

MIDWEST LAND GROUP PRESENTS

44 ACRES IN

MARION COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

REMARKABLE OZARK OASIS ON CROOKED CREEK

Tucked away at the end of a quiet dead-end road, this exceptional 44 +/- acre property offers a rare blend of privacy, recreation, and modern comfort, all highlighted by over 3,000 feet of frontage on Crooked Creek, one of the region's most celebrated smallmouth bass fisheries. The creek frontage is truly special, with highly accessible shoreline and gentle entry points that allow you to drive right down to the gravel bars. A dynamic stretch of water features a perfect mix of shoals, deep pools, islands, and braided channels ideal for fishing, exploring, or simply enjoying the sound of moving water. Whether you prefer canoeing, kayaking, or casting a line, this property delivers endless opportunities right out your back door. Even better, the location allows for easy float trips with convenient put-in and take-out options nearby, making day trips effortless and enjoyable.

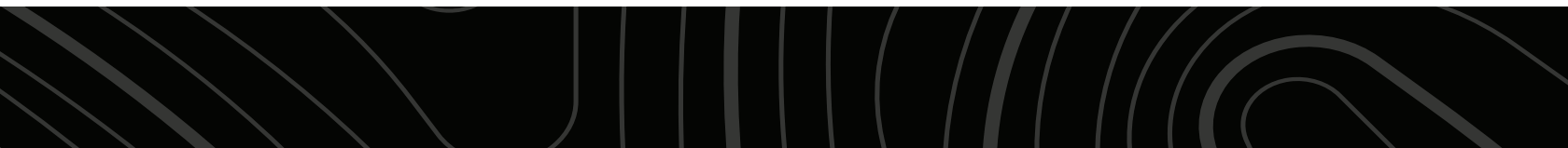
The land itself is a beautiful balance of usability and natural appeal, with approximately 7 wooded acres providing shade, habitat, and privacy, while the remaining acreage is maintained hayfield perfect for grazing, recreation, or simply enjoying the wide-open views.

Built in 2025, the 1,960 square foot home combines thoughtful design with quality construction. This single-story residence sits on a slab foundation and was built

using 2x6 construction with foam insulation for long-term durability and efficiency. Inside, you'll find 3 bedrooms and 2 bathrooms, featuring LVP flooring throughout, leathered granite countertops, and soft-close cabinetry that adds a touch of everyday luxury. A tankless hot water heater ensures efficiency, while a dedicated safe room provides peace of mind. Step outside onto the wrap-around porch and take in the scenic views of your land and the surrounding countryside, ideal for morning coffee or evening relaxation. Wildlife is abundant, with frequent sightings of deer, turkey, and even bald eagles along the creek.

Additional improvements include a heated and cooled 12'x16' workshop, perfect for hobbies or projects, along with two container buildings that provide ample storage for equipment and gear. A 20kW backup generator adds another layer of reliability, ensuring you're prepared no matter the conditions.

Whether you're looking for a full-time residence, a recreational retreat, or a place to create lasting memories on the water, this property offers a rare combination of natural beauty, thoughtful improvements, and unmatched creek frontage.



PROPERTY FEATURES

COUNTY: **MARION** | STATE: **ARKANSAS** | ACRES: **44**

- 3,000+ feet of Crooked Creek frontage
- Newly constructed 1,960 sq. ft. 3 bed, 2 bath home
- Highly accessible shoreline and gravel bars
- Swimming, fishing, canoeing, kayaking
- Abundant wildlife
- Scenic views
- Gentle terrain
- Safe room
- Practical outbuildings
- Backup generator
- Dead-end privacy



NEWLY CONSTRUCTED HOME

Built in 2025, the 1,960 square foot home combines thoughtful design with quality construction. Inside, you'll find 3 bedrooms and 2 bathrooms, featuring LVP flooring throughout, leathered granite countertops, and soft-close cabinetry that adds a touch of everyday luxury.



CROOKED CREEK FRONTAGE

The creek frontage is truly special, with highly accessible shoreline and gentle entry points that allow you to drive right down to the gravel bars. A dynamic stretch of water features a perfect mix of shoals, deep pools, islands, and braided channels ideal for fishing, exploring, or simply enjoying the sound of moving water.

