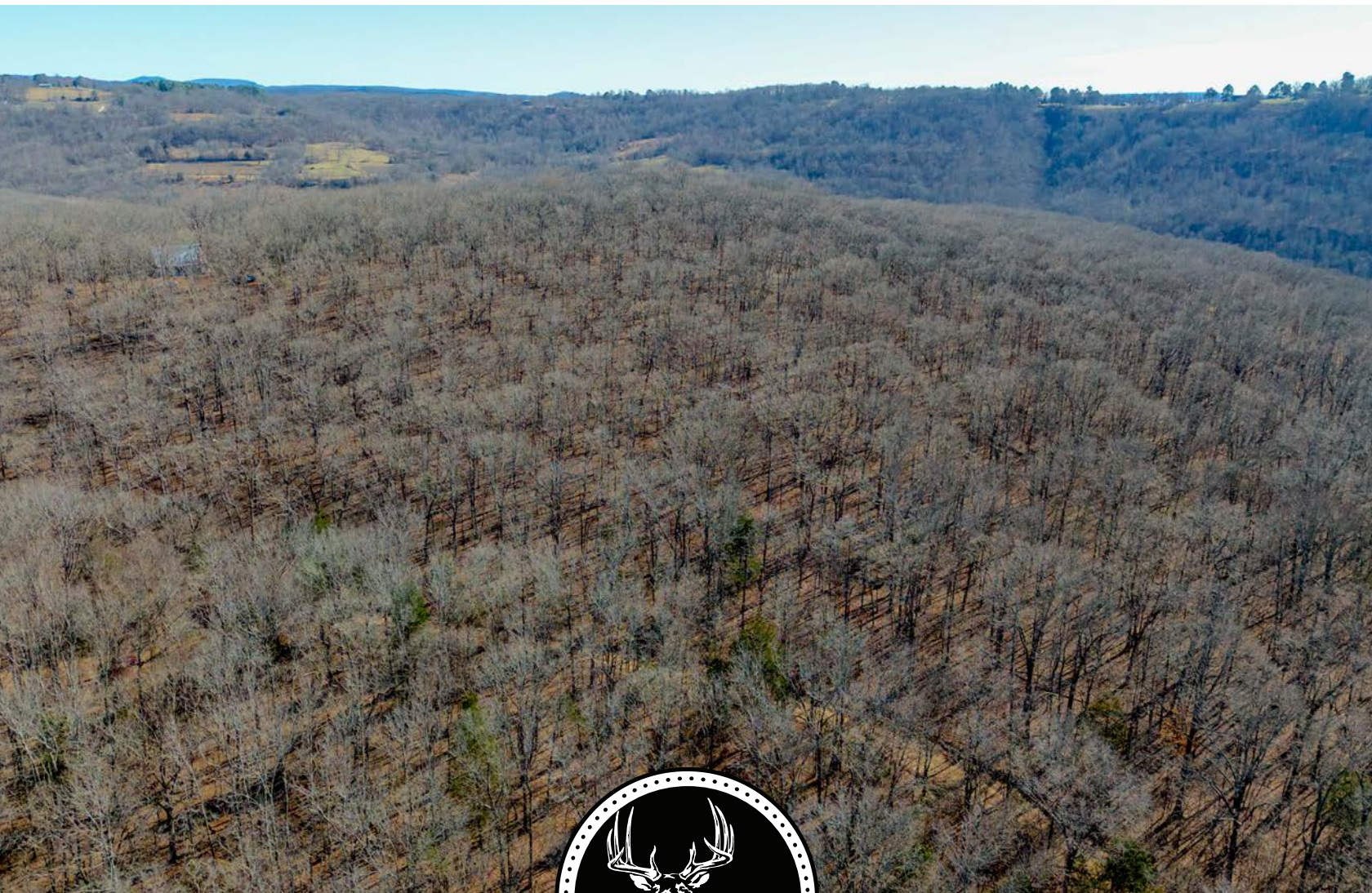


MIDWEST LAND GROUP PRESENTS

22.5 ACRES IN

CRAWFORD COUNTY ARKANSAS

PRICE ROAD, WINSLOW, AR 72959



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MATURE TIMBER TRACT WITH BUILD SITES IN WINSLOW, ARKANSAS

If you've been looking for that perfect mix of privacy, timber, and build potential in the Ozarks, this 22.5 +/- acre gem deserves a serious look. The Crawford 22.5 is loaded with beautiful, marketable timber, mature white oak and red oak are scattered across the property, and power runs along Price Road (supplied by OG&E), making future improvements that much easier.

