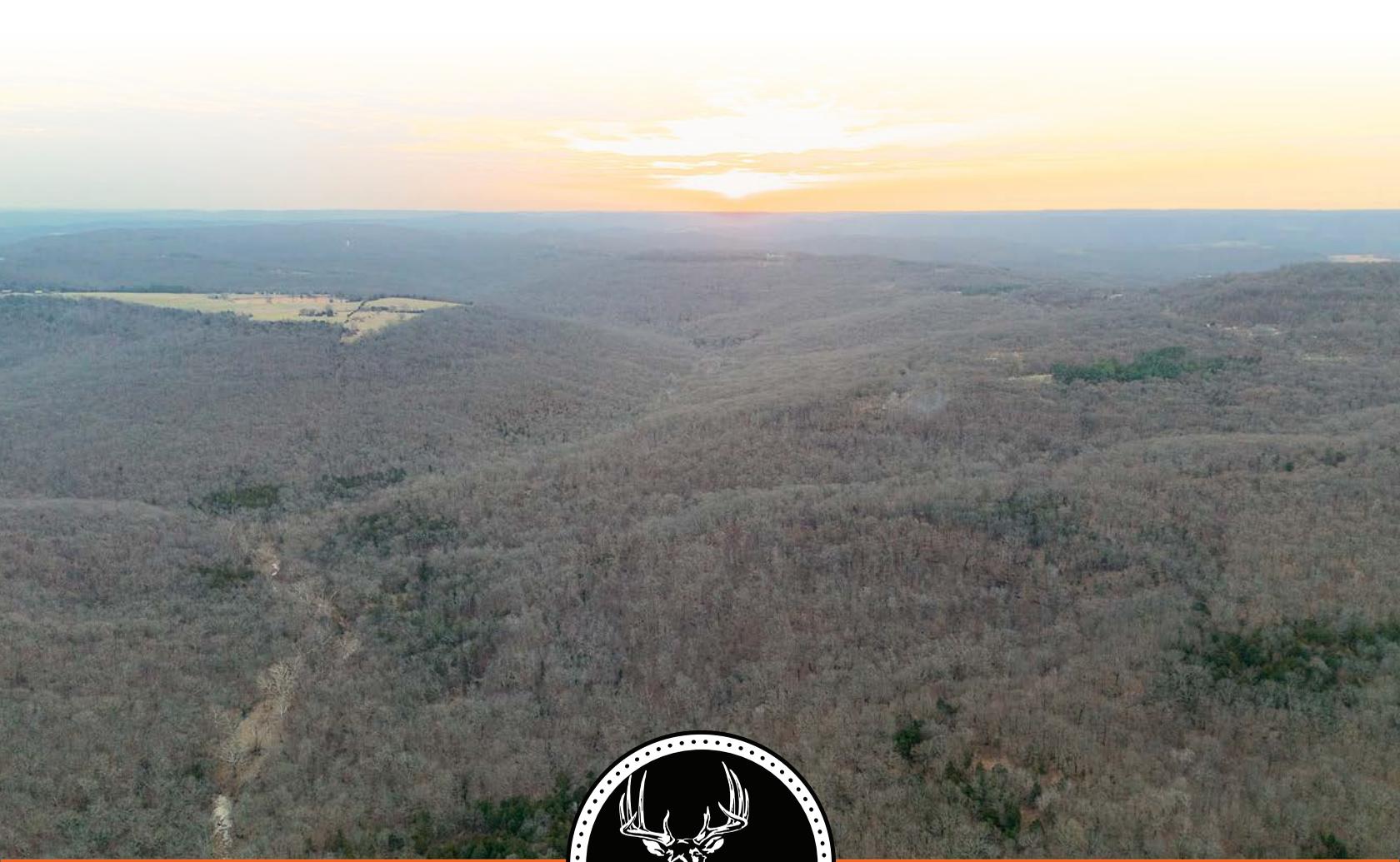


MIDWEST LAND GROUP PRESENTS

120 ACRES IN

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# WASHINGTON COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 120 +/- ACRES MINUTES FROM NWA

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Midwest Land Group is honored to introduce the Washington 120. This 120 +/- acres just outside of West Fork off Sugar Mountain Road embodies the true spirit of the Ozarks - it's mostly timbered, has gently rolling terrain, and a layout that can serve just about any desire you have for the property. Whether you're after strong hunting ground, a place to spend weekends with your family, or a spot to lay down roots and build your forever home, this tract gives you that kind of flexibility.

