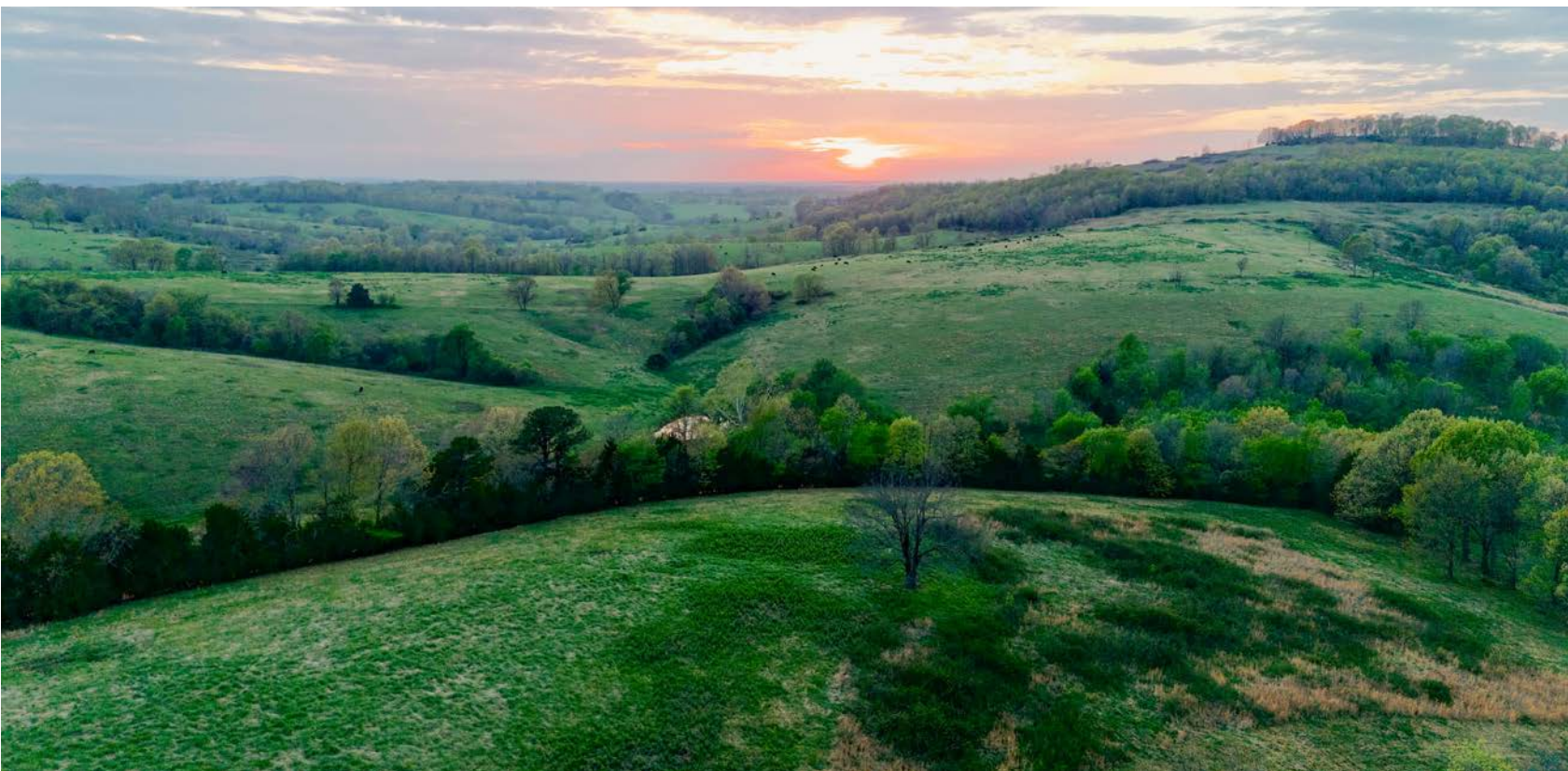


MIDWEST LAND GROUP PRESENTS

47 ACRES

CARROLL COUNTY, AR

COUNTY ROAD 734, BERRYVILLE, ARKANSAS 72616



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PICTURE-PERFECT 47 - PASTURE, TIMBER, & STUNNING VIEWS

The perfect fusion of beauty and functionality awaits with this exceptional 47 +/- acre tract in Carroll County. This premium combo property features a healthy mix of good pasture ground and mature timber! Perched high on a scenic hilltop, the property offers breathtaking panoramic views. Whether you're watching the sunrise with your morning coffee or enjoying a peaceful sunset in the evening, the setting here is truly picture-perfect. With multiple cleared areas, the groundwork is laid for a private estate, family compound, expansive hobby farm,

or simply adding to your current farming operation. Electricity is already on site, helping streamline the path for the improvements you envision. Plenty of county road frontage provides easy and convenient access. Outdoorsmen will appreciate the property and the recreational draw of the location. A newly constructed pond adds both visual appeal and the potential for fishing right on your own place, or a watering hole for wildlife or livestock. This property is pleasing to the eye and has a multitude of uses, so don't miss this opportunity!



