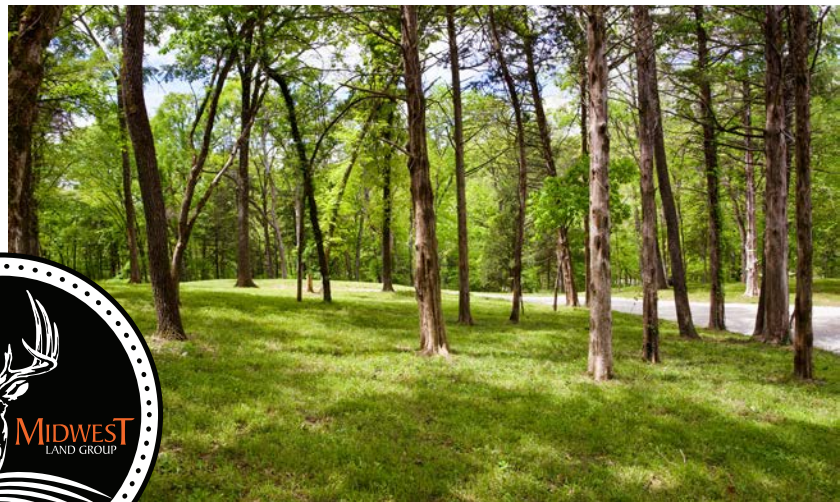


MIDWEST LAND GROUP PRESENTS

3.39 ACRES IN

WASHINGTON COUNTY ARKANSAS



18511 McCORD ROAD, ELKINS, AR 72727

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING WITH A TOUCH OF LUXURY

Midwest Land Group is proud to present this eye-catching country home! Located on 3.39 +/- acres, this property gives you that peaceful, small-town country feel from the moment you hit the driveway. Surrounded by mature hardwoods and cedar, the setting is beautiful! A small creek winds through the property and adds to the charm.

Inside, the home features a thoughtfully designed split floor plan with an open-concept living area that is spacious. The oversized island is one of the home's trophy features and is perfect for gathering with family or hosting friends. Currently set up as a 3 bedroom, 2 bath, there's plenty of room to live comfortably while still feeling connected. The master bedroom stands out and is generously sized. The en suite bath has custom finishes that give it a high-end, personal touch. Throughout the home, you'll notice the attention to detail and quality craftsmanship.

Built with durability and efficiency in mind, this home goes beyond standard construction. The 2"x6" exterior

walls paired with open-cell spray foam insulation provide excellent energy efficiency, comfort, and sound dampening. Waterproof flooring runs throughout the home, offering a clean look that's made to handle everyday life. Custom hickory cabinetry brings warmth and character to the kitchen and is complemented by granite countertops that are as practical as they are beautiful. The front porch is 50'x10' and stretches across the home, creating the perfect spot to relax and sip your morning coffee or simply enjoy the quiet evenings.

