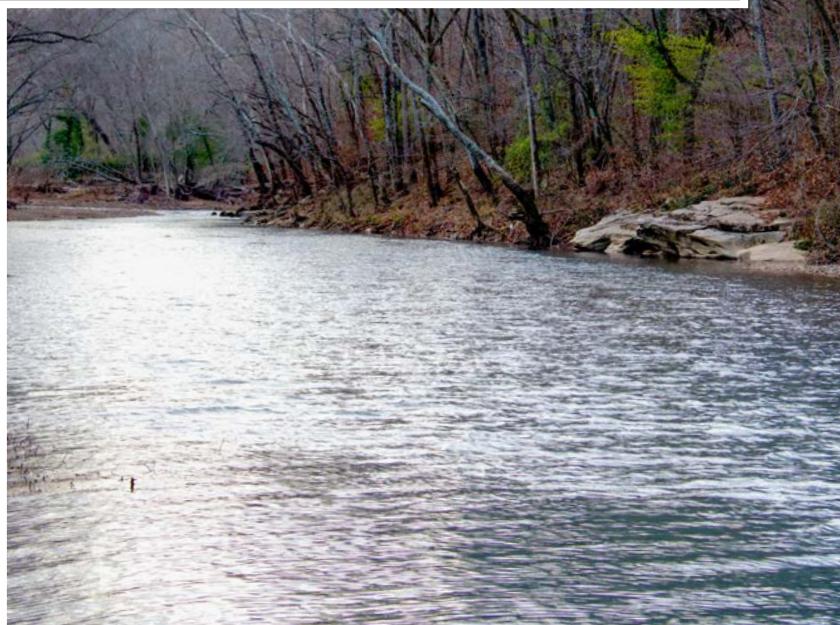


MIDWEST LAND GROUP PRESENTS



10 ACRES
MADISON COUNTY, AR

0000 Madison 5114, Elkins, Arkansas 72727



MIDWEST LAND GROUP IS HONORED TO PRESENT

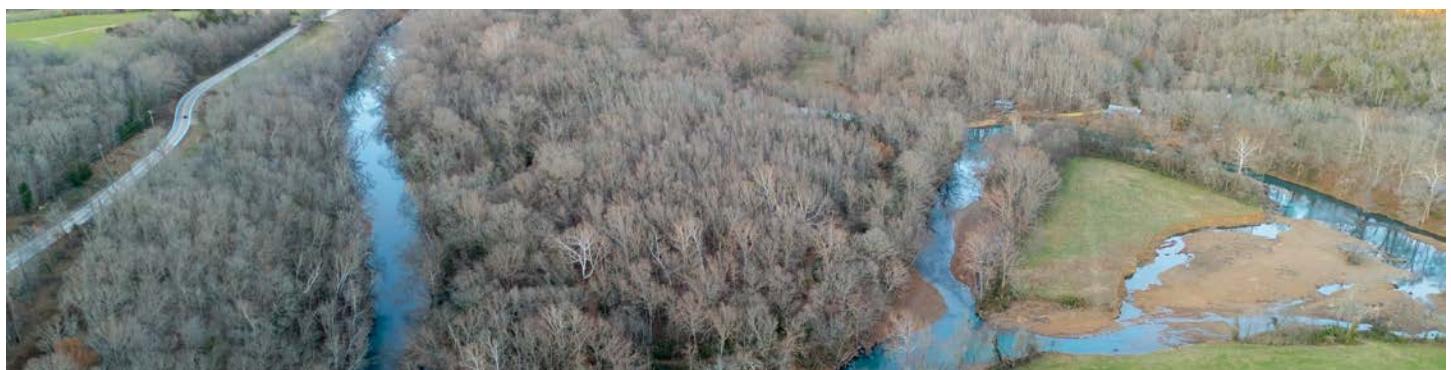
OZARK MOUNTAIN BUILD SITE WITH GENTLE TERRAIN, GOOD VIEWS, AND WHITE RIVER ACCESS

If you've been searching for that perfect spot in the Ozarks, somewhere with elbow room, privacy, and terrain conducive for building, this 10 +/- acre tract in the River Meadows rural development is worth a serious look. Some places just feel right when you step into them, and this one has that effect. Tucked away but with private road access, it offers plenty of space to spread out. Unlike many mountain properties, it has the kind of gentle, usable terrain that makes planning a homesite a little simpler. You'll also find unique rock features and beautiful bluff formations that add character to the landscape without compromising the opportunity for improvements. The property's layout and gentle terrain make it easier to build on than most tracts in the area, while the western-facing views promise stunning sunsets, which adds to the Ozark charm we all love. You truly get the best of both worlds!

