

MIDWEST LAND GROUP PRESENTS

58.5 ACRES

CARROLL COUNTY, AR

HIGHWAY 21 SOUTH, BERRYVILLE, ARKANSAS 72616



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE TRACT WITH HIGHWAY FRONTAGE OFFERING BUILDING & HUNTING POTENTIAL

Situated in the Ozarks of Carroll County, Arkansas, this 58.5 +/- acre tract offers a rare combination of natural beauty, hunting potential, and convenience. Located just 7 miles north of Highway 412, one of the major travel corridors through Northwest Arkansas, the property is easy to get to while still offering the privacy and peaceful setting people look for when they search for ground in this area.

The landscape is just the right blend of usability and character and is what many folks picture when they think about this part of NWA. The property is covered in a healthy mix of mature hardwoods and evergreens, giving it great character and keeping it scenic all year long. In the fall, the hardwoods bring a beautiful sight, while the pines offer some color even through the winter months. One of the standout features of this property is the topography, which offers potential for some eastern views. With a little selective clearing, you could open things up and have a front-row seat to watch the sun rise across the Ozark Mountains while enjoying your morning coffee.

For the outdoorsman, the terrain on this place sets up really well for wildlife. The property has a strong ridge system with drainages and several pinch points that deer will naturally use when traveling through the area. These features create great spots for bucks to scent check does

during the rut. The property already has a history of solid whitetail harvests, and recent trail camera photos show that there is real potential to continue that trend. Access to the property comes from the east side off Highway 21, which sets up nicely for hunting those classic north and northwesterly cold fronts that tend to get mature bucks on their feet and moving around.

With the way the property sets up, it also allows for several potential building sites. Toward the northern portion of the property sits a pond surrounded by mature pine trees that creates a peaceful setting and would make a beautiful location for a home or cabin. There are already rough-cut roads and trails in place that lead to two of the most popular building locations on the property. Some utilities are also within reach, with three-phase primary power running along the paved road, giving the property solid potential for future improvements.

Another great feature of this property is its location. From here, you can easily travel to Kingston, Huntsville, Green Forest, Berryville, Eureka Springs, Harrison, or even Branson, making it convenient whether you're looking for dining, shopping, or a weekend getaway.

From a recreational standpoint, you're also just a short drive to the Kings River, where nearby outfitters offer

great opportunities for floating, fishing, and enjoying some of the best water the Ozarks have to offer.

Whether you're looking for a place to build a permanent residence, a solid hunting property with proven potential,

or a place in the Ozarks to escape for the weekend, this tract offers real possibilities and checks a lot of boxes for buyers that are looking to make NWA their home.

Showings are by appointment only, so call Land Agent Chris Shadrick at (479) 530-2470 for your personal tour.



PROPERTY FEATURES

COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **58.5**

- 58.5 +/- acres in Carroll County, AR
- Located about 7 miles north of Highway 412
- Paved road frontage
- Mix of mature hardwoods and pine timber (marketable)
- Year-round scenic landscape
- Potential eastern sunrise views
- Strong ridge system with natural drainages
- Natural pinch points for deer travel
- History of solid whitetail harvests
- Multiple potential building sites
- Scenic pond surrounded by mature pines
- Rough-cut roads and trails already in place
- Three-phase power available along the road
- Convenient to Berryville, Huntsville, Kingston, Harrison, & Branson
- Short drive to the Kings River for floating and fishing

MATURE HARDWOODS & PINE TIMBER

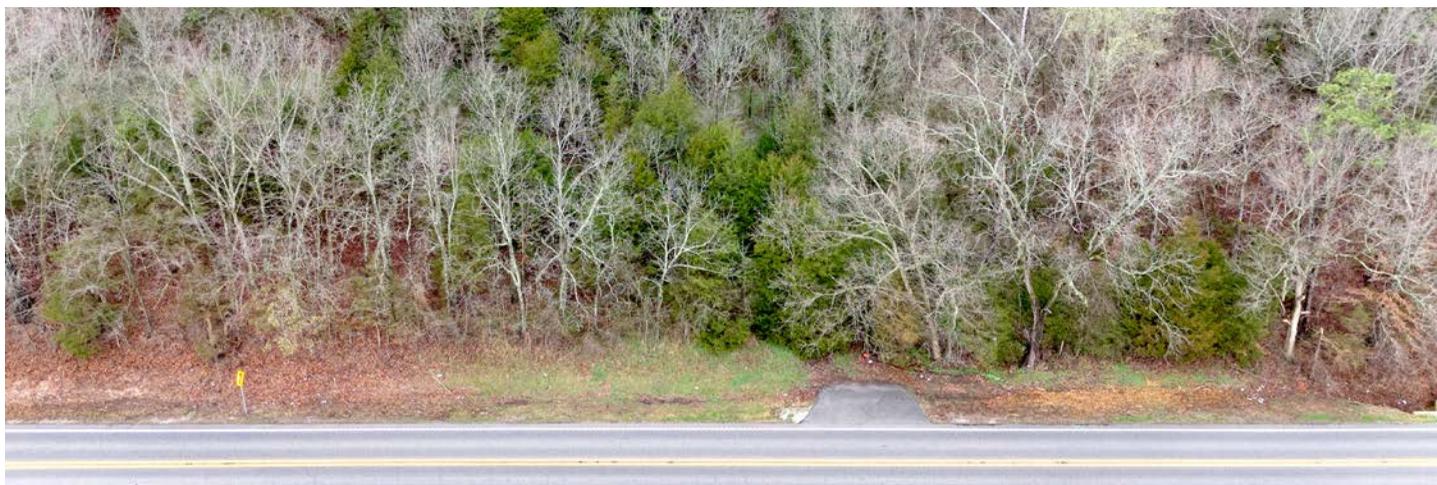
The property is covered in a healthy mix of mature hardwoods and evergreens, giving it great character and keeping it scenic all year long.



