

MIDWEST LAND GROUP PRESENTS

63 ACRES IN

MARION COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER BULL SHOALS LAKEVIEW BUILD SITE WITH HUNTING & RECREATION

Midwest Land Group is proud to bring to market the Marion County 63, a beautiful 63 +/- acre tract located in north-central Arkansas just outside the quiet community of Oakland. As you approach the property along County Road 122, you're immediately greeted by a scenic view of Bull Shoals Lake stretching off to the north and northwest—setting the tone for what this property has to offer. The tract features approximately 1,320 +/- feet of road frontage, with electricity along the road provided by North Arkansas Electric.

The land itself offers a great mix of character and usability. Cedar pockets are broken up by small, meadow-like openings that create a park-like feel and add to the property's visual appeal. Hardwood benches, gentle rolling terrain, small bluff formations, and scattered rock outcroppings give the tract depth and diversity. There are also natural drainages on both the east and west sides of the property that funnel water toward the coves of Bull Shoals, providing seasonal live water on the property itself.

One of the standout features is the roughly 2,500 +/- feet of shared boundary with Corps of Engineers ground along the eastern portion of Bull Shoals Lake—a rare and highly desirable attribute. This additional public ground greatly expands your recreational opportunities, whether that's hiking, exploring, hunting, or walking down to the lake with a couple of fishing rods. Much of the Corps land between the property and the water features gentle terrain, making access to the lake surprisingly easy. Public

boat launches are nearby, and you're just 25 minutes from Mountain Home and under 40 minutes from Flippin.

If building is part of your vision, the property offers multiple attractive build sites with seasonal lake views already present. With some selective clearing, those views could be opened up to enjoy year-round vistas of Bull Shoals. Whether you're dreaming of a forever home, a quiet getaway cabin, or an Airbnb-style retreat, this tract sets up extremely well.

The entire perimeter of the property is fenced with brand new four-strand barbed wire, and ATV trails have been cut along roughly 80% of the boundary—making fence maintenance, property access, and getting to your favorite spots easy and efficient.

For the outdoorsman, this property checks a lot of boxes. Turkey numbers in the area have been exceptionally strong in recent years, and the layout is well-suited for whitetail and small game hunting. When combined with the Corps frontage, you gain access to additional acreage to hunt and roam, along with world-class lake fishing right at your doorstep.

It's rare to find a tract that offers lake views, water access, wildlife habitat, build potential, privacy, and location all in one package. If you've been searching for recreational land near Bull Shoals or a quiet place to build something special, this property is well worth seeing in person. Call Land Agent Chris Shadrick at (479) 530-2470 today!

PROPERTY FEATURES

COUNTY: **MARION**

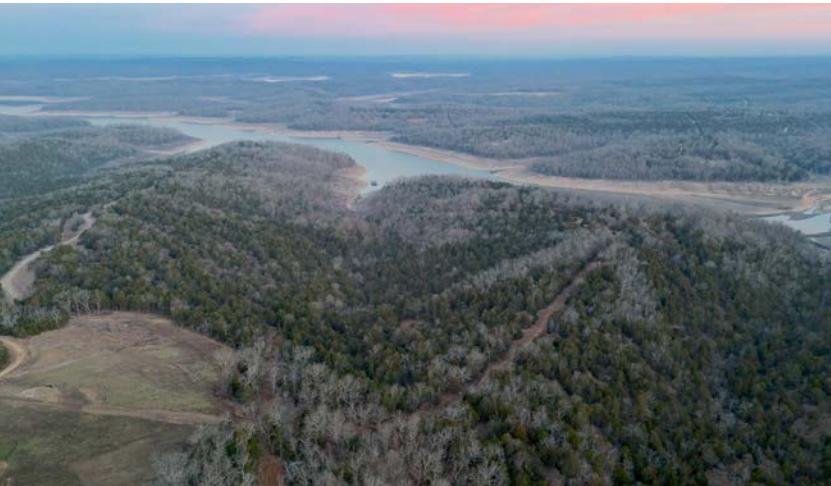
STATE: **ARKANSAS**

ACRES: **63**

- Electricity along road
- Plenty of road frontage
- Multiple access options
- Attractive build sites
- Seasonal lake views with potential for year-round views
- Joins Corps of Engineers on Bull Shoals Lake
- Public boat launches nearby
- New 4-strand barbed wire perimeter fence
- ATV trails already in place
- Diverse habitat
- Exceptional turkey and whitetail opportunities
- 25 minutes from Mountain Home
- Less than 40 minutes to Flippin



