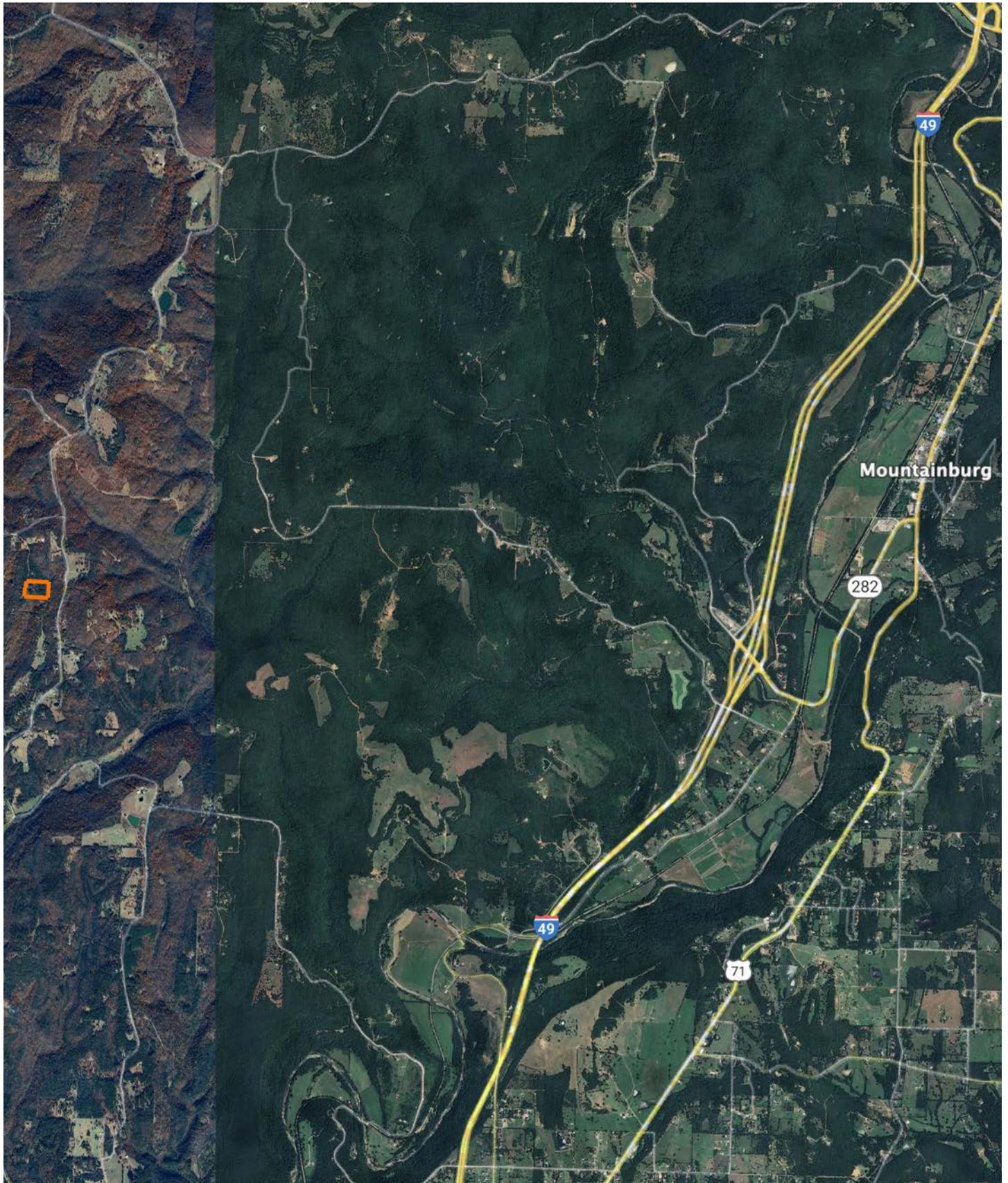


10/20/2025

22-11N-31W
Crawford County
Arkansas

Boundary Center: 35° 37' 6.72, -94° 16' 20.24

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



MidwestLandGroup.com

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