

MIDWEST LAND GROUP PRESENTS



# MADISON COUNTY, AR

37.1 ACRES



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUILDABLE ACREAGE & GREAT HUNTING IN A PRIME MADISON COUNTY LOCATION

If you've been looking for a manageable piece of ground that checks a lot of boxes, this 37 +/- acre tract in Madison County deserves a hard look. Here, you have a great location, hunting potential, and timber value. Nearby utilities offer opportunities for future improvement as well. This property is being split from a larger parcel, with the seller providing ingress/egress along with utility easements, making it a very workable setup from day one. Utilities are along County Road 7670. Electric service is provided by Ozarks Electric, and water is supplied by Madison County. You've also got the option for Ozarksgo high-speed fiber internet.

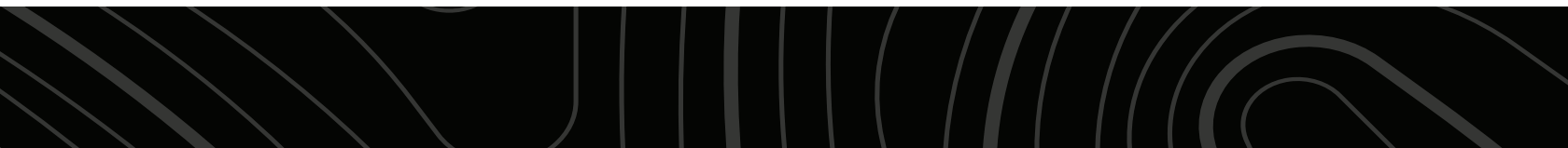
The land itself sets up extremely well. You've got gently sloped benches throughout the property, along with a large, usable flat on the eastern side that really opens up your options for a homesite, cabin, or multiple food plot locations. A wet-weather creek runs through the northwest corner of the tract, and there's also a pond already in place. These are good features for both wildlife and recreation.

From a hunting standpoint, the property creates a strong base. The natural benches are ideal travel corridors for

deer, allowing them to move without using much energy while scent-checking during the rut. Turkeys will use these same areas for feeding, strutting, and travel, and the area is known to produce the occasional black bear as well. Timber is another strong point here. White oak is the dominant species, with some red oak and hickory mixed in. A good portion of the white oak and some of the red oak is marketable, giving you immediate or future return potential.

Location is the major highlight. The property sits just north of Wesley and just south of Highway 45. You're less than 30 minutes from East Fayetteville, just a little over a half hour to the University of Arkansas, and under 30 minutes to Huntsville. It's close enough to be convenient, but far enough out to feel like you've actually gotten away.

Whether you're looking for a hunting tract, a place to build, or a combination of both, this property offers just that, and it's wrapped up in a convenient location. Showings are by appointment only, so give Land Agent Chris Shadrick a call to schedule your private showing.



# PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **37.1**

- Great location
- Utilities along CR 7670
- Potential for Ozarksgo High-Speed Internet
- Gently sloped terrain
- Large flat along eastern boundary
- Pond and wet-weather creek
- Deer & turkey
- Marketable White Oak timber
- Less than 30 minutes to Fayetteville
- Less than 30 minutes to Huntsville
- Just over half an hour from the University of Arkansas