ATTRACTIVE BUILD SITES



NEW PERIMETER FENCE



ATV TRAILS



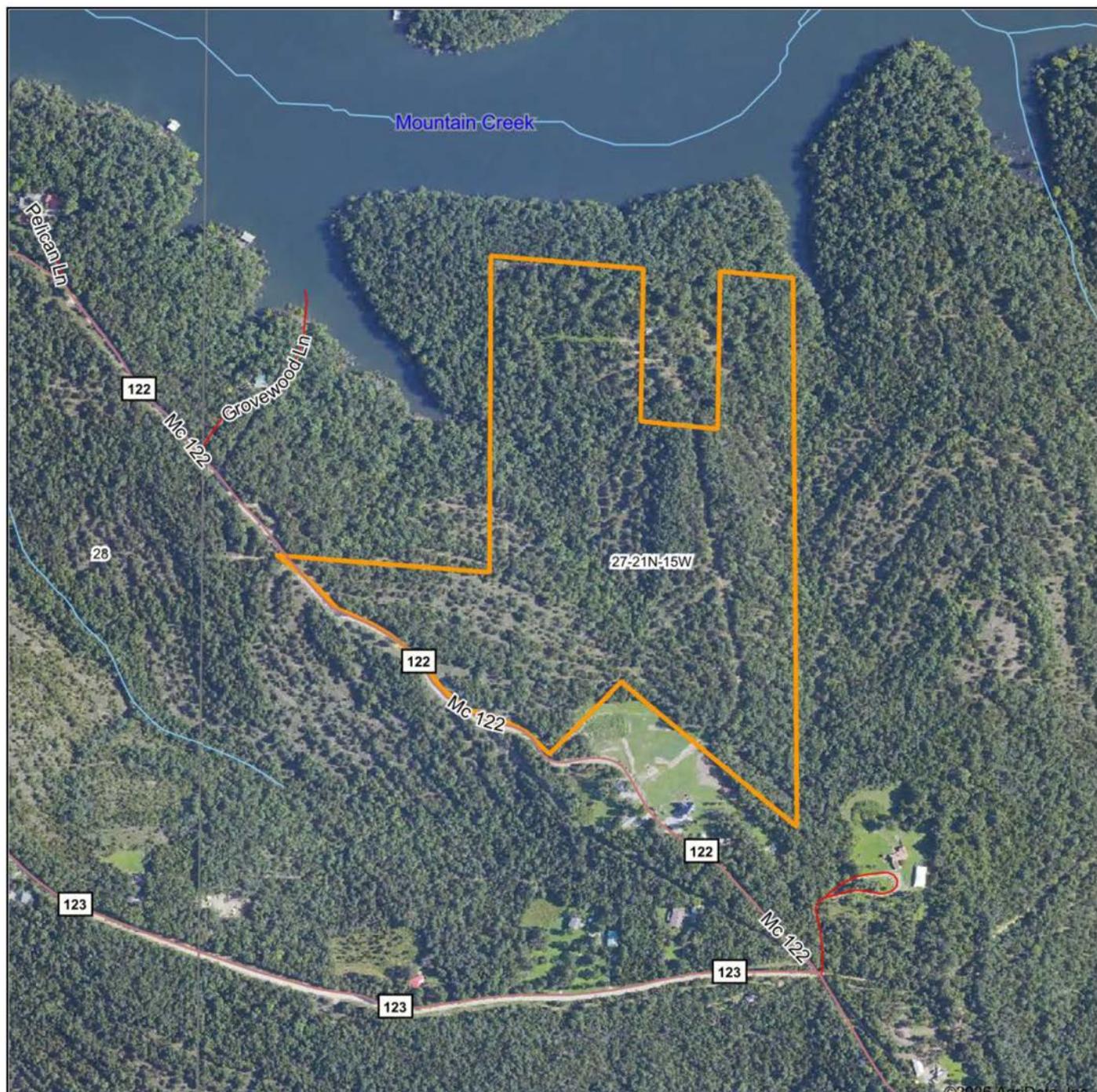
CORPS OF ENGINEER/BULL SHOALS LAKE



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:

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Boundary Center: 36° 28' 8.5", -92° 34' 43.56"

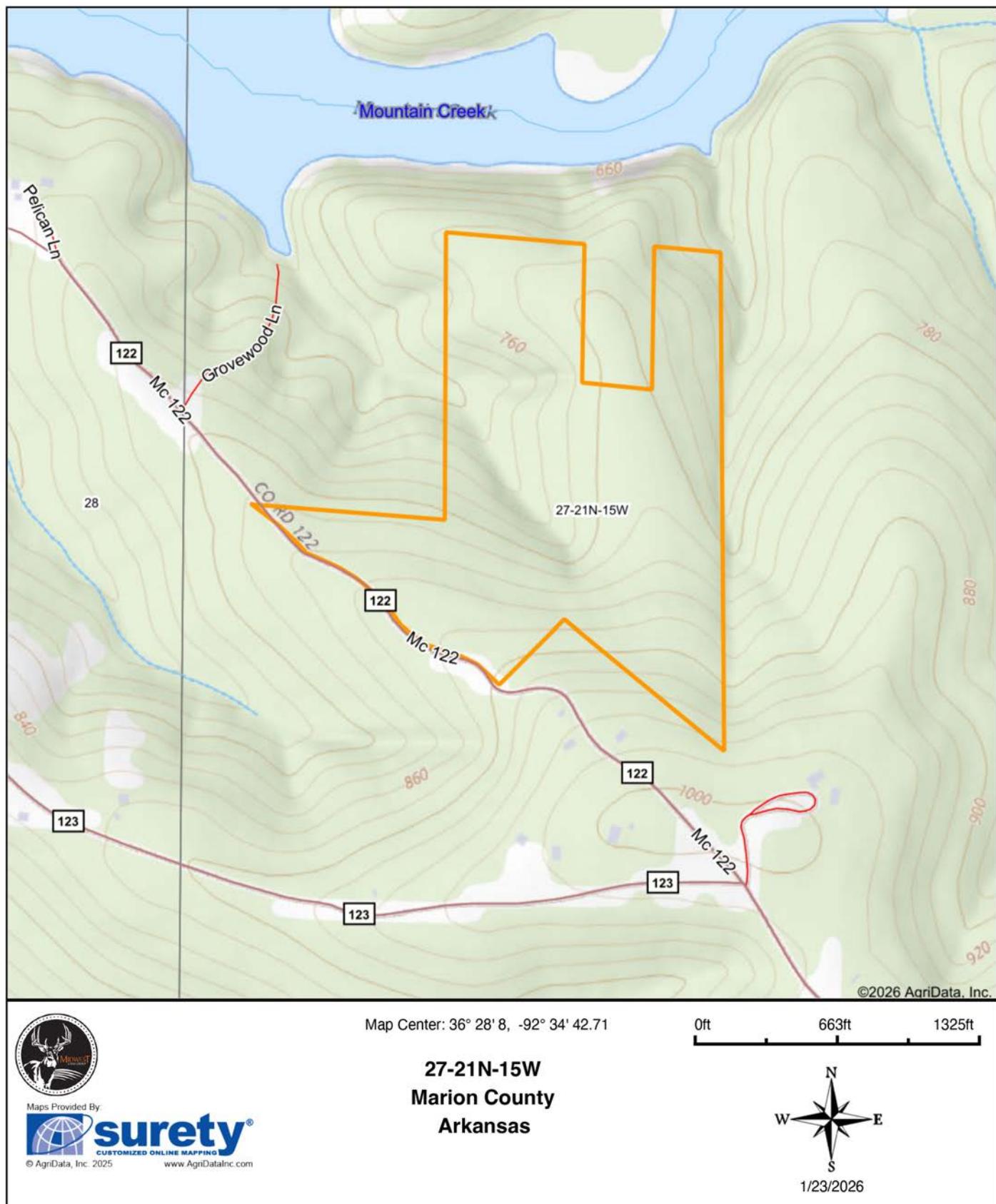
0ft 663ft 1325ft

27-21N-15W
Marion County
Arkansas

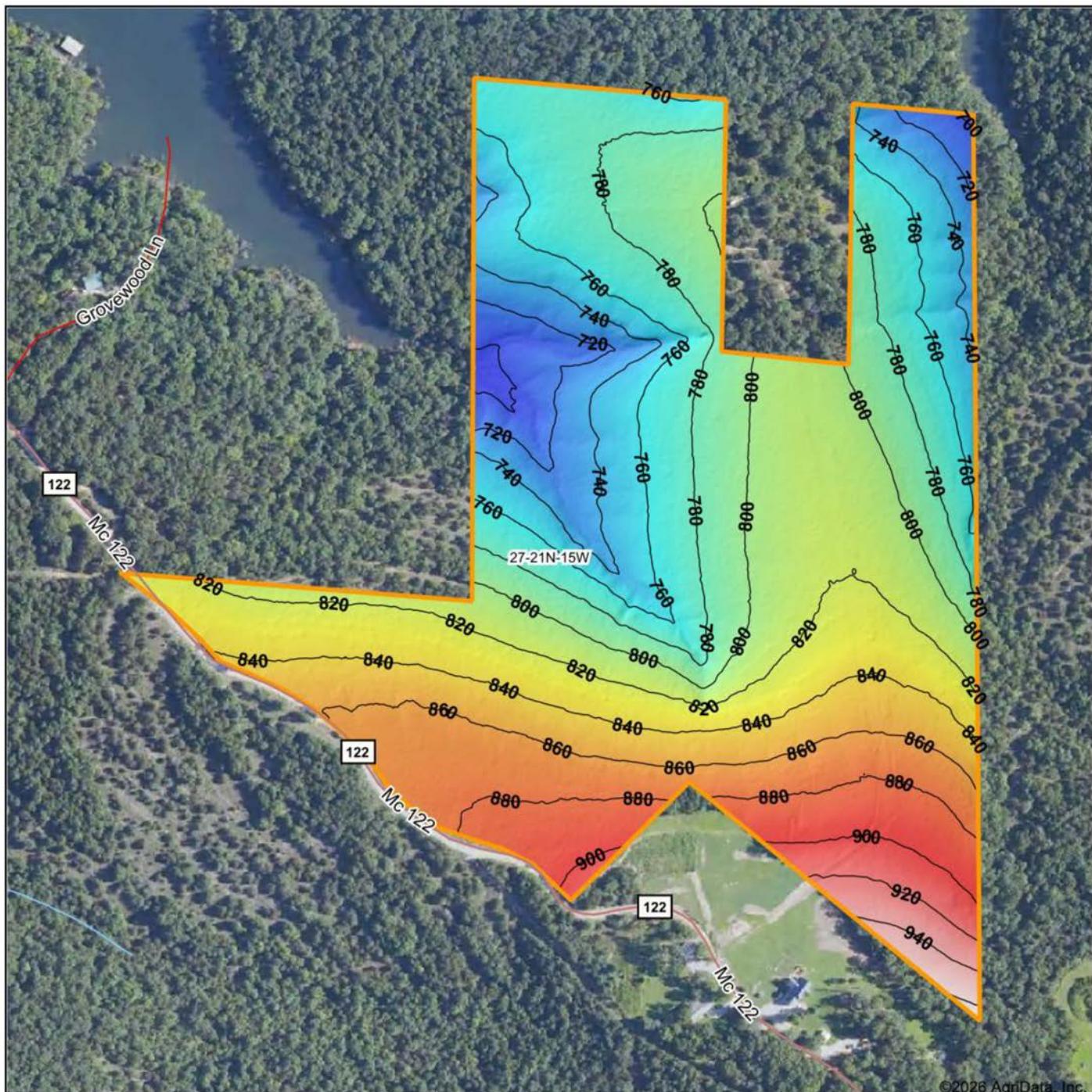