For the hunters, this place checks a lot of boxes. The mast crop provides a natural food source, and deer signs are everywhere: rubs, trails, bedding areas, and terrain features that naturally funnel deer movement. It sets up well for a couple of stands or blinds without requiring much thought.

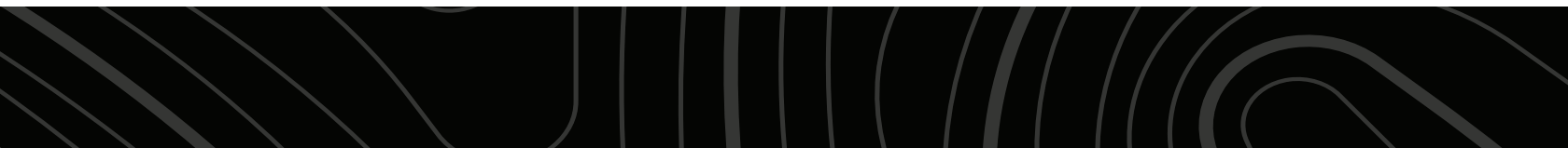
One of the things that immediately stands out here is the topography. It's the kind of ground where you can realistically pick from multiple build sites, whether you're dreaming of a forever home or just a getaway in the woods. You have good access off Price Road and surprisingly good cell service for a property this

secluded. If your job requires you to stay connected, you won't be out of luck here.

Location-wise, it's hard to beat. You're less than 15 minutes from downtown Winslow and just a stone's throw from Lake Fort Smith, the Ozark National Forest, Devil's Den State Park, and a long list of recreational options. Fayetteville is under 45 minutes, and Fort Smith is under an hour, which means shopping, restaurants, and everyday amenities are still right at your fingertips.

This pocket of northwest Arkansas continues to experience rapid growth, and quality acreage like this, especially with good timber and build potential, is getting harder to find. If you've been looking for a spot with privacy that still makes sense for the long haul, come take a look at this one.

Give Land Agent Chris Shadrick a call at (479) 530-2470, and let's go check it out.



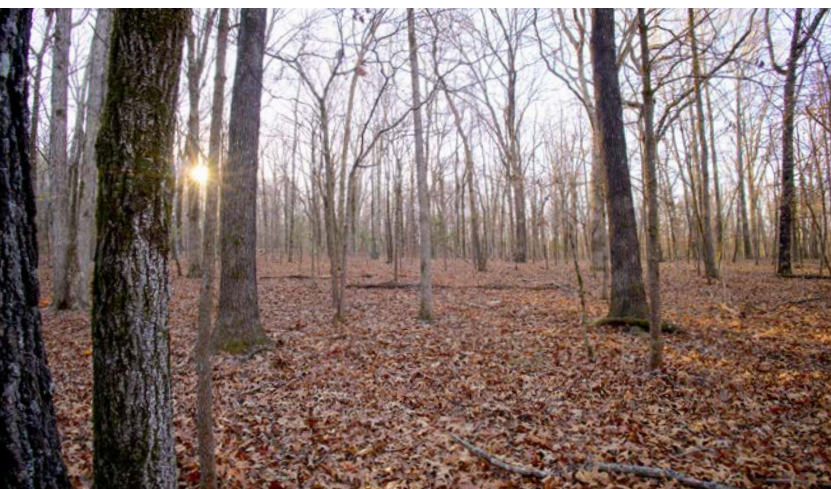
PROPERTY FEATURES

COUNTY: **CRAWFORD** | STATE: **ARKANSAS** | ACRES: **22.5**

- Beautiful timber
- Good build site
- Electric along Price Road (supplied by OG&E)
- Strong wildlife presence
- Mast crop
- Gentle terrain
- Surprisingly strong cell service
- Close to recreation
- Convenient location



