

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MARION COUNTY ARKANSAS



MC 4048, YELVILLE, ARKANSAS 72687

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRES OF HARDWOOD TIMBER & PRIME WILDLIFE HABITAT

Located just southwest of Yellville, this exceptional 80 +/- acre tract offers a rare combination of beautiful terrain, mature timber, and outstanding wildlife habitat. Roughly halfway down a dead-end road is the entrance to the property. This provides a level of seclusion and privacy that makes it an ideal escape for those looking to get off the beaten path. The land is laid out extremely well, with a significant portion situated along a prominent ridge system that offers both scenic appeal and excellent hunting opportunities.

This tract is loaded with wildlife. During initial visits, both deer and turkey were seen, and the seller has a proven history of harvesting both. The adjoining properties to the north and northwest have been intensively managed with timber stand improvement and prescribed burns, further enhancing the overall habitat quality in the immediate area.

Several established clearings are already in place and have been utilized as food plots, making this a hunt-ready property. The timber has been left untouched for years, allowing for a healthy stand of mature white oak, red oak, and hickory throughout. Much of the timber is marketable. There will be plenty of mast crops without sacrificing cover and native browse. On the eastern portion of the property, the terrain and vegetation create ideal bedding cover, offering the perfect balance of food, water, and security for wildlife.

The landscape features multiple draws, secondary drainages, and a dendritic system of mountain hollows, creating natural travel corridors for game. Small springs and a watering hole provide reliable water sources, helping hold wildlife year-round.

Whether you're imagining a longbeard strutting through open hardwoods on a crisp spring morning or a mature buck slipping through the draws in the fall, this is a property that makes those visions feel obtainable. It's the kind of place you can step onto and hunt with confidence right away.

Beyond its recreational appeal, the property also offers excellent potential for improvement. The seller is providing both ingress/egress and utility easements, opening the door for future improvement. With electricity nearby, this would be an ideal location for a secluded cabin or private weekend retreat.

Conveniently located near outdoor attractions, Crooked Creek access is just a short drive away, and the renowned White River lies to the east, offering additional opportunities for fishing and recreation.

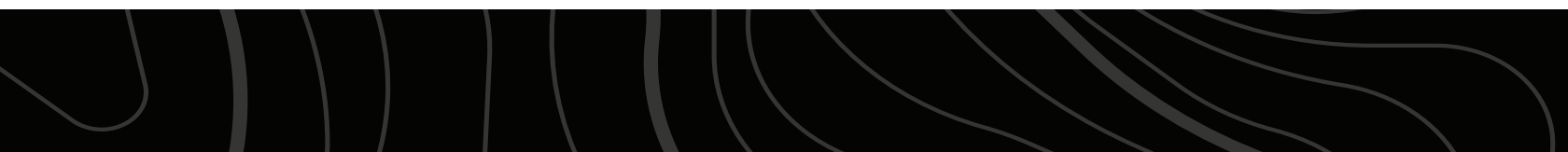
Shown by appointment only.

To schedule your private tour, contact Land Agent Chris Shadrick at (479) 530-2470.