Mill Creek winds through the north end of the property, offering year-round live water and creating a peaceful place to relax, camp along the banks, or cool off in the summer. Several dendritic drainages feed down through the property and into Mill Creek, creating incredible wildlife habitat and scenic beauty.

The timber has been tastefully thinned, creating the perfect balance of dense pockets of cover and open hardwoods. You'll find beautiful mature white oak and red oak scattered throughout, providing excellent mast crop in the fall, along with open lanes that still allow for long-range views through the trees. The habitat here is exceptional - thick cover, edge, water, and food all in one place. Rubs, scrapes, trails, and bedding areas are evident throughout the entire property. It's the kind of ground that makes it hard for wildlife to want to go anywhere else.

An internal trail system will take you from Sugar Mountain Road all the way down to the creek, making access across the entire property simple and enjoyable. Several small clearings are already in place that could easily serve as food plot locations, giving you even more ways to enhance what's already a strong wildlife setup.

One of the true trophy features of this property is the very gently sloping bench situated in the middle of the tract just before the land drops off below the bluff line. It's a special spot - it's in the middle of the property, so it feels private and is positioned perfectly to capture Ozark Mountain views. In my opinion, this would make the ultimate location for a home or cabin - elevated, peaceful, and surrounded by timber with long-range views filtering through the mature trees.

Another major benefit here is that the infrastructure is already in place to start making improvements. Electric is available just south of Sugar Mountain Road through Ozarks Electric Cooperative, and a water tap is already in place near one of the entrance gates, supplied by Washington Water Authority. That gives you a head start if you're planning anything needing utilities.

Despite the quiet, tucked-away setting, you're just minutes from the University of Arkansas, the I-49 corridor, and the conveniences of the area. You get the benefit of being close to everything NWA has to offer without giving up your love for wild places or the animals we enjoy pursuing.

When you combine this property's build potential, gentle terrain, proven wildlife habitat, live water, and this kind of location, it's a rare find in today's real estate landscape. The Washington 120 isn't just another tract of land - it's the kind of property you hang onto for generations. If you've been waiting on something with the right balance of improvability, recreational appeal, and proximity to Northwest Arkansas, this one deserves your attention. Showing is by appointment only, so give Land agent Chris Shadrack a call at today to schedule your private tour.

# PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **120**

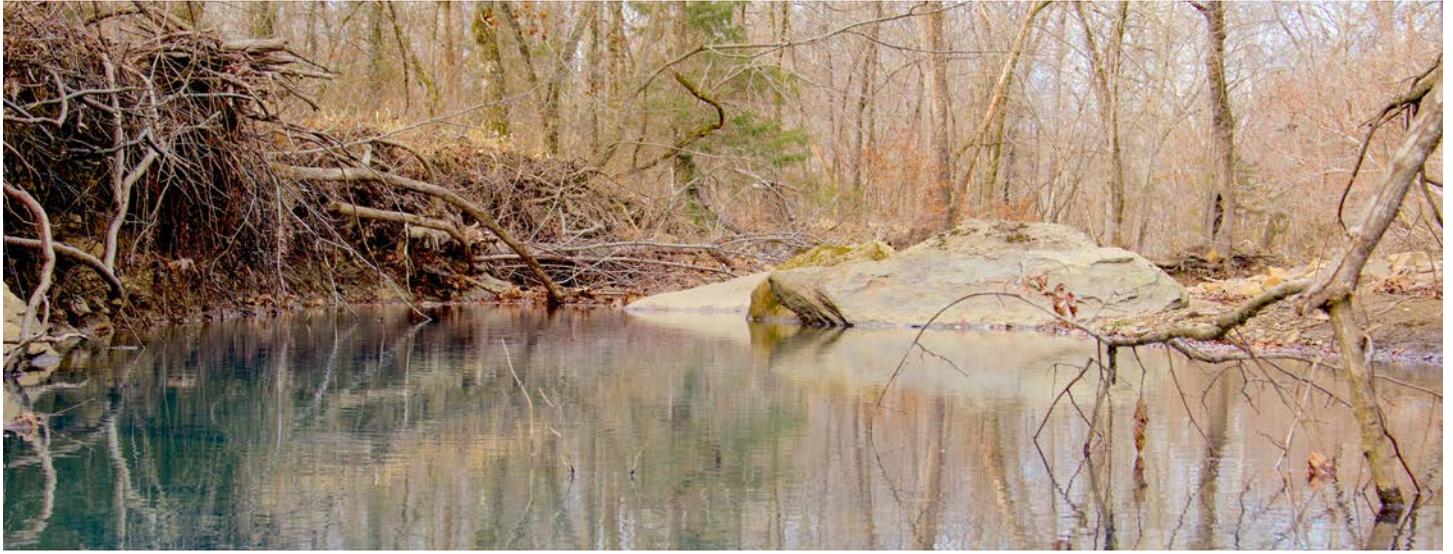
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- Gentle terrain
- Live water (Mill Creek)
- Tasteful timber thinning
- Mast crop
- Excellent wildlife habitat
- Lots of game sign
- Trail system
- Small clearings (potential food plots)
- Water on site
- Electric across the road
- 25 minutes to the U of A
- 28 minutes to Devil's Den State Park
- Less than 50 minutes to Bentonville
- 13 minutes from Interstate 49 for easy travel



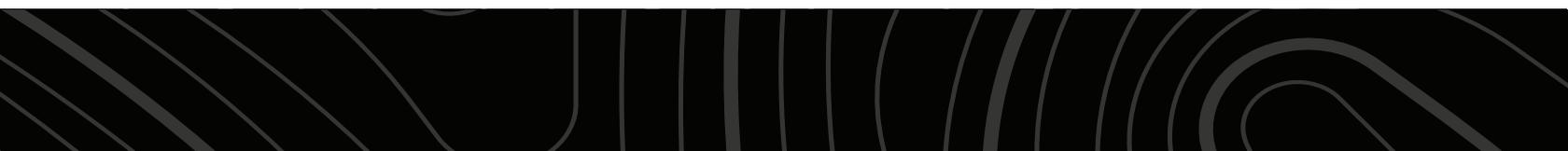
# LIVE WATER (MILL CREEK)

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## LOTS OF GAME SIGN

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# GENTLE TERRAIN

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# TRAIL SYSTEM & SMALL CLEARINGS