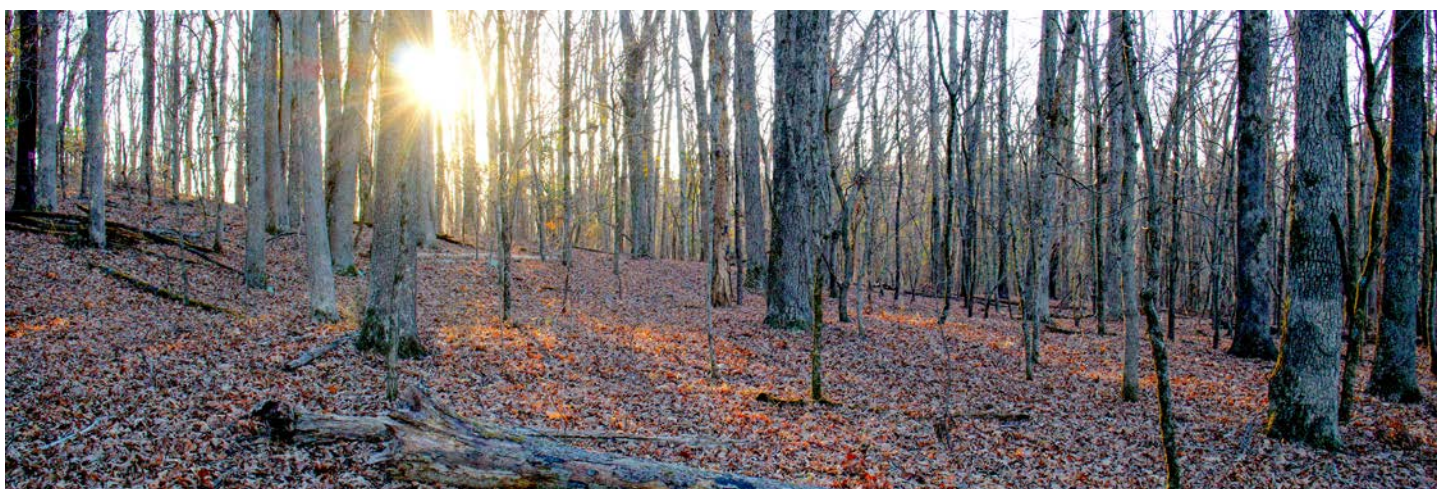
MATURE WHITE AND RED OAKS



DEER SIGN



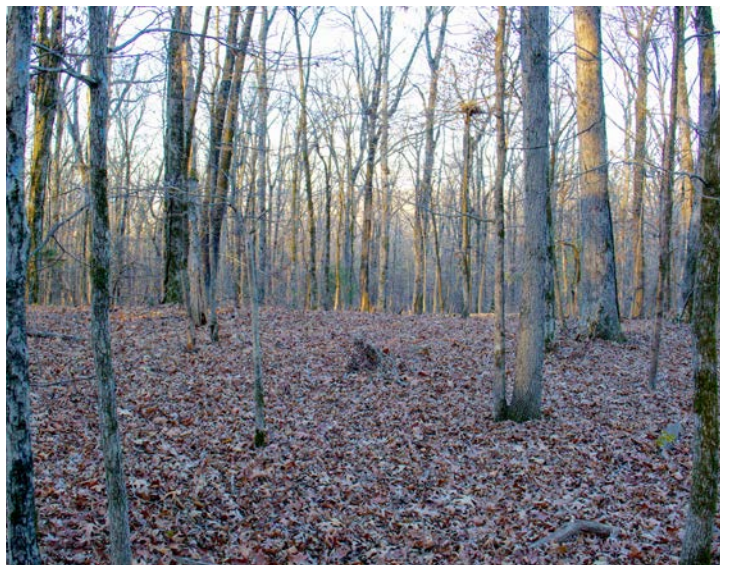
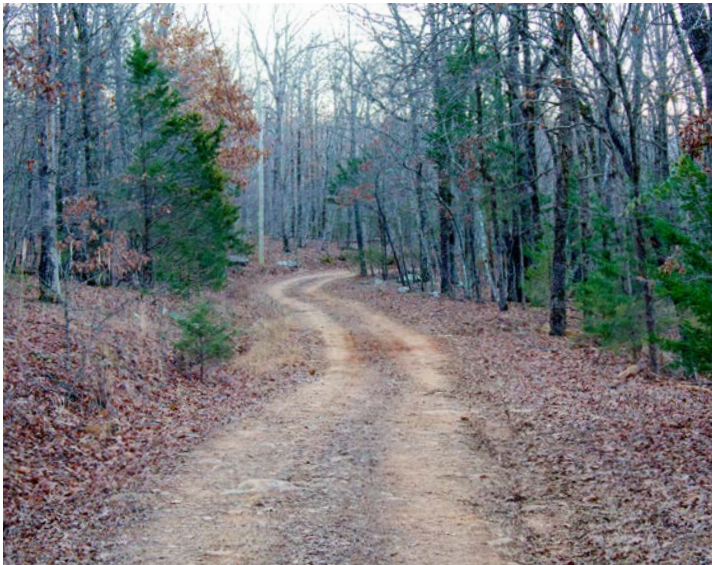
GENTLE TERRAIN