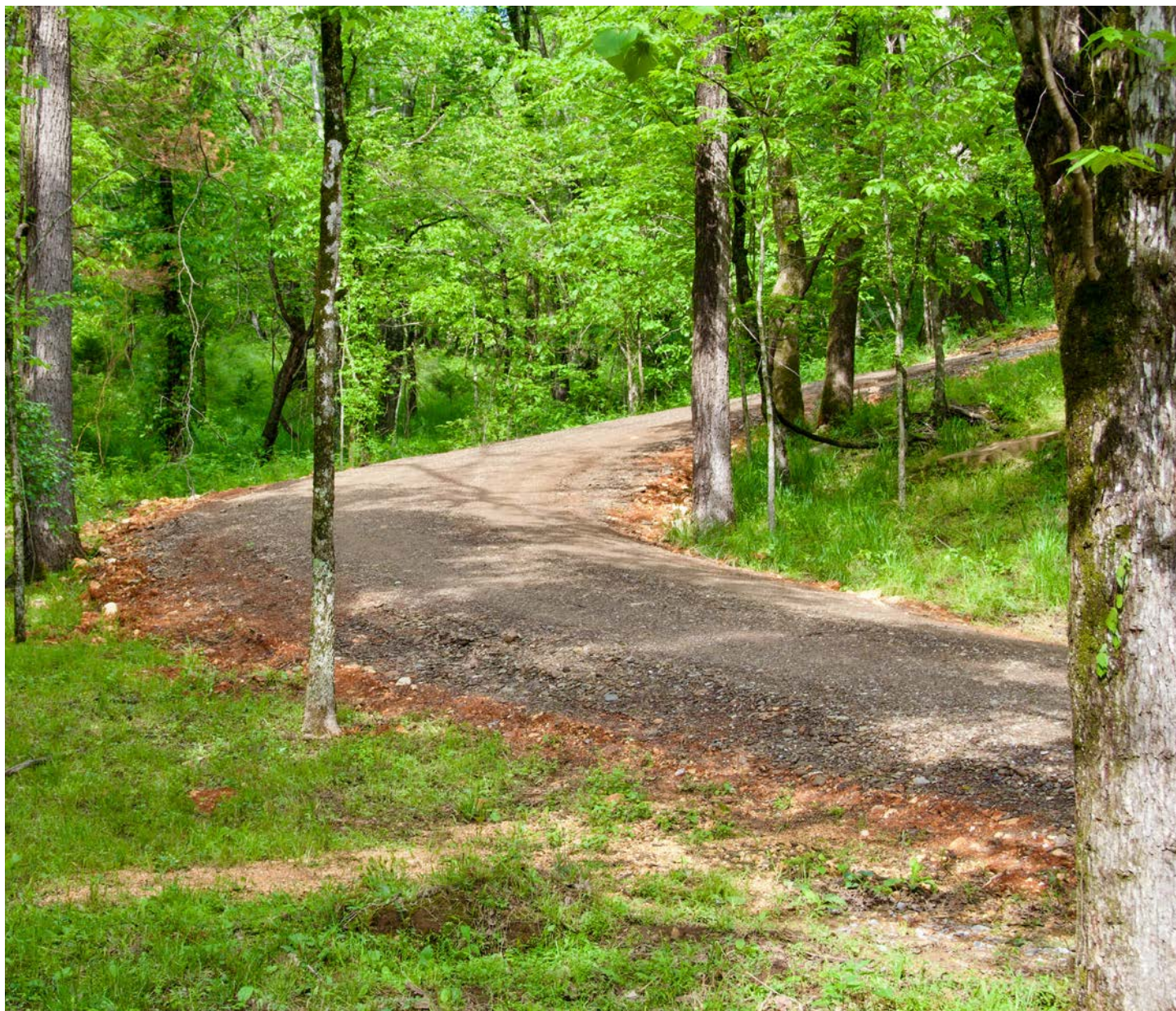
With its low-maintenance exterior and high-end interior finishes, this home strikes a rare balance between function, comfort, and style. Conveniently located just minutes from Elkins and the sought-after Elkins School district, this property offers the best of both worlds—close to town while still giving you room to spread out, with plenty of space to add a shop or create your own outdoor setup.



PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **3.39**

- Open concept living
- Oversized kitchen island
- Large master bedroom
- Custom ensuite bath
- 2"x6" exterior walls
- Open cell spray foam
- LVP flooring throughout
- Custom hickory cabinets
- 50x10' covered front porch
- Low-maintenance exterior
- Plenty of space to expand
- 12 minutes to Elkins Schools
- 28 minutes to the University of Arkansas
- Less than an hour to the Walmart home office
- Less than an hour to the NWA Regional Airport



OPEN CONCEPT HOME

Inside, the home features a thoughtfully designed split floor plan with an open-concept living area that is spacious. The oversized island is one of the home's trophy features and is perfect for gathering with family or hosting friends.