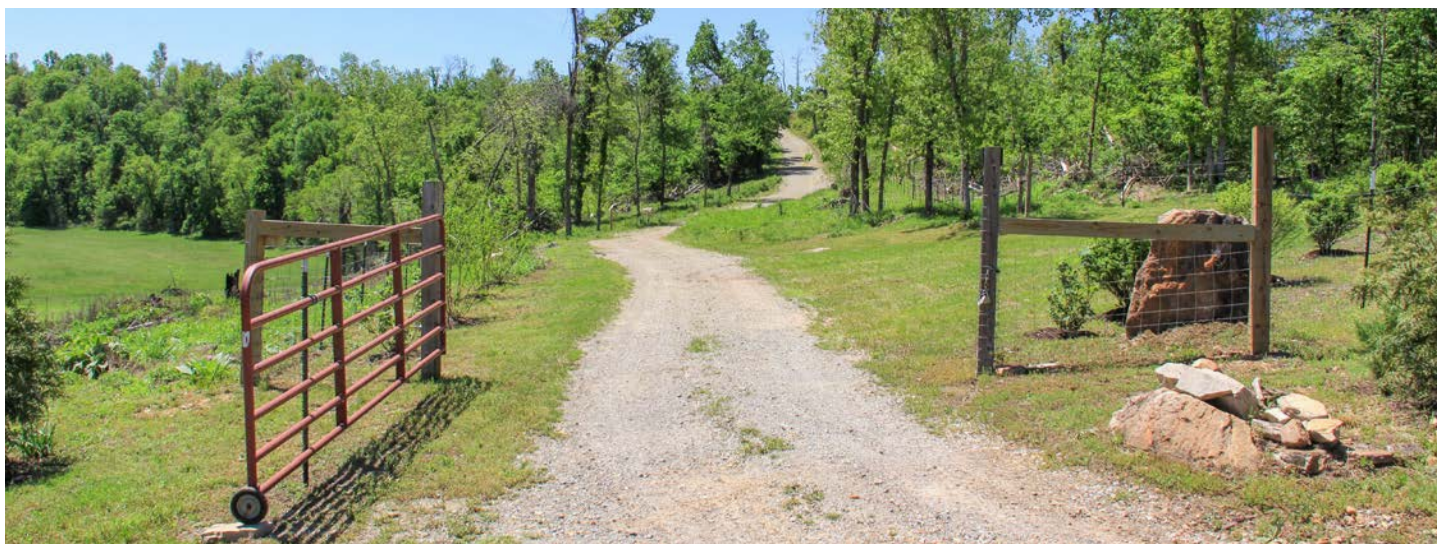


PRACTICAL OUTBUILDINGS

Additional improvements include a heated and cooled 12'x16' workshop, perfect for hobbies or projects, along with two container buildings that provide ample storage for equipment and gear.



DEAD-END PRIVACY



HAYFIELD & WOODED ACREAGE



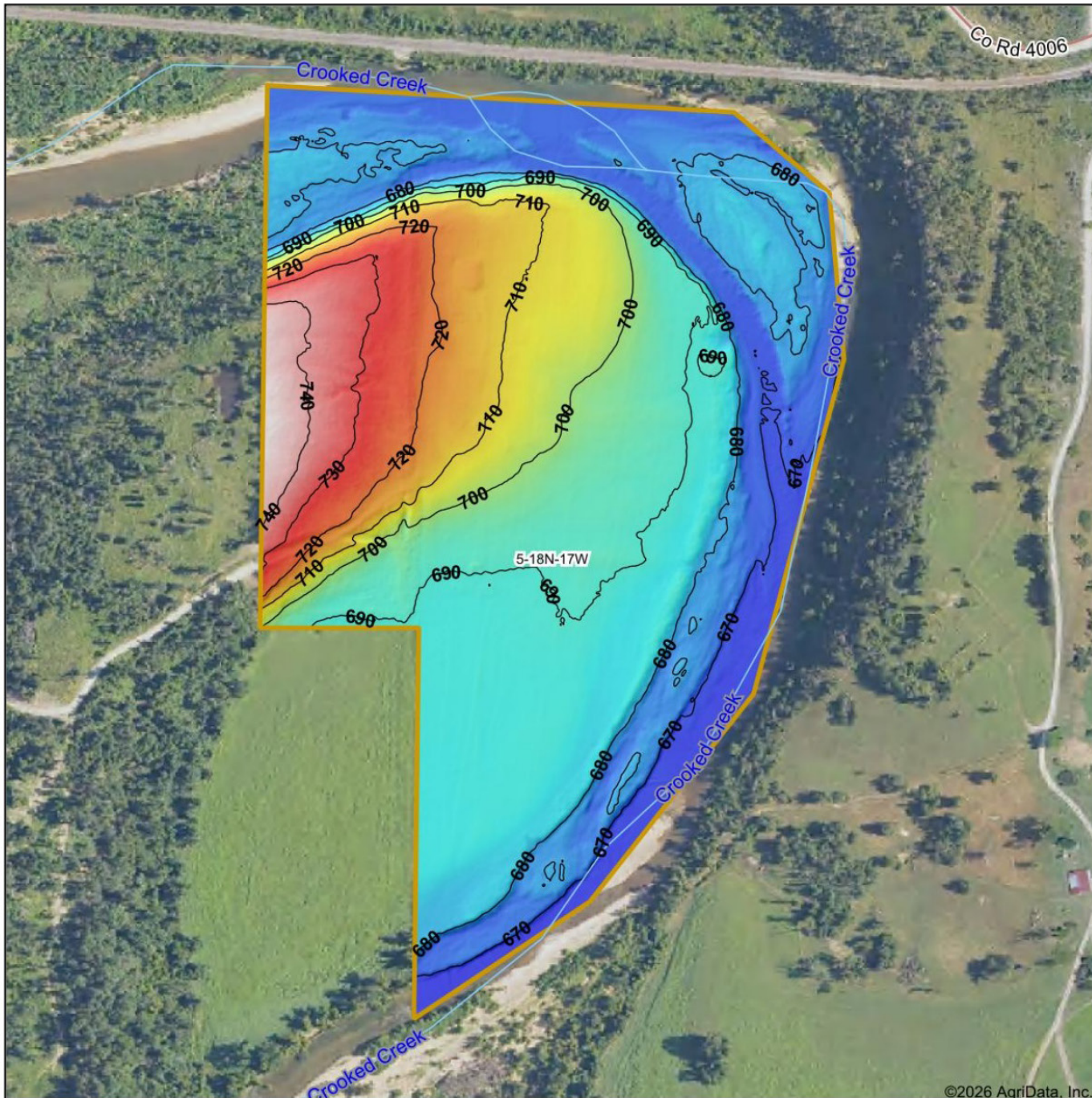
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