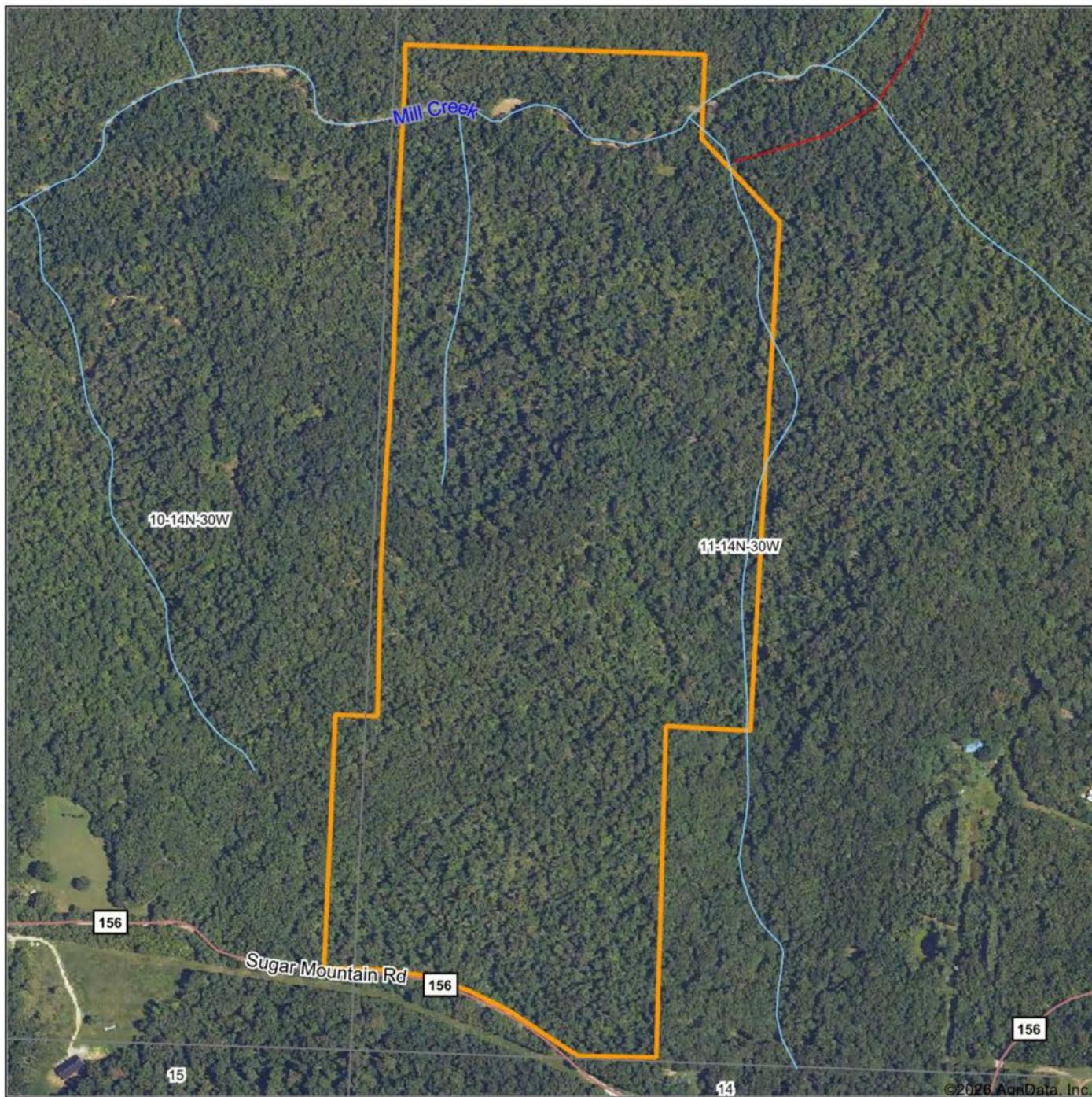
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# ADDITIONAL PHOTOS



# AERIAL MAP



©2026 AgriData, Inc.

Map Center: 35° 54' 3.73, -94° 8' 32.61



Maps Provided By:



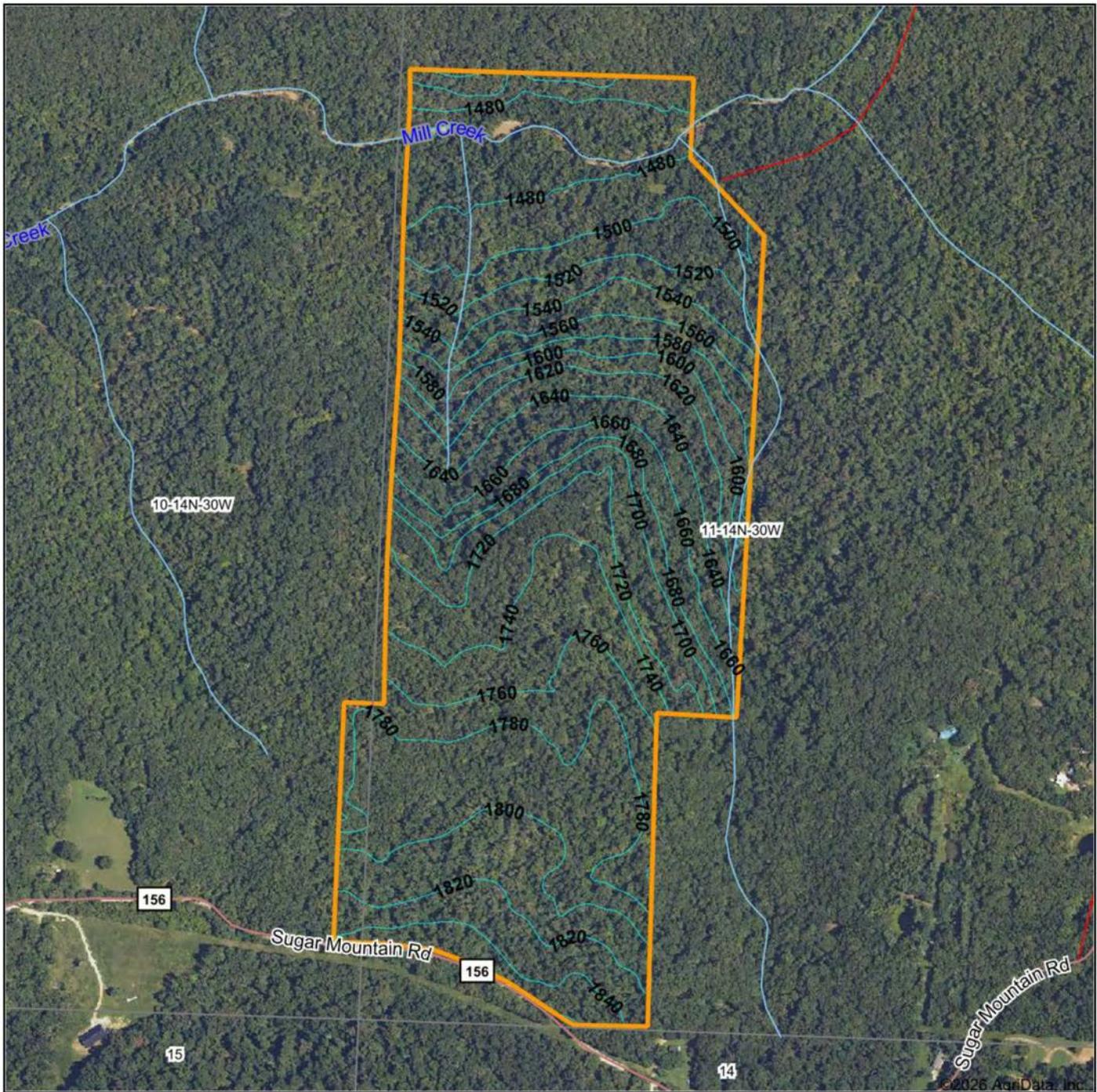
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**11-14N-30W**  
**Washington County**  
**Arkansas**