BOUNDARY LINES ARE APPROXIMATE

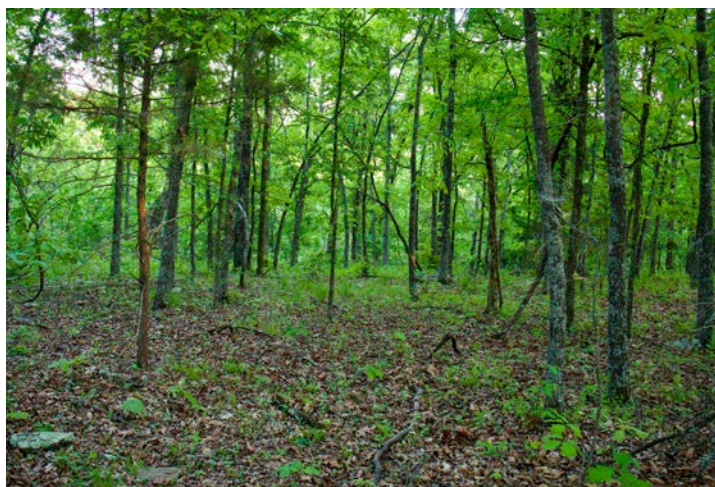
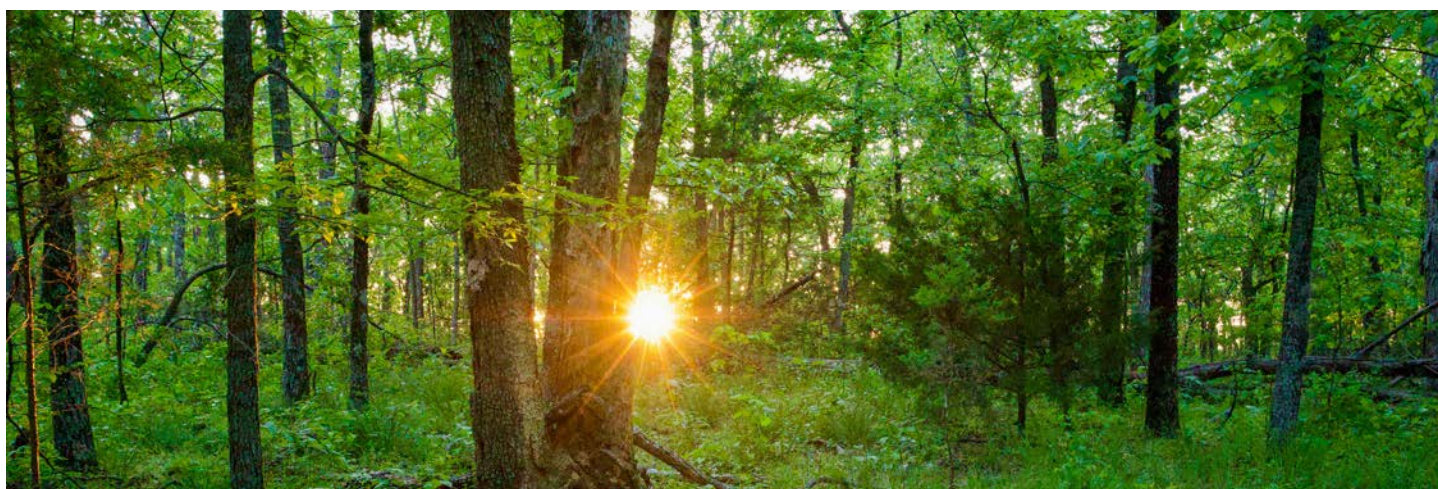
# GENTLY SLOPED TERRAIN