SCENIC POND



MULTIPLE POTENTIAL BUILDING SITES



ROUGH-CUT ROADS AND TRAILS



TRAIL CAM PICTURES & HARVEST PHOTOS



AERIAL MAP



Map Center: 36° 14' 27.43, -93° 31' 26.94



Maps Provided By:



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10-18N-24W
Carroll County
Arkansas



3/11/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 1,414.1

Max: 1,586.6

Range: 172.5

Average: 1,509.1

Standard Deviation: 42.78 ft

0ft 418ft 836ft

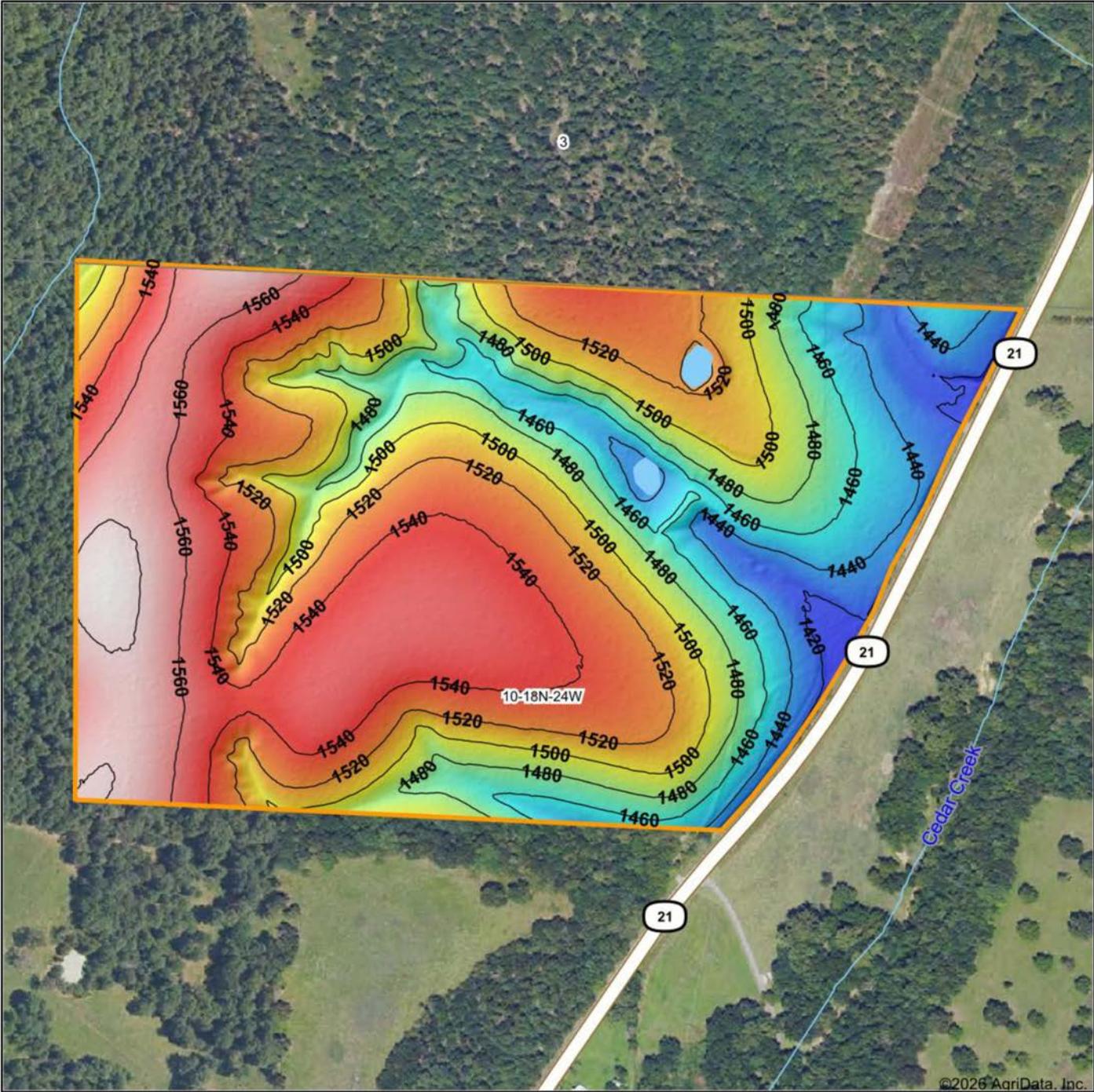


3/11/2026