A bonus feature of owning this tract 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 weekend cabin in the mountains or a place to build your forever home that offers access to the river, this property is hard to beat. Give land agent Chris Shadrick a call at (479) 530-2470 and come see all this beautiful spot has to offer.



PROPERTY FEATURES

COUNTY: **MADISON**

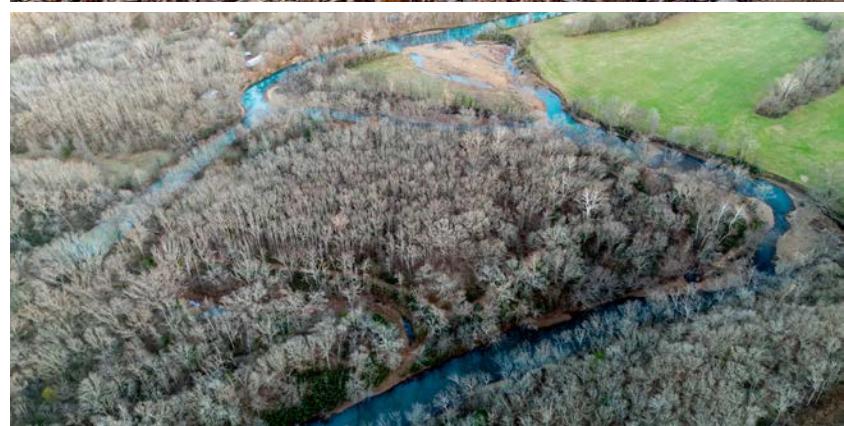
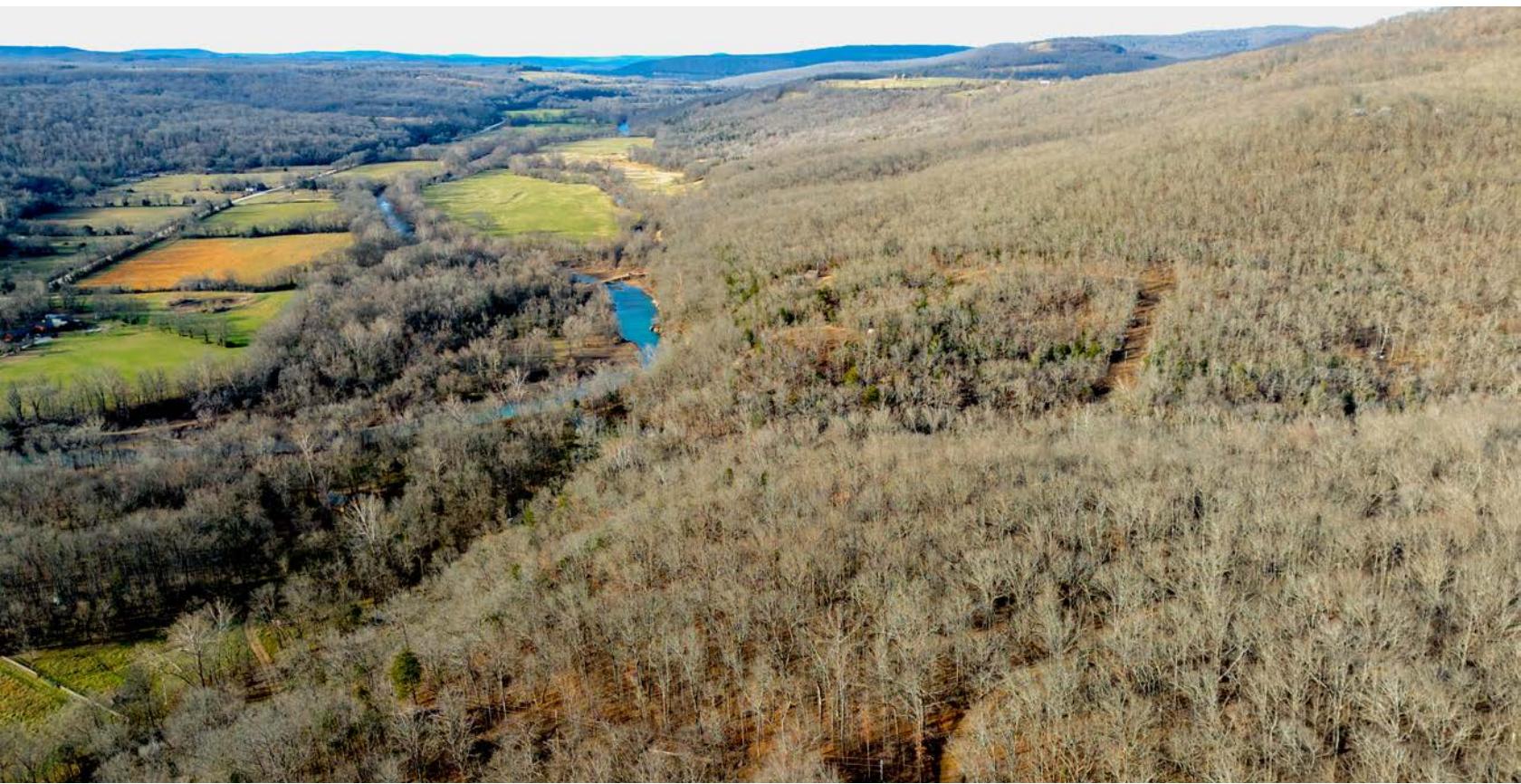
STATE: **ARKANSAS**