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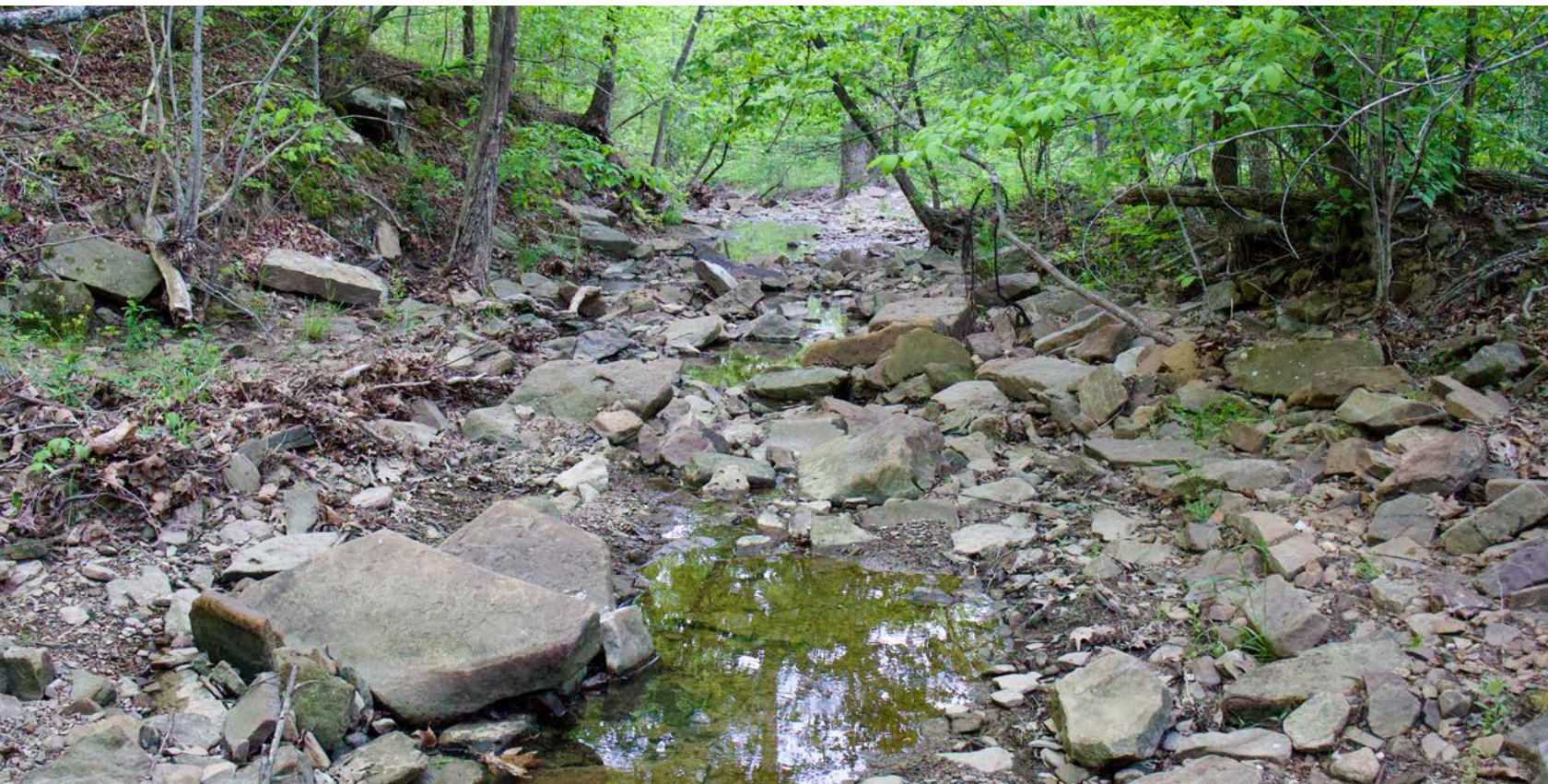
# LARGE FLAT ALONG EASTERN BOUNDARY

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# POND AND WET-WEATHER CREEK

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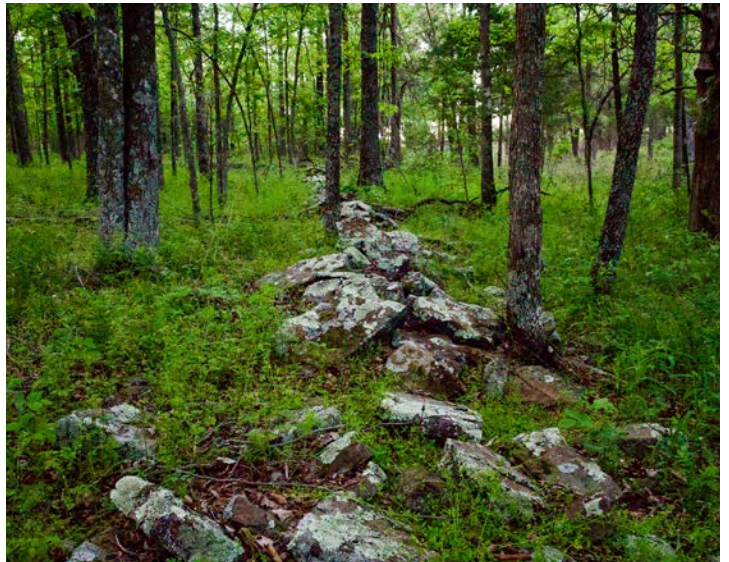
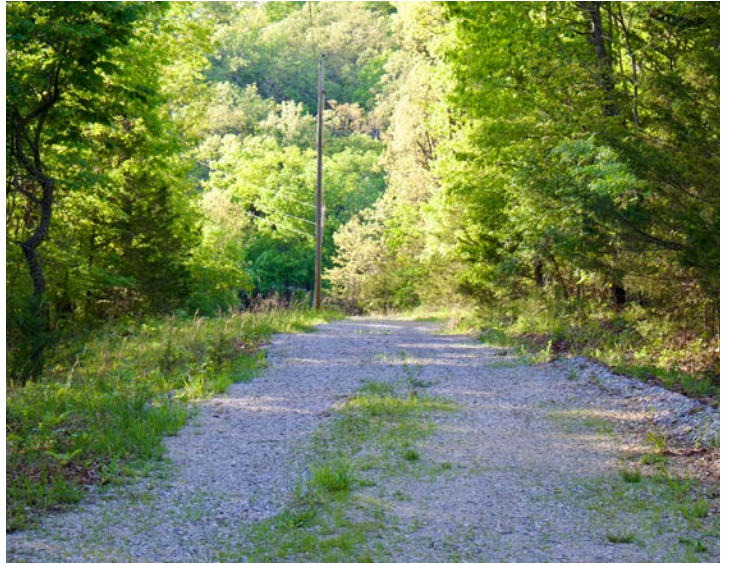
# MARKETABLE WHITE OAK TIMBER