10-18N-24W
Carroll County
Arkansas

Boundary Center: 36° 14' 27.43, -93° 31' 26.94

HILLSHADE MAP

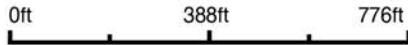


Low Elevation High



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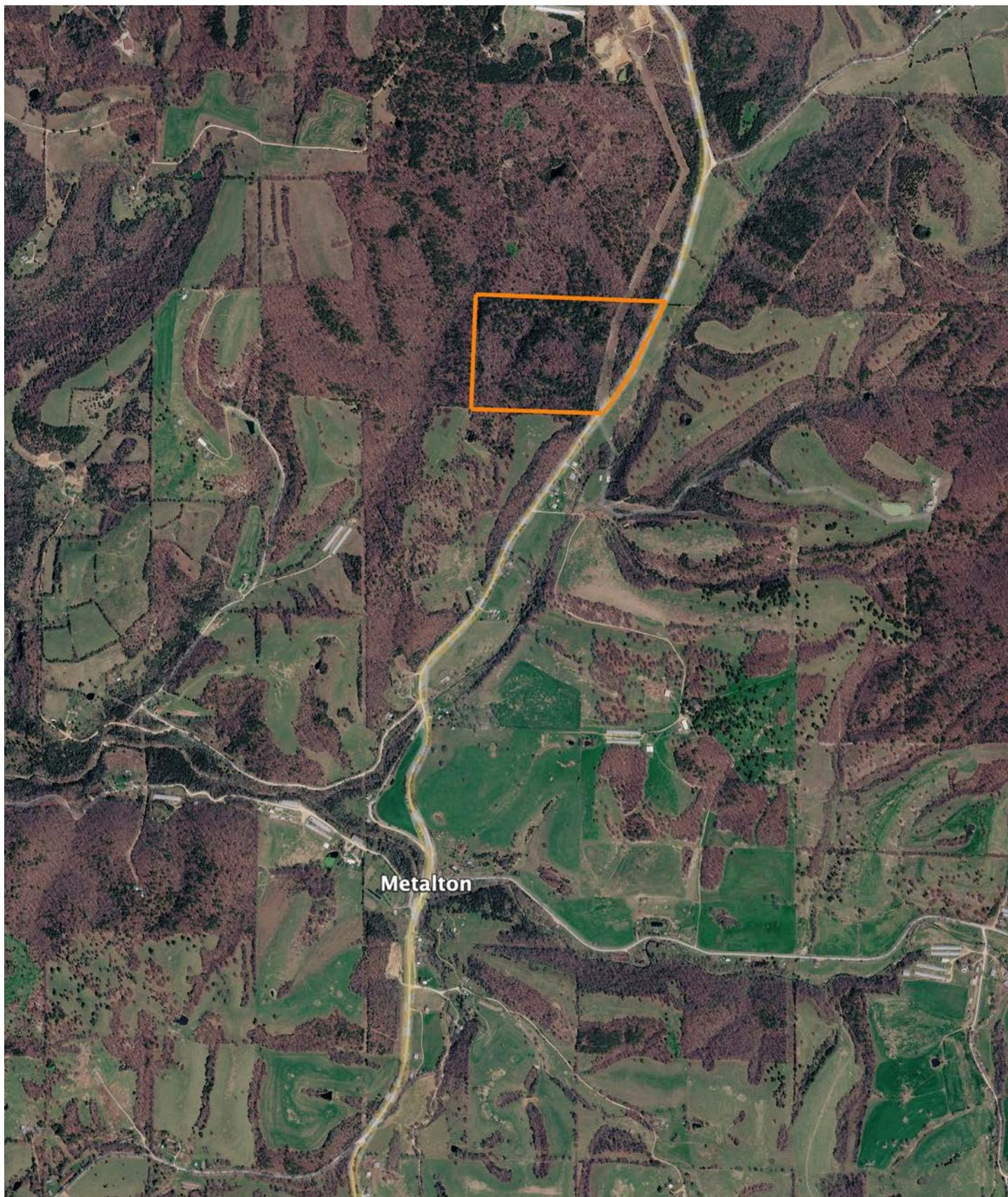


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10-18N-24W
Carroll County
Arkansas

Boundary Center: 36° 14' 27.43, -93° 31' 26.94

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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