ACRES: **10**

- 10 +/- acres located in the 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
 - West-facing views for stunning Ozark Mountain sunsets
 - Buildable hardwood terrain 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 as a weekend retreat or full-time home
 - Close to thousands of acres of National Forest
 - Less than 15 minutes to Highway 23 and the famous Pig Trail Scenic Byway
 - Only 20 minutes to Elkins and less than 30 minutes to Fayetteville



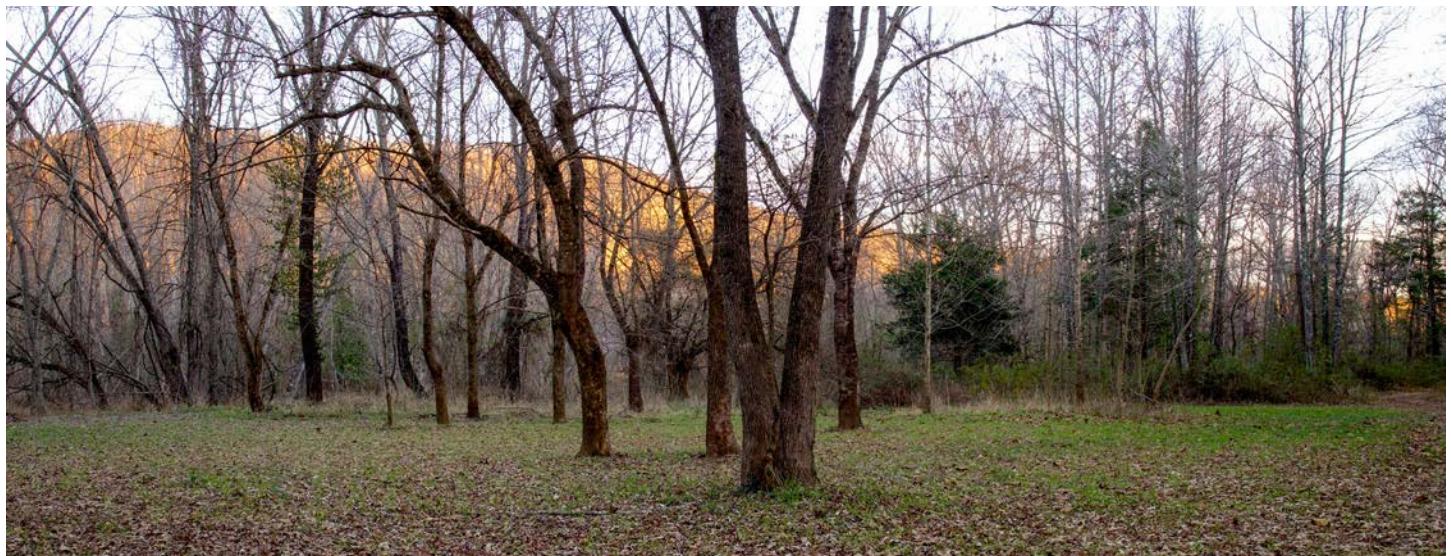
SECLUDED MOUNTAIN SETTING



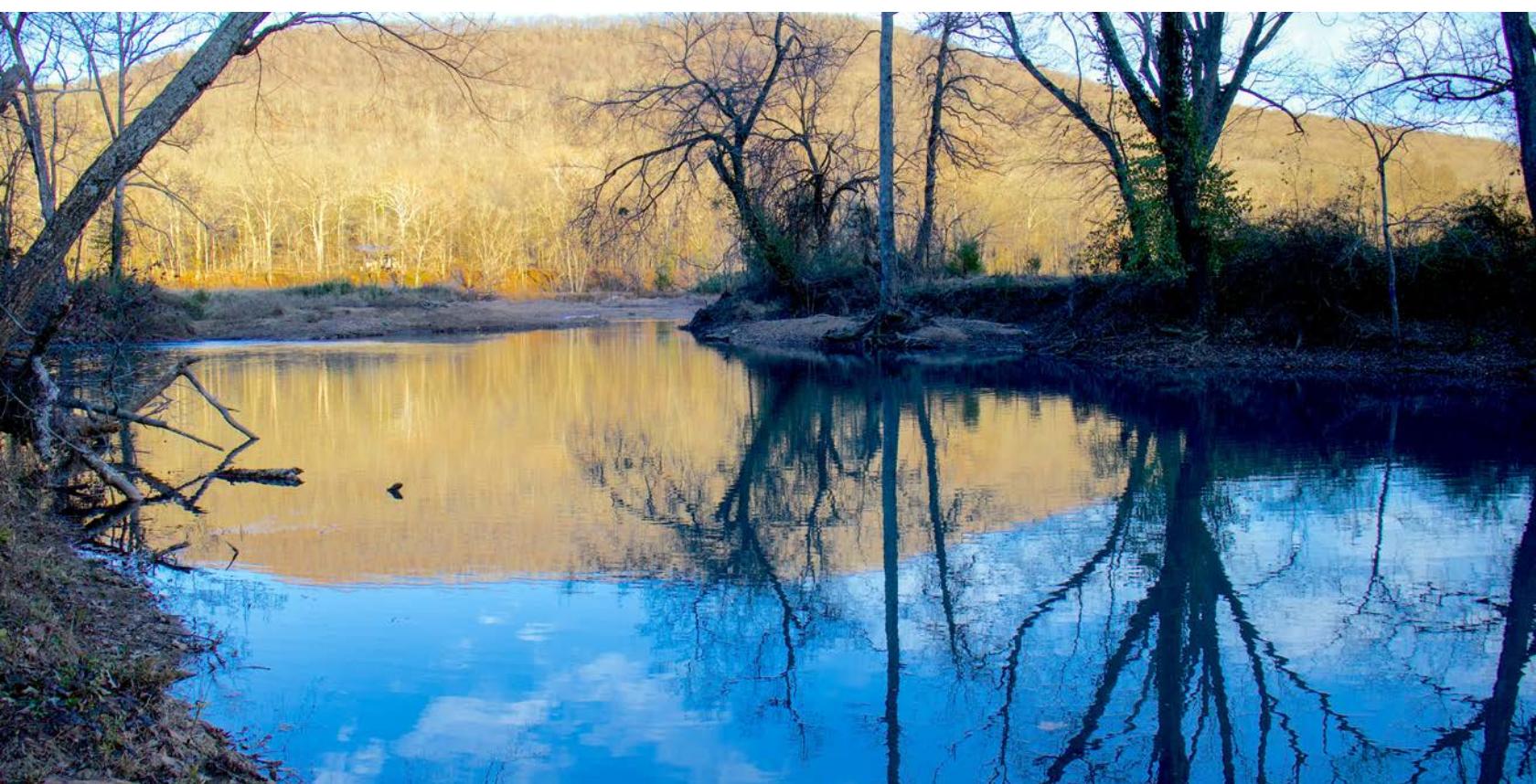
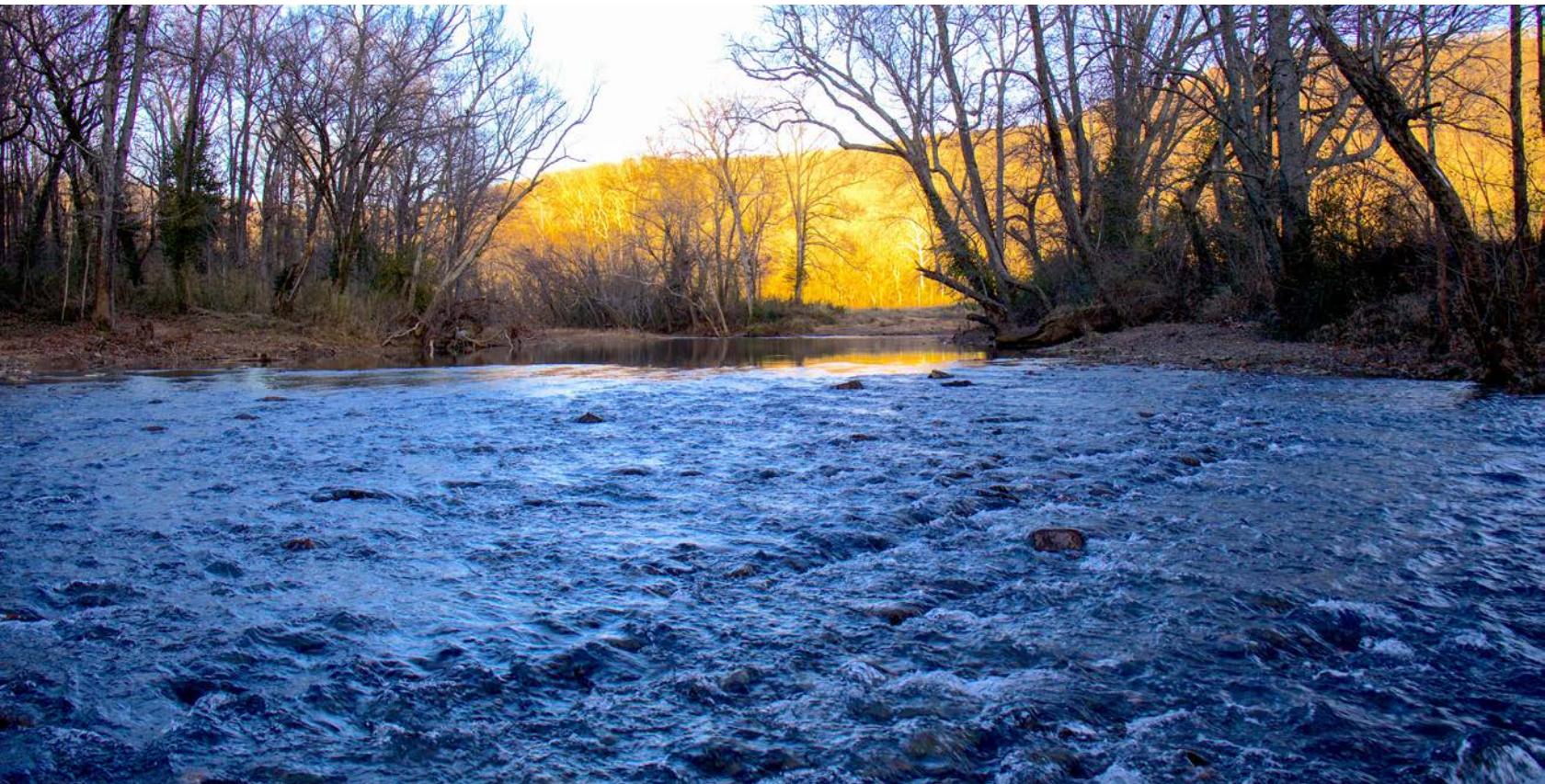
ROUGH-CUT DRIVEWAY