MULTIPLE BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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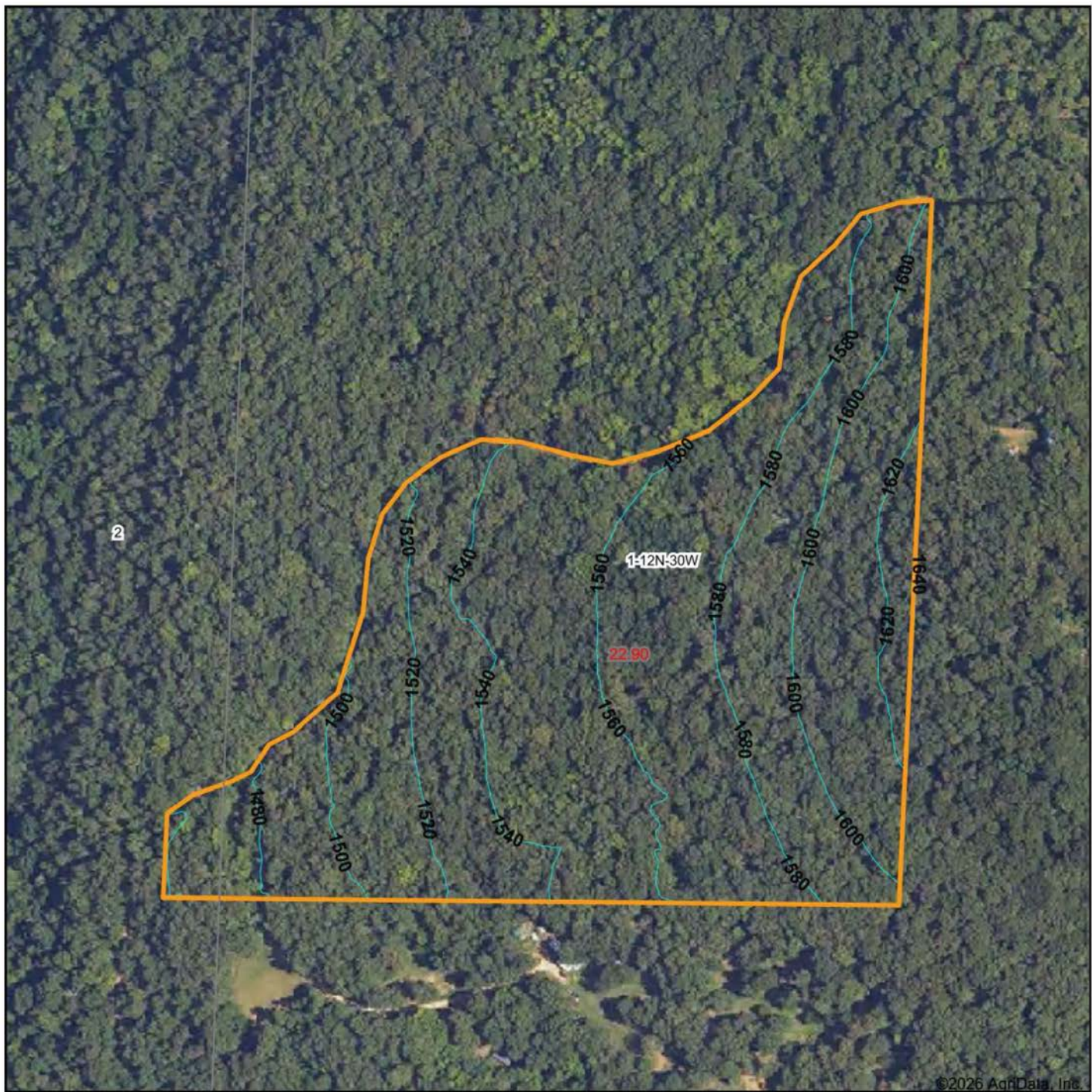
Boundary Center: 35° 44' 28.81, -94° 8' 25.69