CUSTOM HICKORY CABINETS

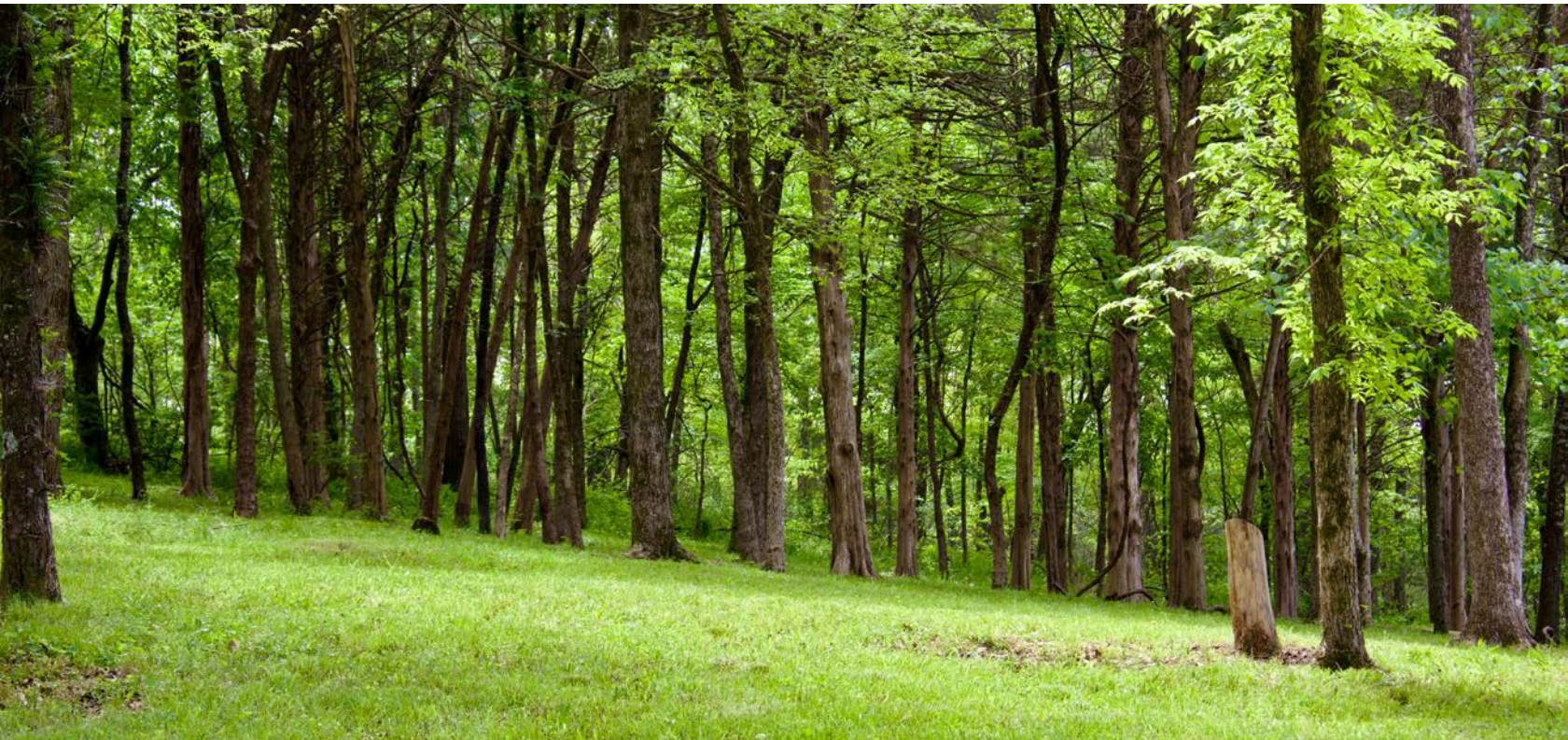


50'X10' COVERED FRONT PORCH

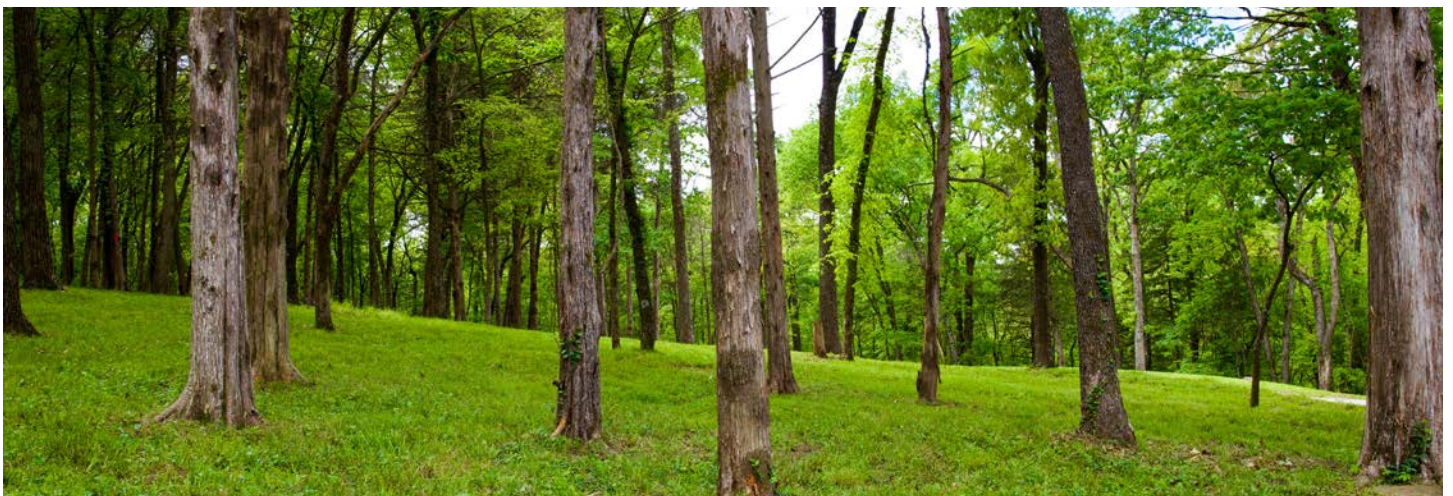
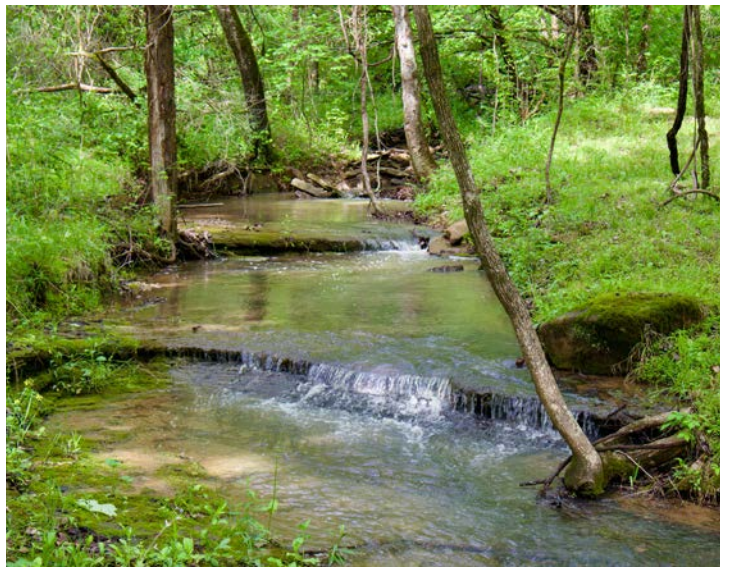
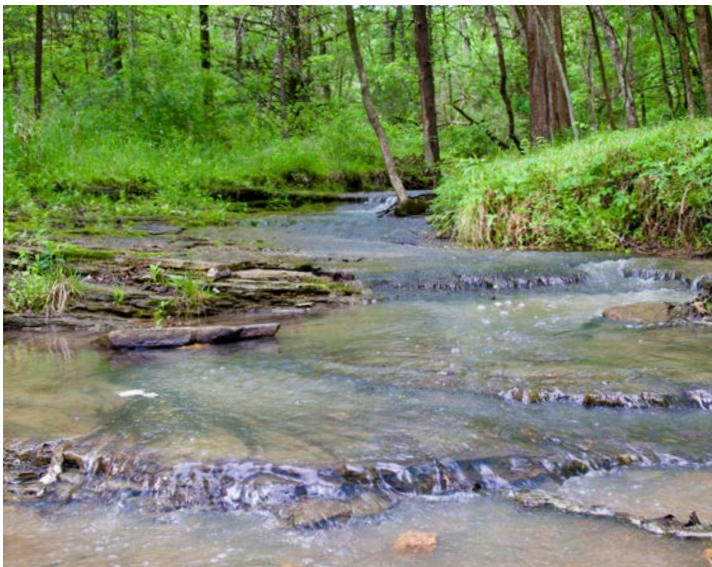