BUILDABLE HARDWOOD TERRAIN



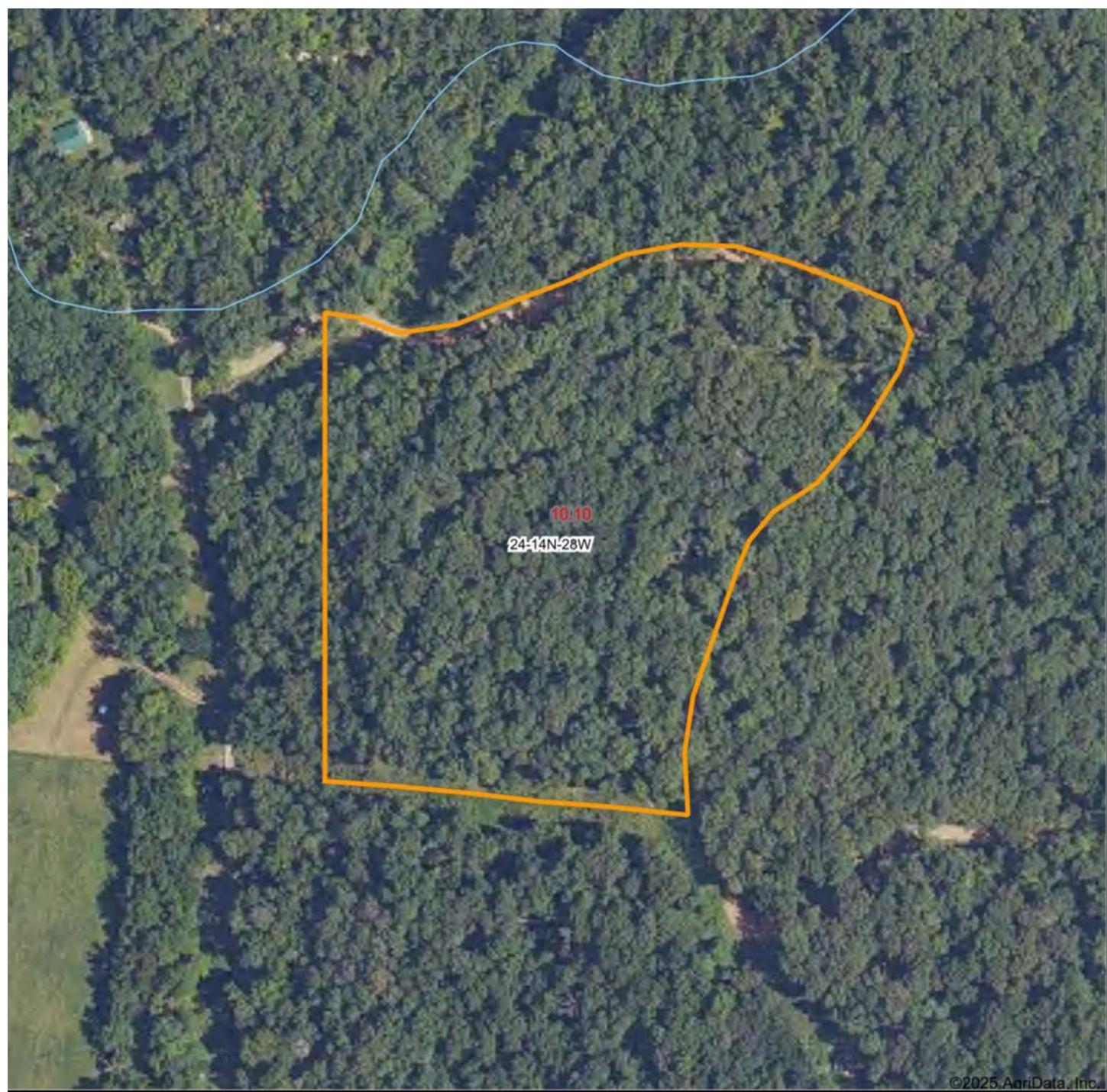
COMMUNITY WATER FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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www.AgroDataInc.com