1-12N-30W
Crawford County
Arkansas



1/13/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 20.0
Min: 1,455.5
Max: 1,636.5
Range: 181.0
Average: 1,559.6
Standard Deviation: 37.66 ft

0ft 278ft 557ft

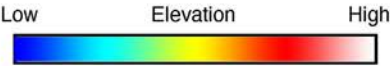
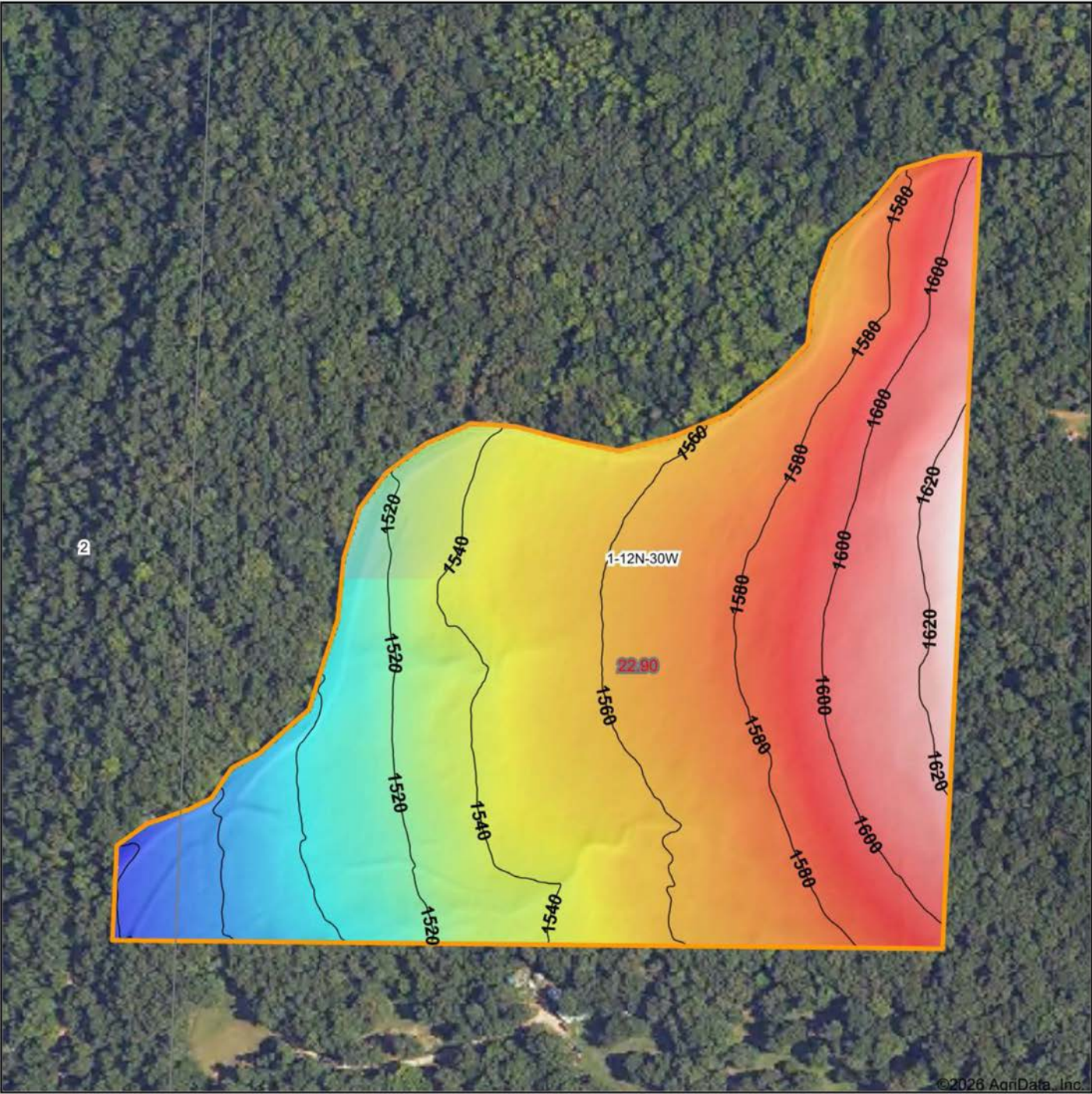