PLENTY OF ROOM TO EXPAND

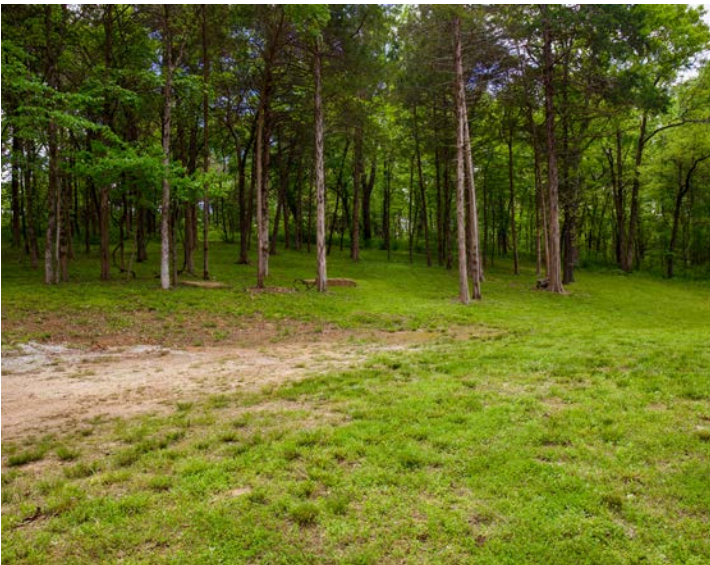
This property gives you that peaceful, small-town country feel from the moment you hit the driveway. Surrounded by mature hardwoods and cedar, the setting is beautiful!