PROPERTY FEATURES

COUNTY: **MARION** | STATE: **ARKANSAS** | ACRES: **80**

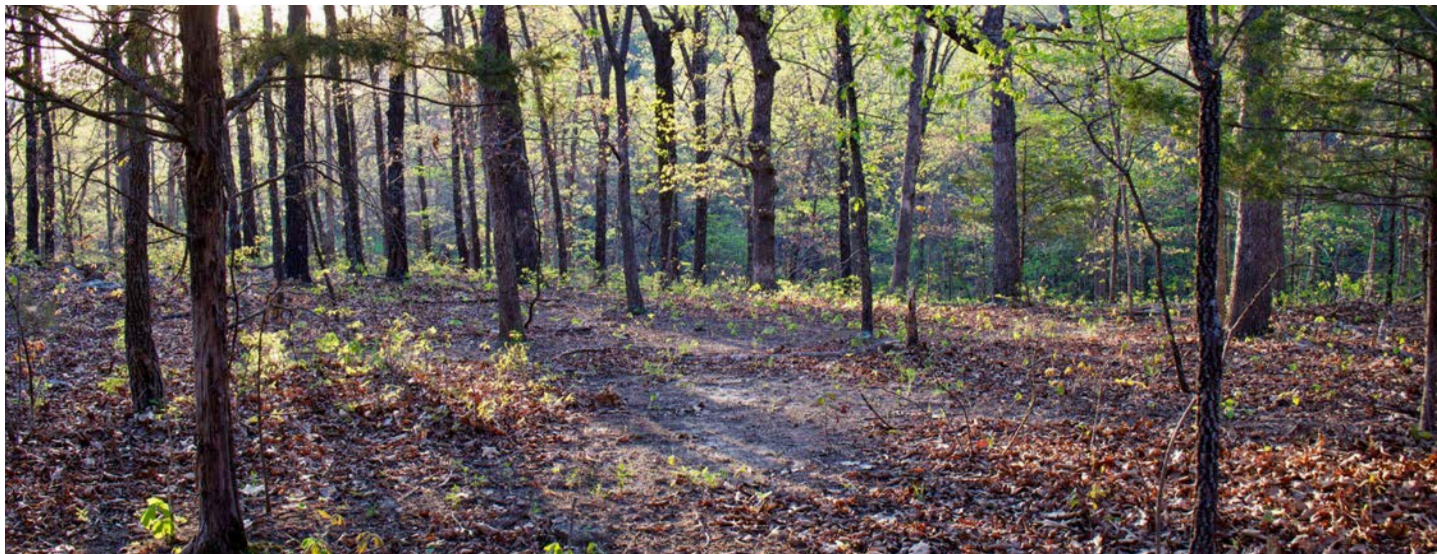
- 80 +/- acres located just southwest of Yellville, AR
- Excellent hunting and recreational property
- Prominent ridge system with great layout
- Loaded with deer and turkey
- Proven history of successful wildlife harvest
- Neighboring properties managed for wildlife habitat
- Established clearings for food plots
- Mature timber, including white oak, red oak, and hickory
- Eastern portion provides excellent bedding cover
- Multiple draws and secondary drainages
- Small springs and a watering hole on the property
- Natural travel corridors for wildlife
- Ingress/egress easement provided
- Utility easement in place for future improvements
- Ideal for hunting or building a secluded cabin
- Crooked Creek access nearby
- Close proximity to the White River
- Ready to hunt with minimal setup required
- 10 minutes to Yellville
- 35 minutes to Mountain Home
- 40 minutes to Harrison