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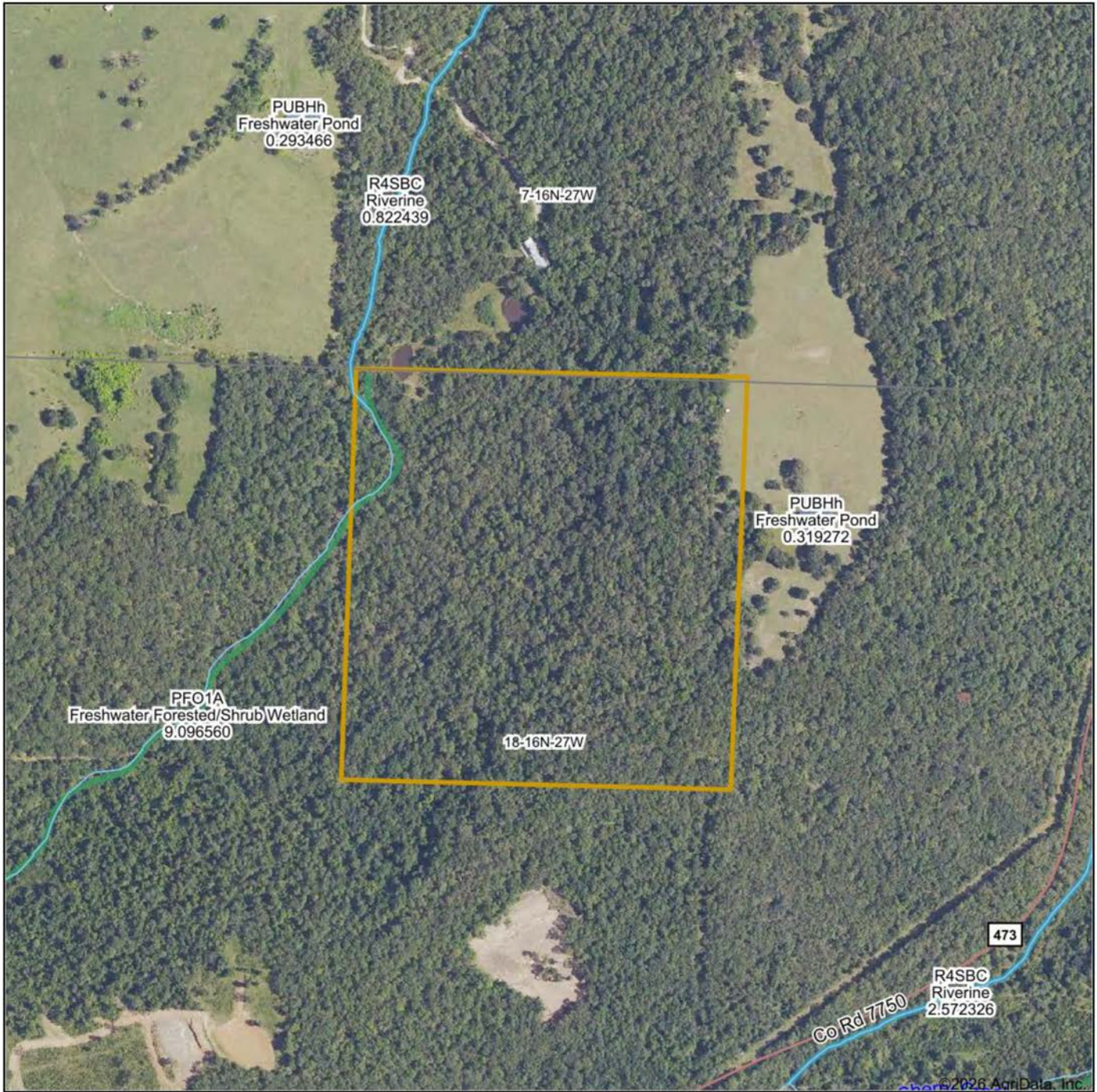


# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 36° 3' 44.29, -93° 53' 5.68



**18-16N-27W**  
**Madison County**  
**Arkansas**



Maps Provided By:

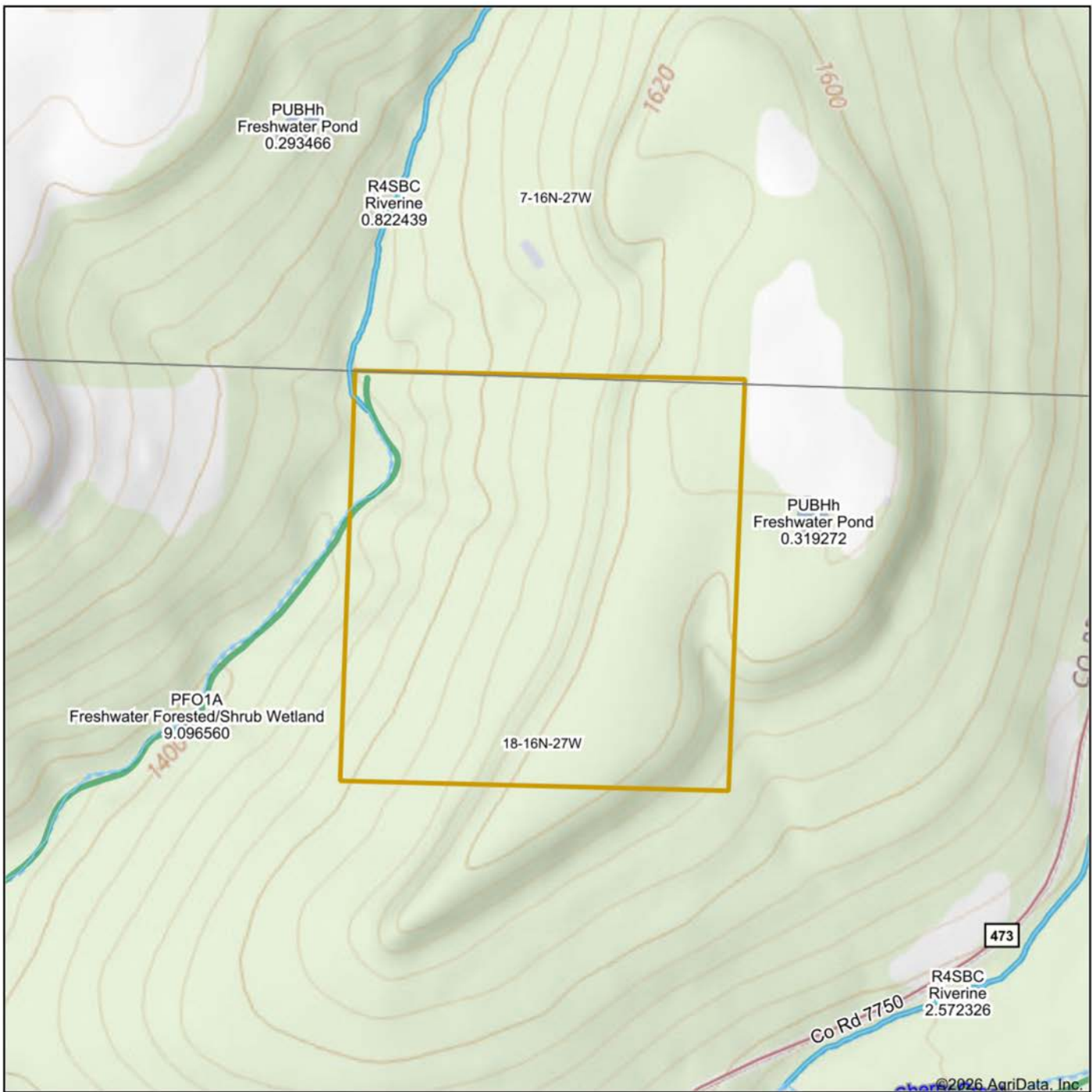


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4/21/2026