2/19/2026

# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,456.2

Max: 1,866.1

Range: 409.9

Average: 1,663.9

Standard Deviation: 123.06 ft

0ft 647ft 1294ft

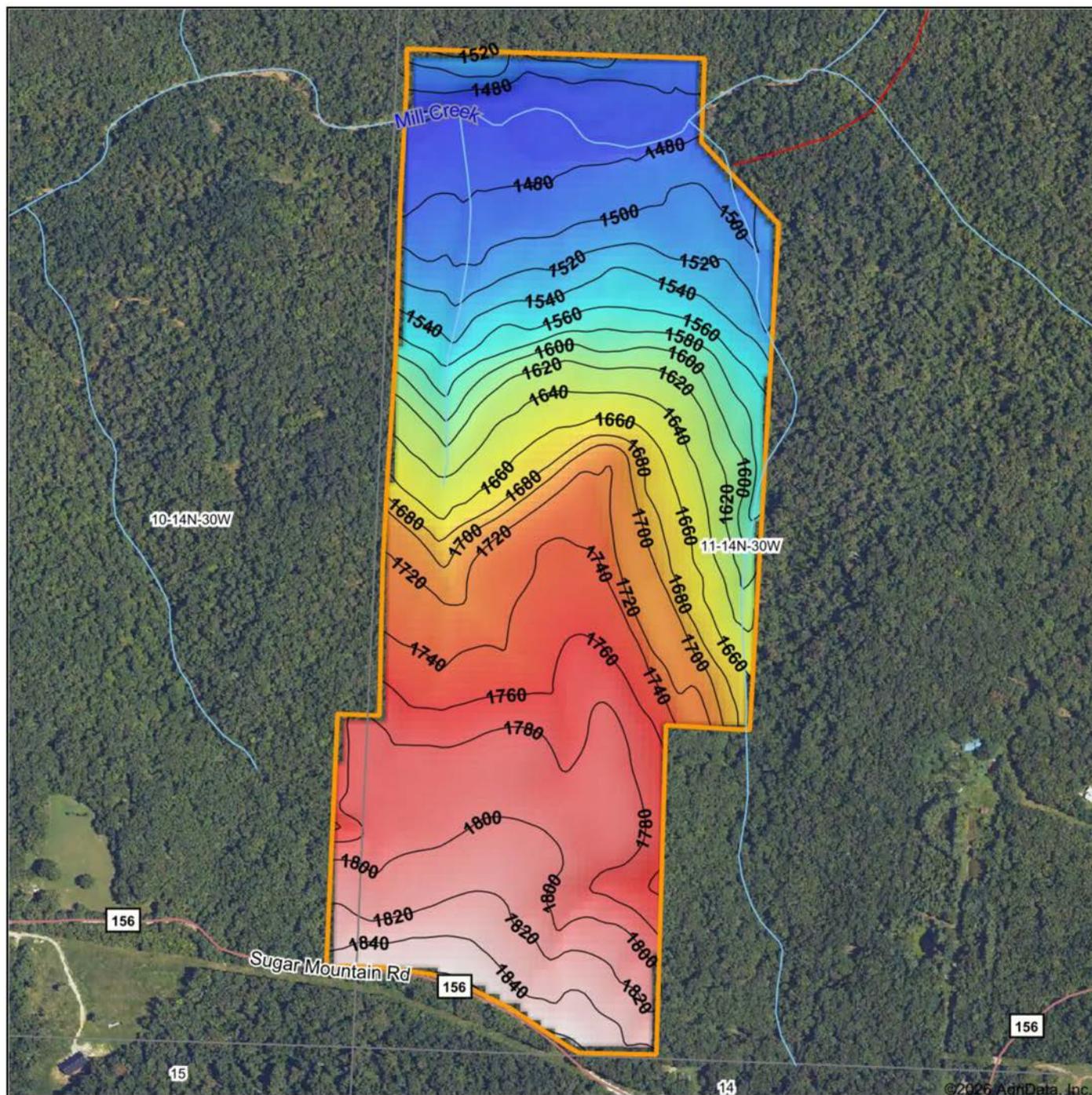


2/19/2026

**11-14N-30W**  
**Washington County**  
**Arkansas**

Boundary Center: 35° 54' 3.73, -94° 8' 32.61

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem  
 Interval(ft): 20  
 Min: 1,456.2  
 Max: 1,866.1  
 Range: 409.9  
 Average: 1,663.9  
 Standard Deviation: 123.06 ft