Boundary Center: 35° 52' 25.32, -93° 54' 13.28

0ft 217ft 435ft

24-14N-28W
Madison County
Arkansas



12/15/2025

TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2025

Source: USGS 1 meter dem

0ft 197ft 393ft

Interval(ft): 20.0

Min: 1,358.7

Max: 1,519.6

Range: 160.9

Average: 1,447.4

Standard Deviation: 29.95 ft

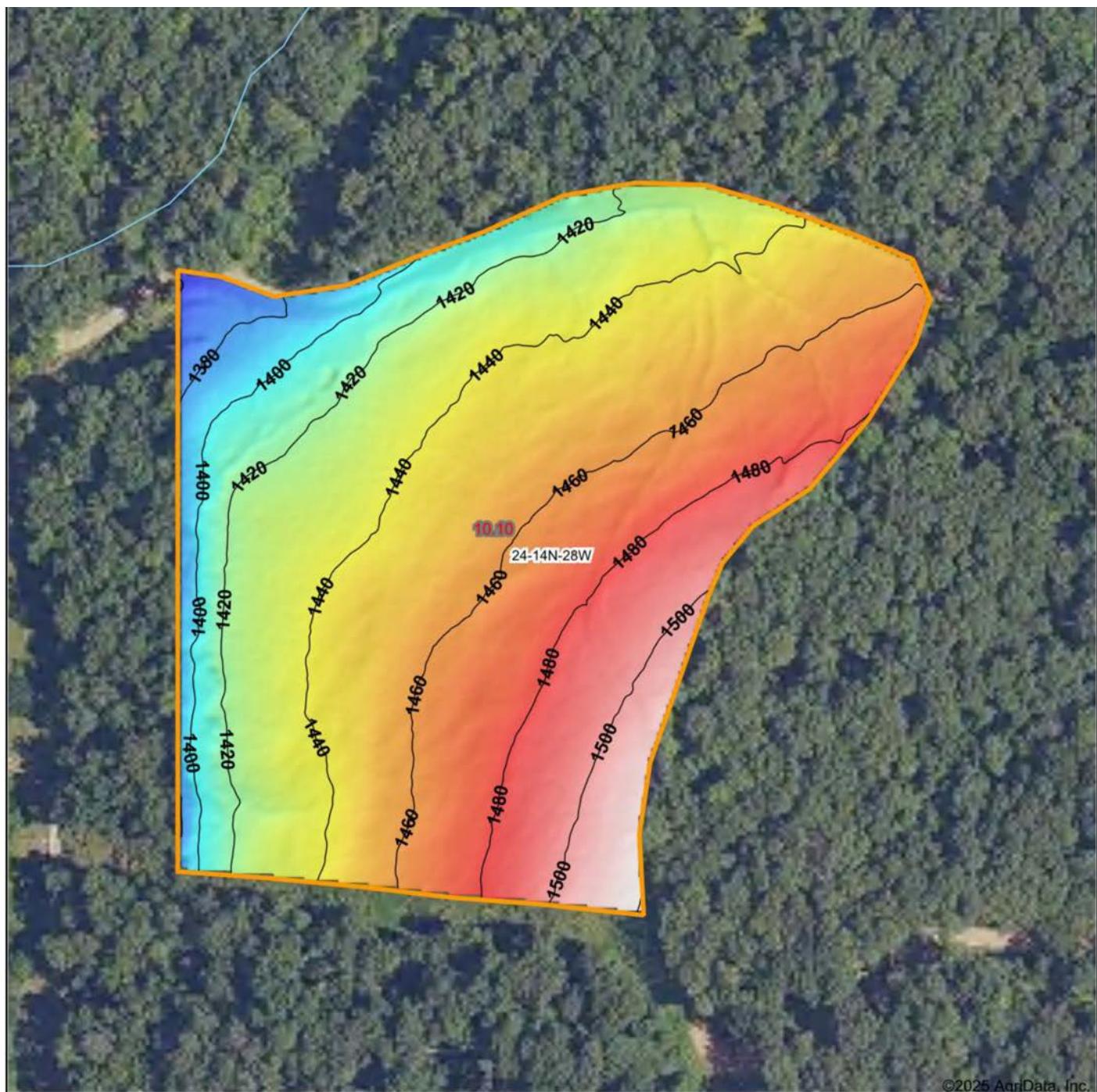


24-14N-28W
Madison County
Arkansas

12/15/2025

Boundary Center: 35° 52' 25.32, -93° 54' 13.28

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety[®]
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025

Source: USGS 1 meter dem

Interval(ft): 20

Min: 1,358.7

Max: 1,519.6

Range: 160.9

Average: 1,447.4

Standard Deviation: 29.95 ft

0ft 166ft 333ft



24-14N-28W
Madison County
Arkansas
12/15/2025

Boundary Center: 35° 52' 25.32, -93° 54' 13.28

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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