SMALL CREEK AND MATURE HARDWOODS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 56' 51.27, -94° 1' 28.81

0ft 115ft 231ft



Maps Provided By:



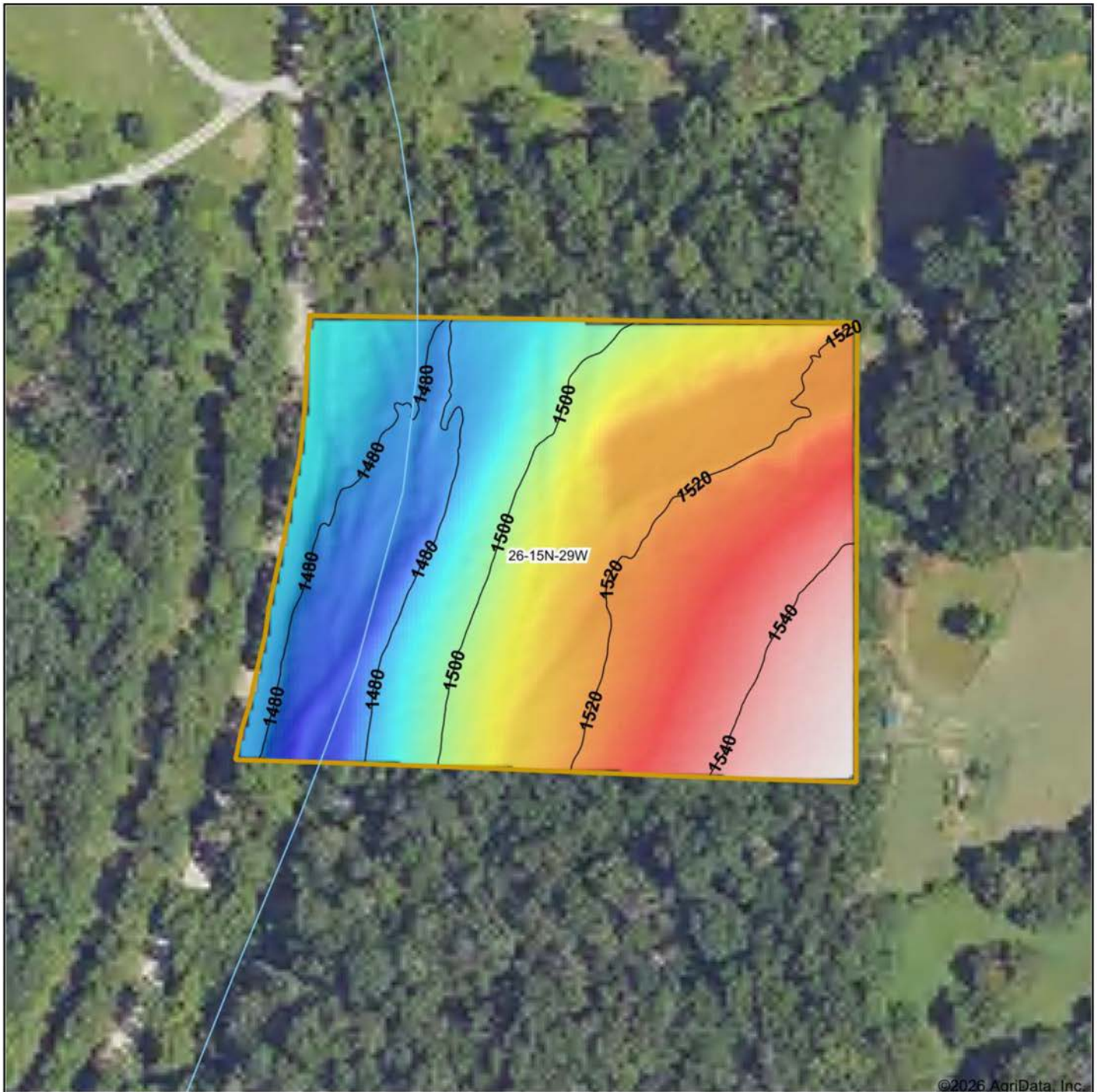
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26-15N-29W
Washington County
Arkansas