PROPERTY FEATURES

COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **47**

- Beautiful blend of timber and pasture
- Elevated hilltop setting offering breathtaking panoramic sunrise and sunset views
- Ideal for a private estate, family compound, or hobby farm
- Two ponds
- Electricity is already on site
- County road frontage
- Versatile tract suited for farming, livestock, or expanding an existing operation
- 25 minutes to Berryville
- 30 minutes to Huntsville
- 45 minutes to Harrison
- 1 hour to Fayetteville
- 1 hour to Branson



BEAUTIFUL BLEND OF TIMBER & PASTURE



COUNTY ROAD FRONTAGE



TWO PONDS



VERSATILE TRACT



ELEVATED HILLTOP SETTING



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 36° 11' 48.53, -93° 30' 5.21



Maps Provided By:



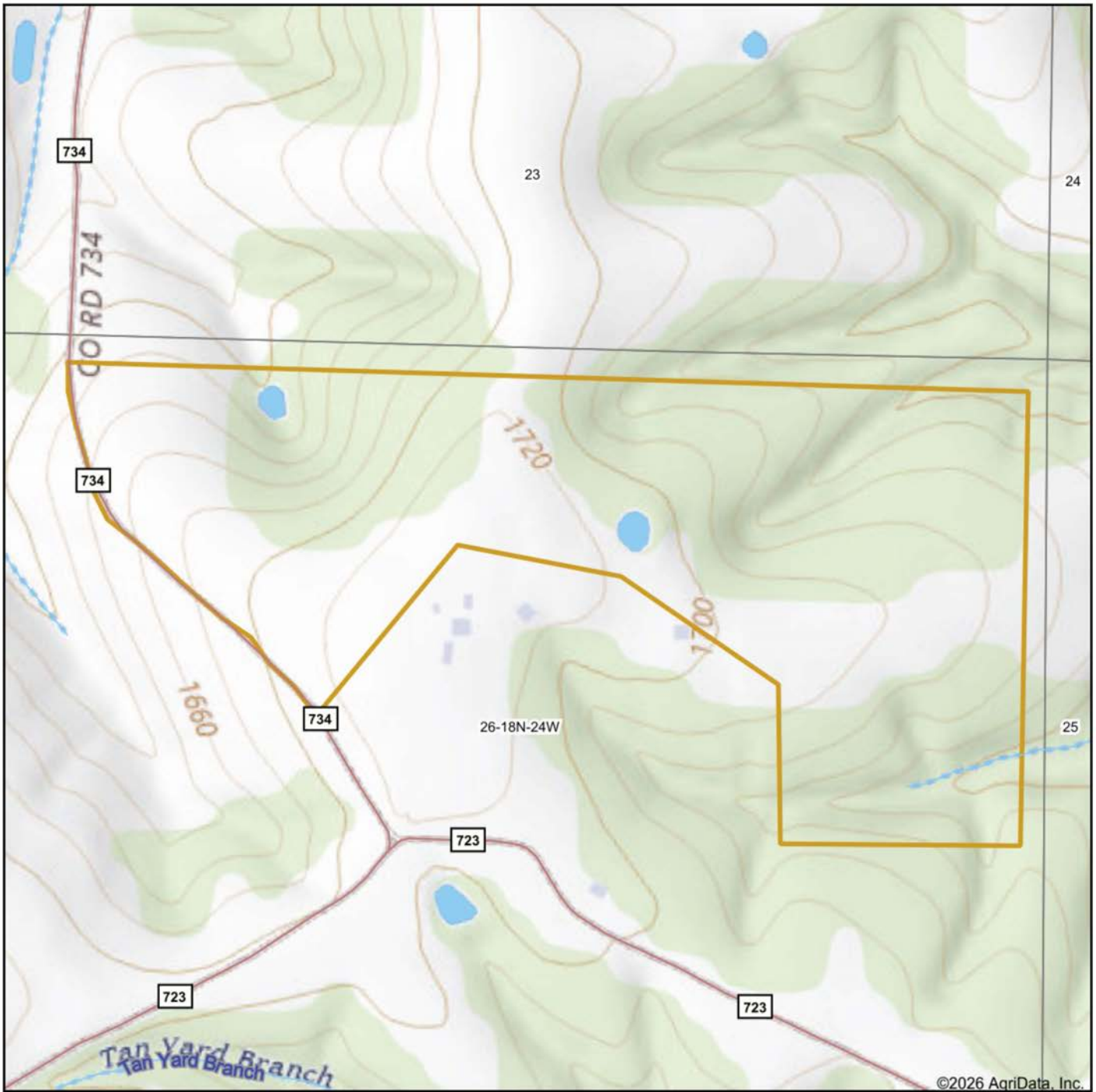
© AgriData, Inc. 2025 www.AgriDataInc.com