# TOPOGRAPHY MAP



Map Center: 36° 3' 45.31, -93° 53' 5.53

0ft 500ft 1001ft

**18-16N-27W**  
**Madison County**  
**Arkansas**



4/21/2026



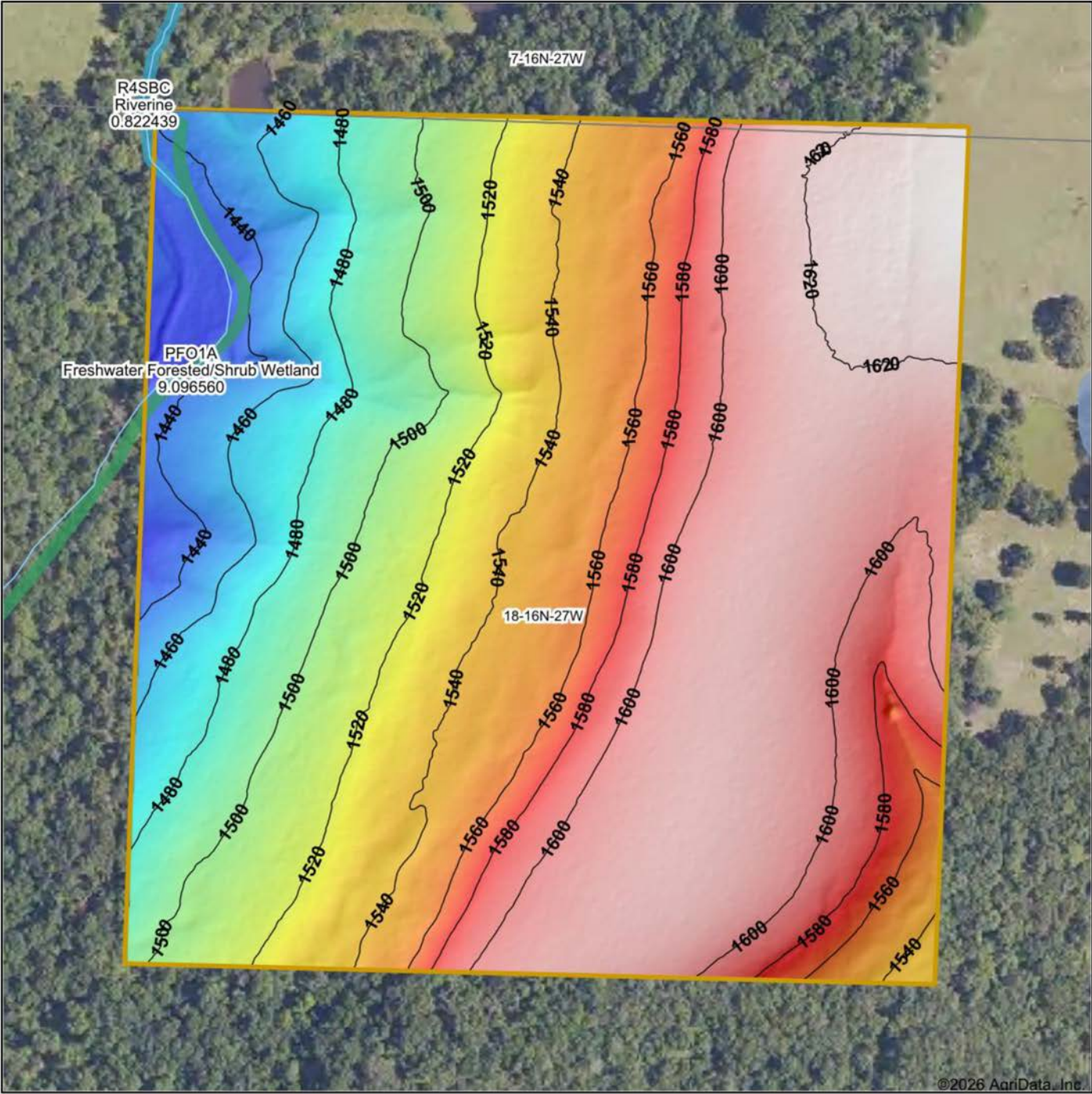
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# HILLSHADE MAP