Low Elevation High



Maps Provided By



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 666.9

Max: 748.7

Range: 81.8

Average: 693.1

Standard Deviation: 19.06 ft

0ft 349ft 699ft

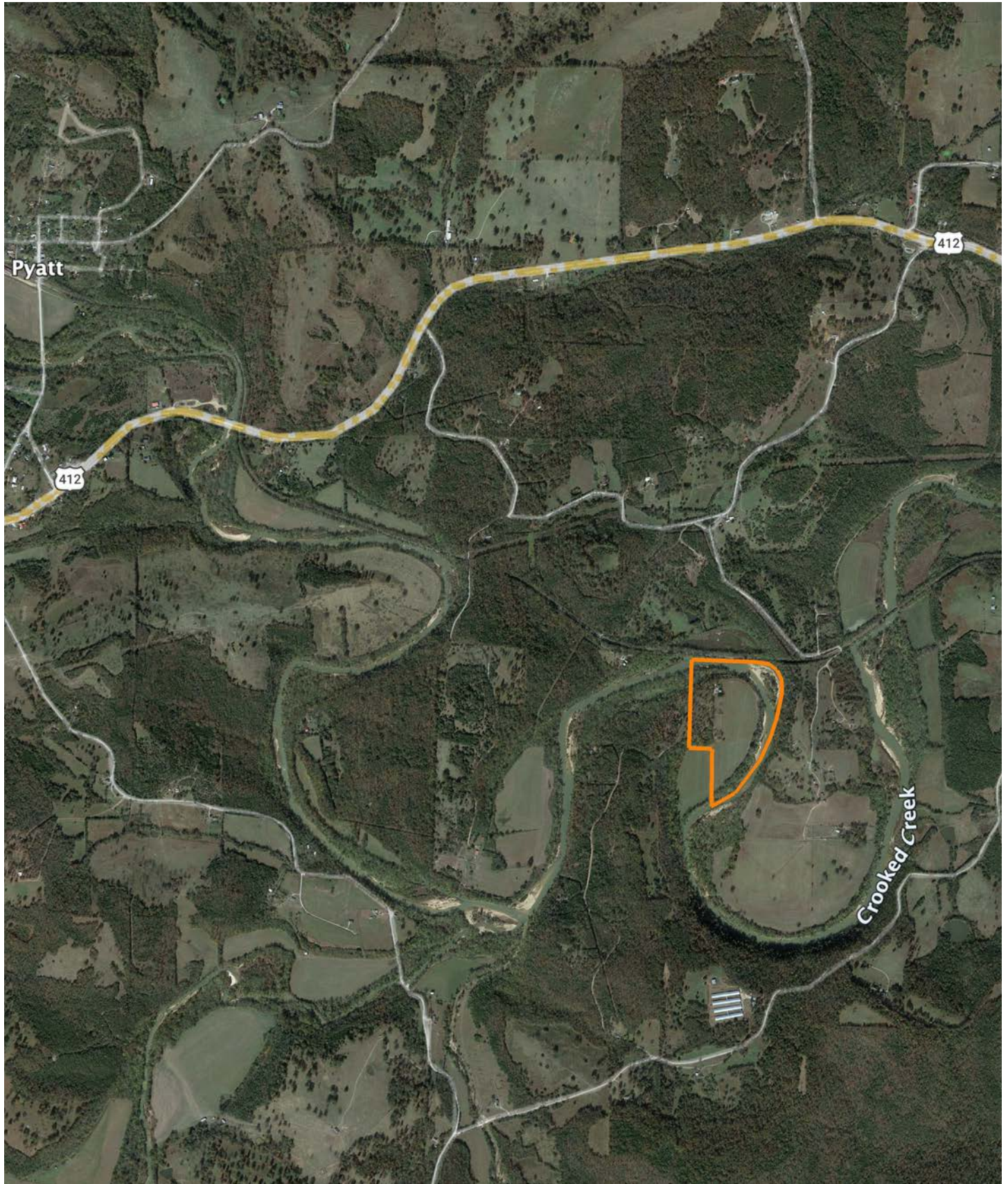


4/20/2026

5-18N-17W
Marion County
Arkansas

Boundary Center: 36° 14' 1.58, -92° 48' 37.8

OVERVIEW MAP



AGENT CONTACT

A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



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