26-18N-24W
Carroll County
Arkansas



4/12/2026

TOPOGRAPHY MAP



Map Center: 36° 11' 50.07, -93° 30' 5.21



26-18N-24W
Carroll County
Arkansas



4/12/2026

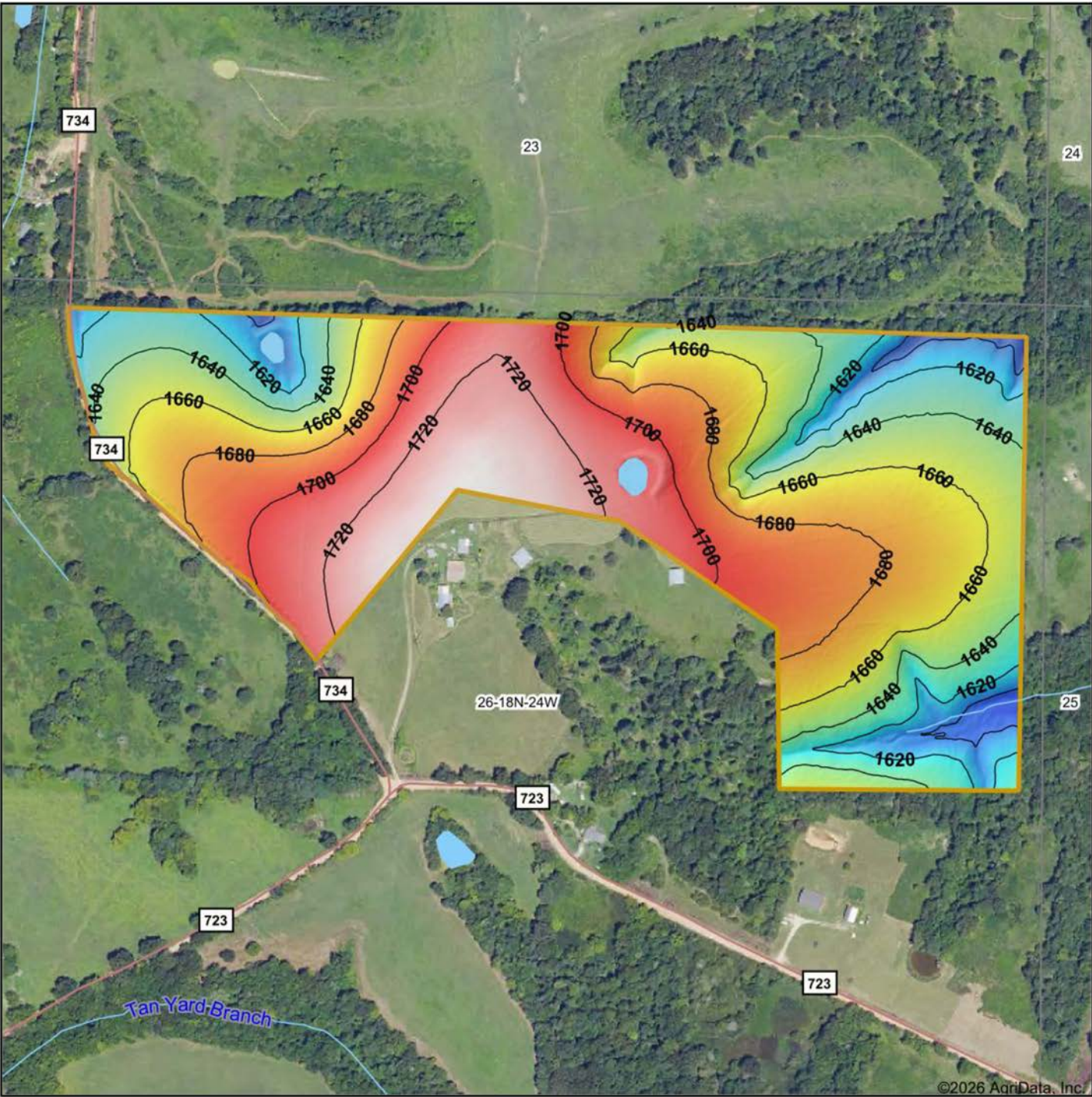


Maps Provided By

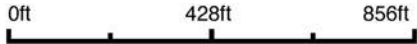


© AgriData, Inc. 2025 www.AgriDataInc.com

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 20
 Min: 1,584.9
 Max: 1,739.1
 Range: 154.2
 Average: 1,669.6
 Standard Deviation: 35.73 ft