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Low Elevation High

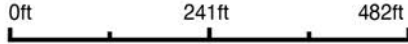


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Source: USGS 1 meter dem  
 Interval(ft): 20  
 Min: 1,420.6  
 Max: 1,628.8  
 Range: 208.2  
 Average: 1,547.3  
 Standard Deviation: 57.68 ft



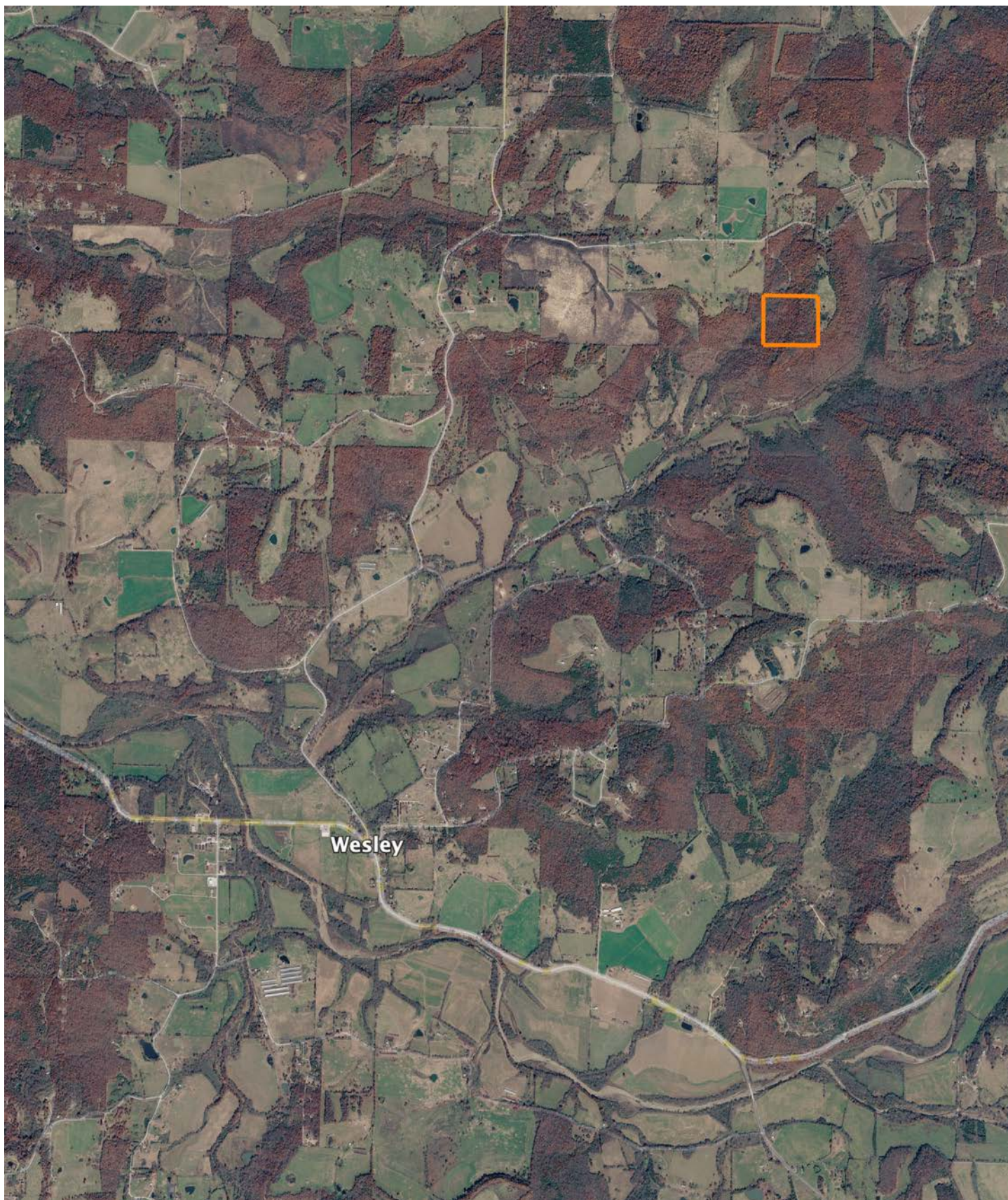
4/21/2026

**18-16N-27W**  
**Madison County**  
**Arkansas**

Boundary Center: 36° 3' 44.29, -93° 53' 5.68

# OVERVIEW MAP

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# 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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