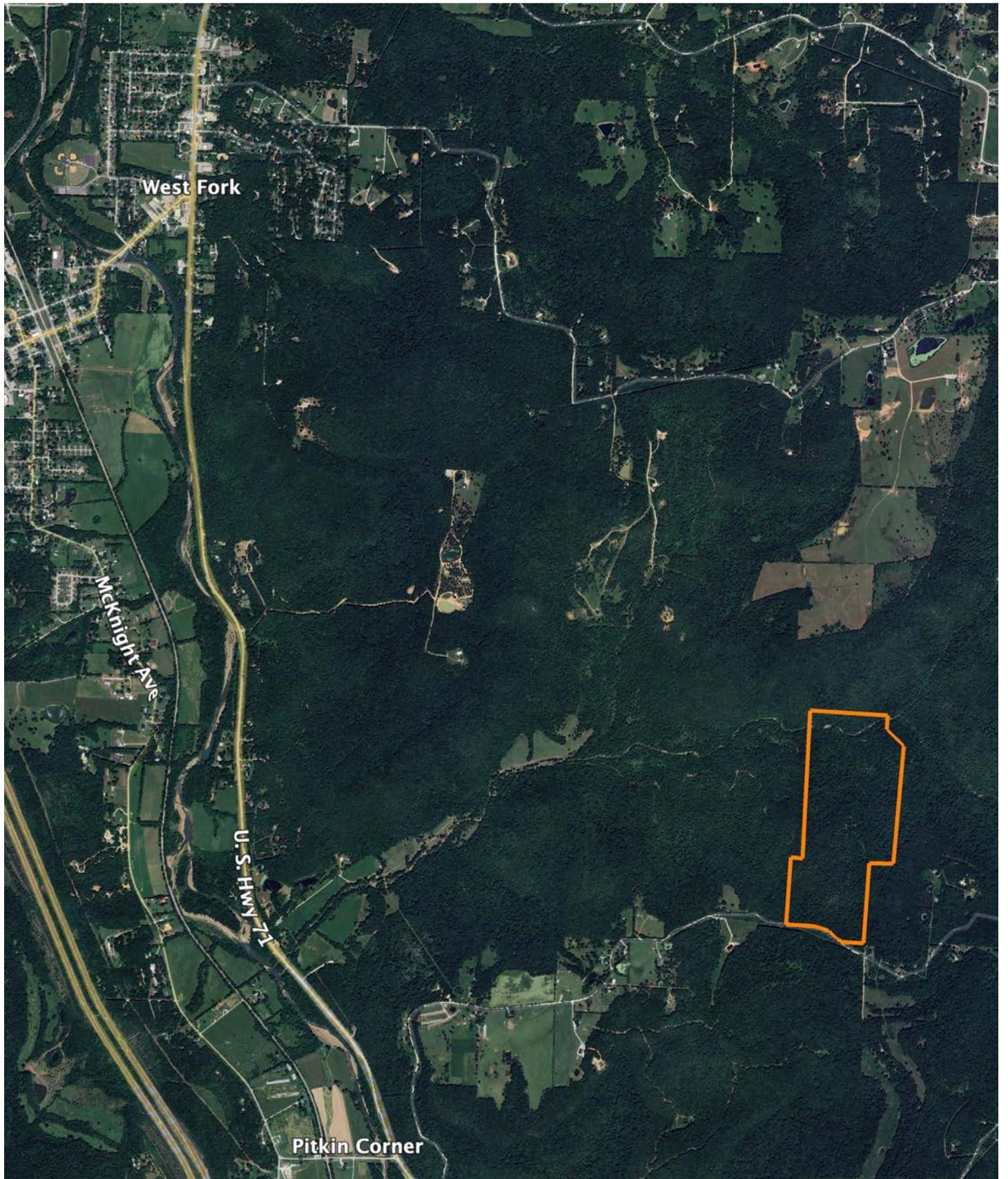


2/19/2026

**11-14N-30W**  
**Washington County**  
**Arkansas**

Boundary Center: 35° 54' 3.73, -94° 8' 32.61

# 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](mailto:CShadrick@MidwestLandGroup.com)



**MidwestLandGroup.com**

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