1/13/2026

1-12N-30W
Crawford County
Arkansas

Boundary Center: 35° 44' 28.81, -94° 8' 25.69

HILLSHADE MAP



Maps Provided By:

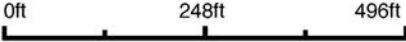


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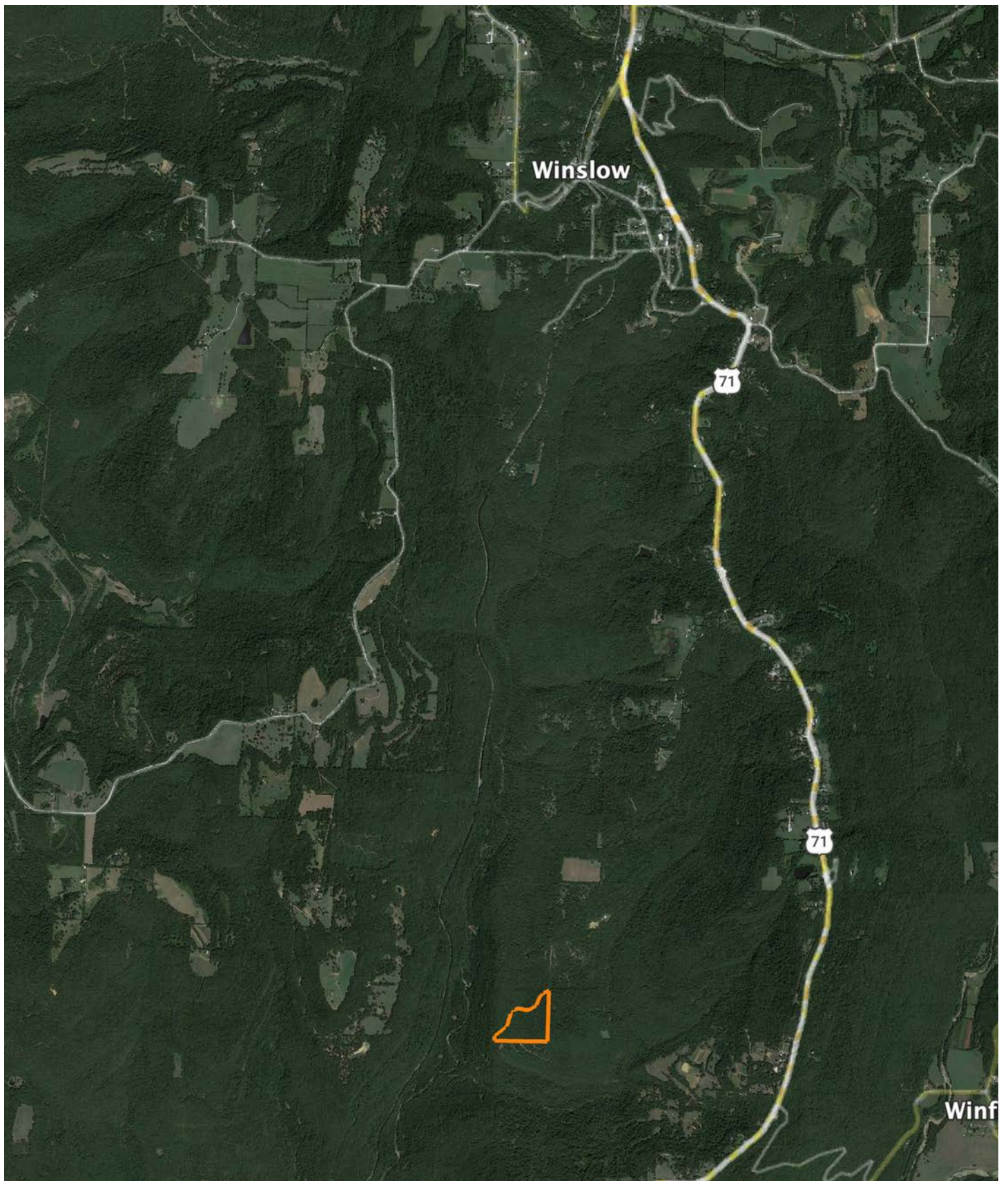


1/13/2026

1-12N-30W
Crawford County
Arkansas

Boundary Center: 35° 44' 28.81, -94° 8' 25.69

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, Axel, and Boone, 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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