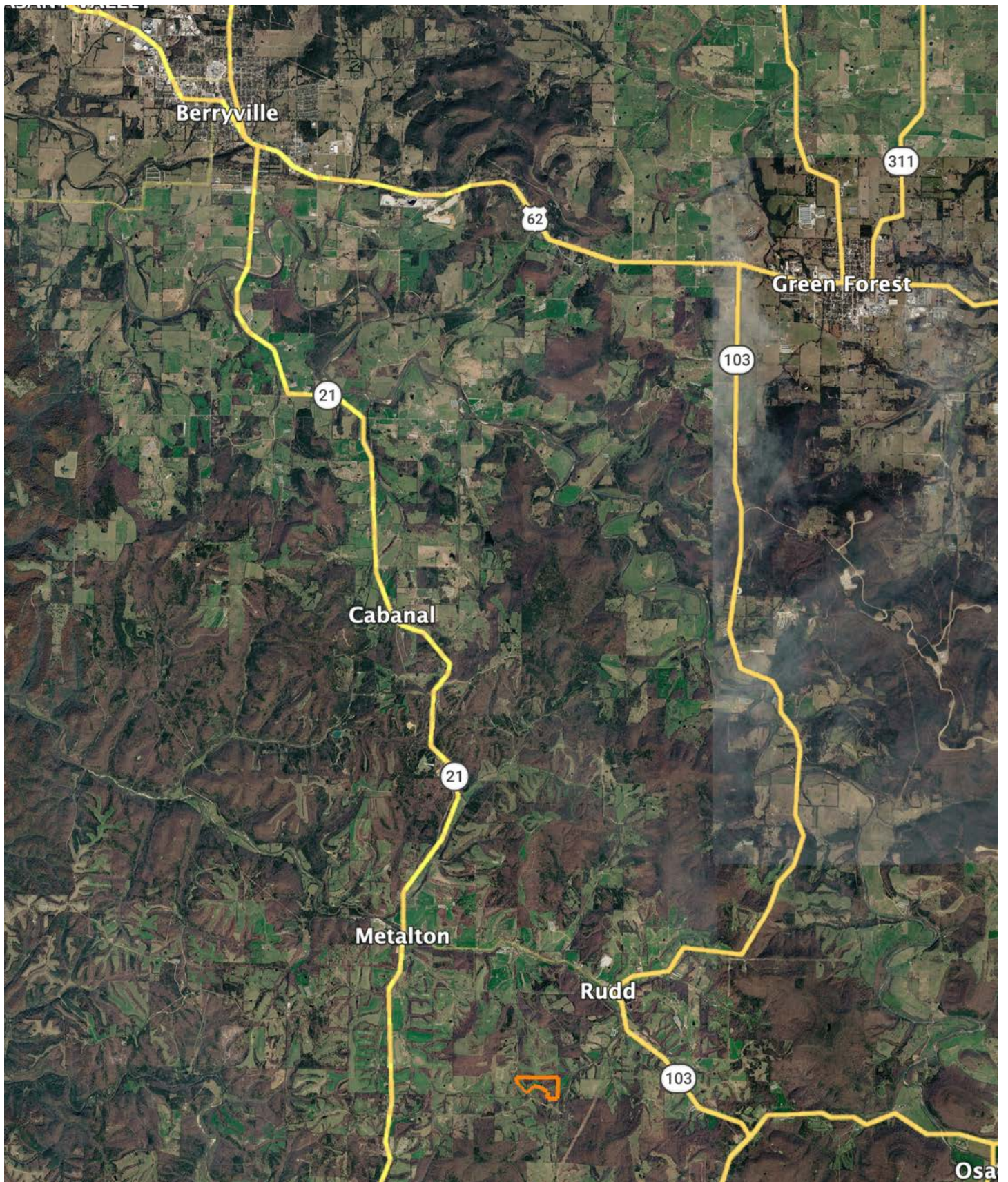
26-18N-24W
 Carroll County
 Arkansas

Boundary Center: 36° 11' 48.53, -93° 30' 5.21



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

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.