4/22/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 20
Min: 1,468.1
Max: 1,551.4
Range: 83.3
Average: 1,507.6
Standard Deviation: 22.28 ft

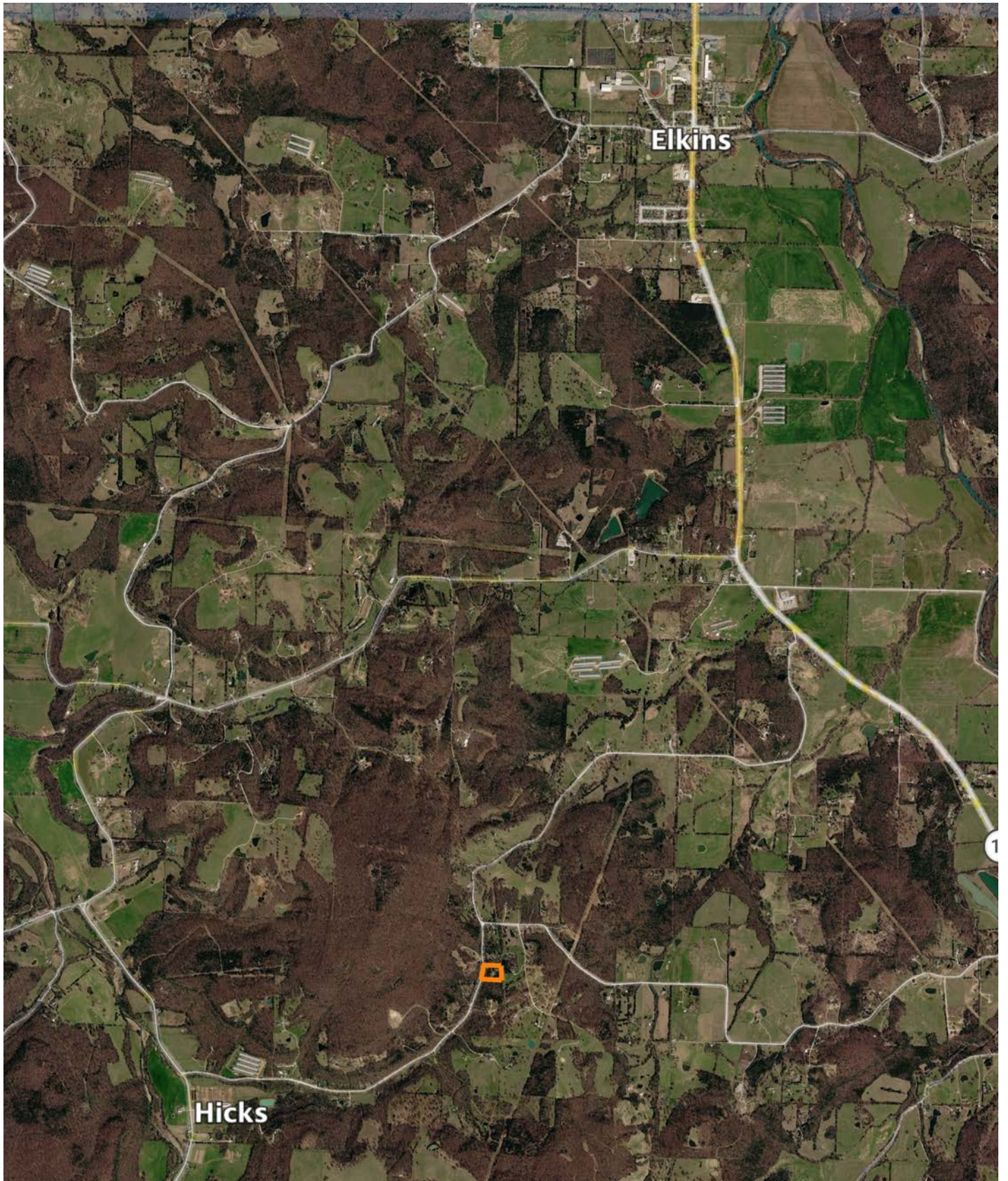
0ft 118ft 237ft



26-15N-29W
Washington County
Arkansas

Boundary Center: 35° 56' 51.27, -94° 1' 28.81

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

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CShadrick@MidwestLandGroup.com



MidwestLandGroup.com

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