1/23/2026

TOPOGRAPHY MAP



HILLSHADE MAP



Source: USGS 1 meter dem

0ft 400ft 800ft

Interval(ft): 20

Min: 692.8

Max: 967.9

Range: 275.1

Average: 807.2



27-21N-15W
Marion County
Arkansas

1/23/2026 Boundary Center: 36° 28' 8.5, -92° 34' 43.56

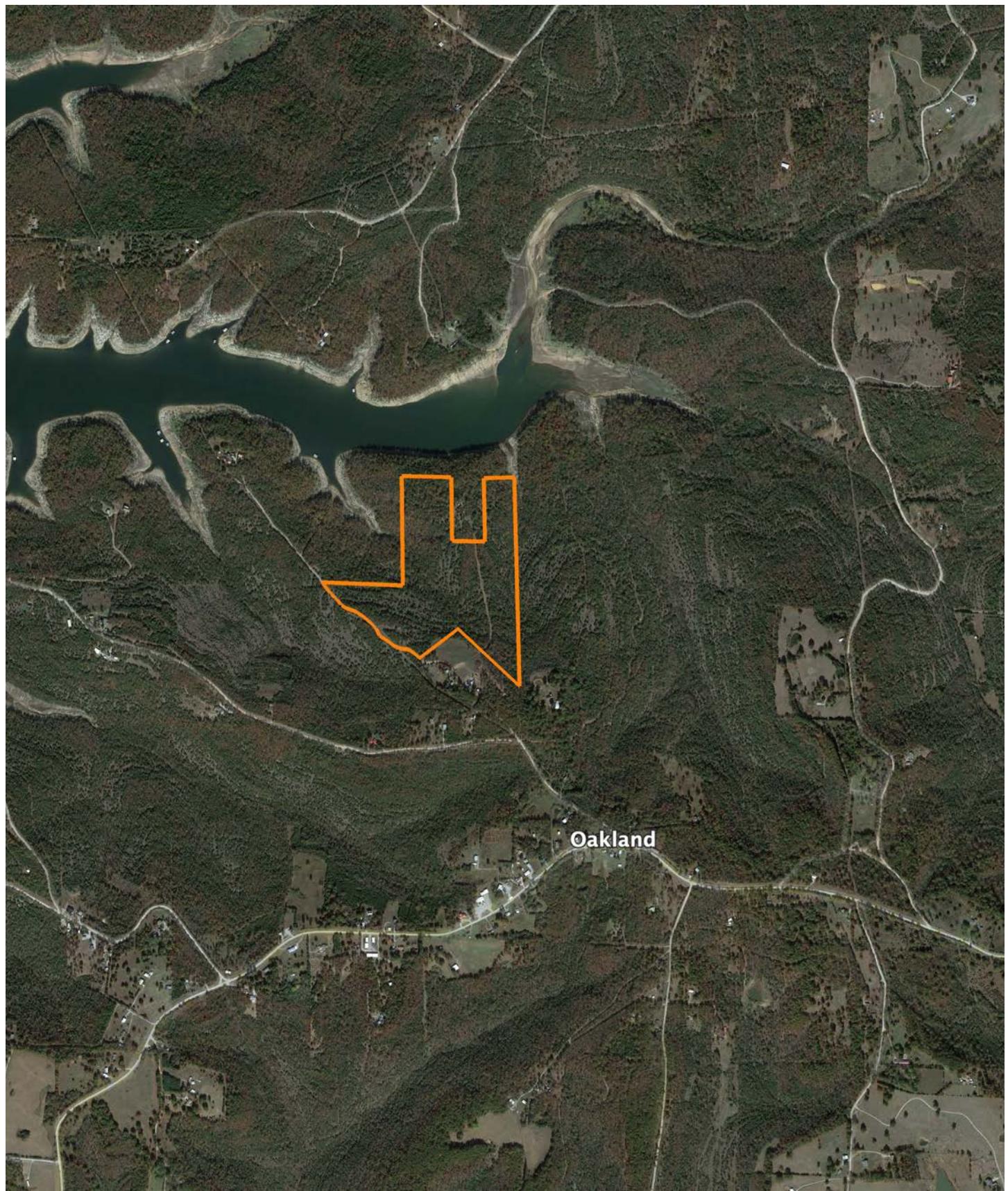


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OVERVIEW MAP



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

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