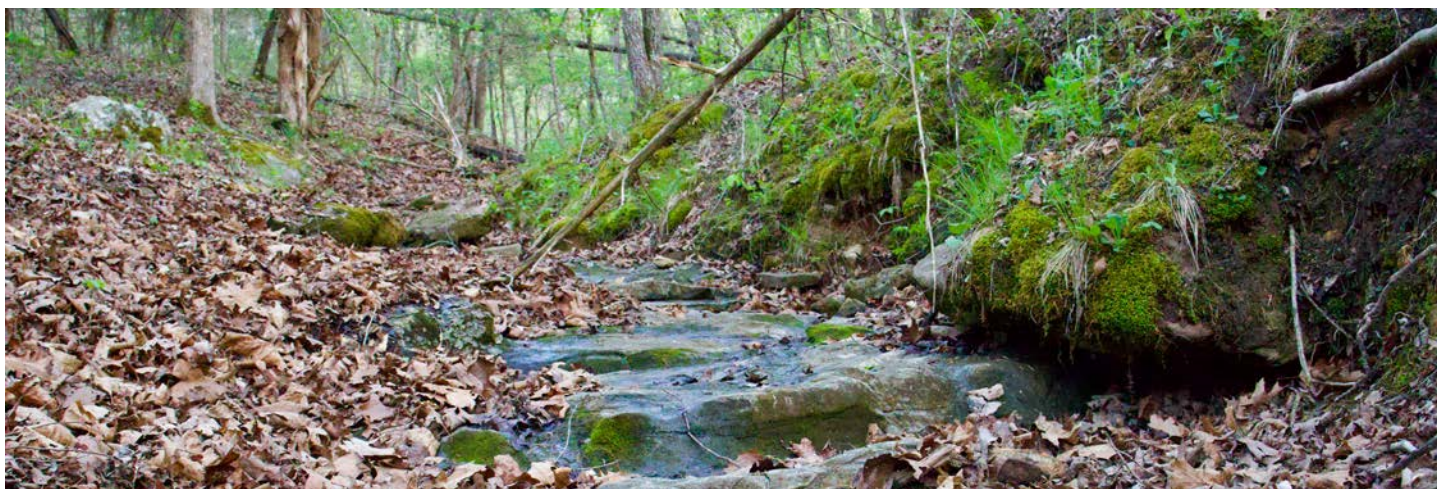
EXCELLENT HUNTING PROPERTY



MATURE TIMBER



SMALL SPRINGS AND WATERING HOLE



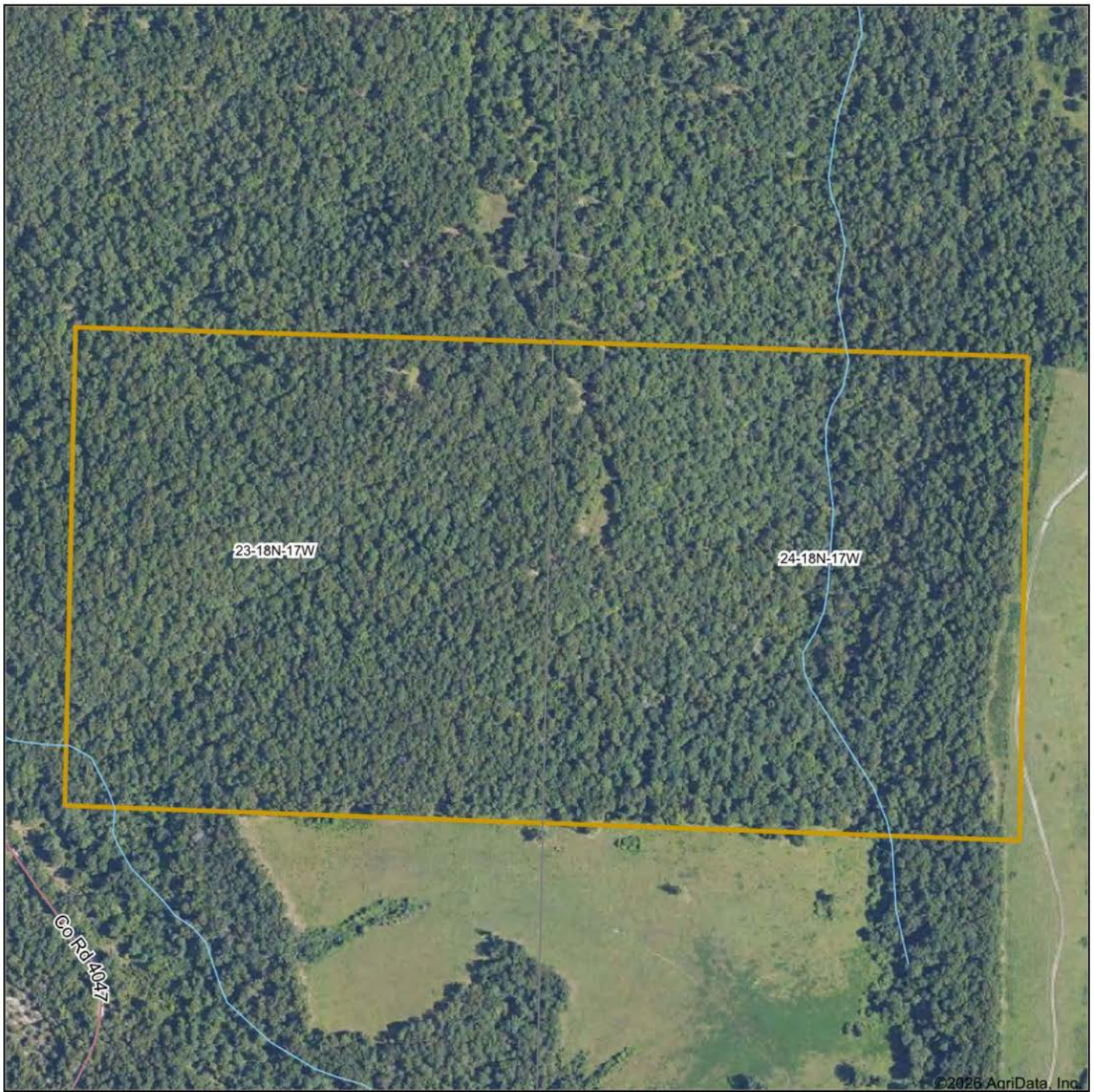
ESTABLISHED CLEARINGS FOR FOOD PLOTS



PROMINENT RIDGE SYSTEM



AERIAL MAP



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Boundary Center: 36° 11' 24.41, -92° 44' 39.82

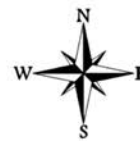


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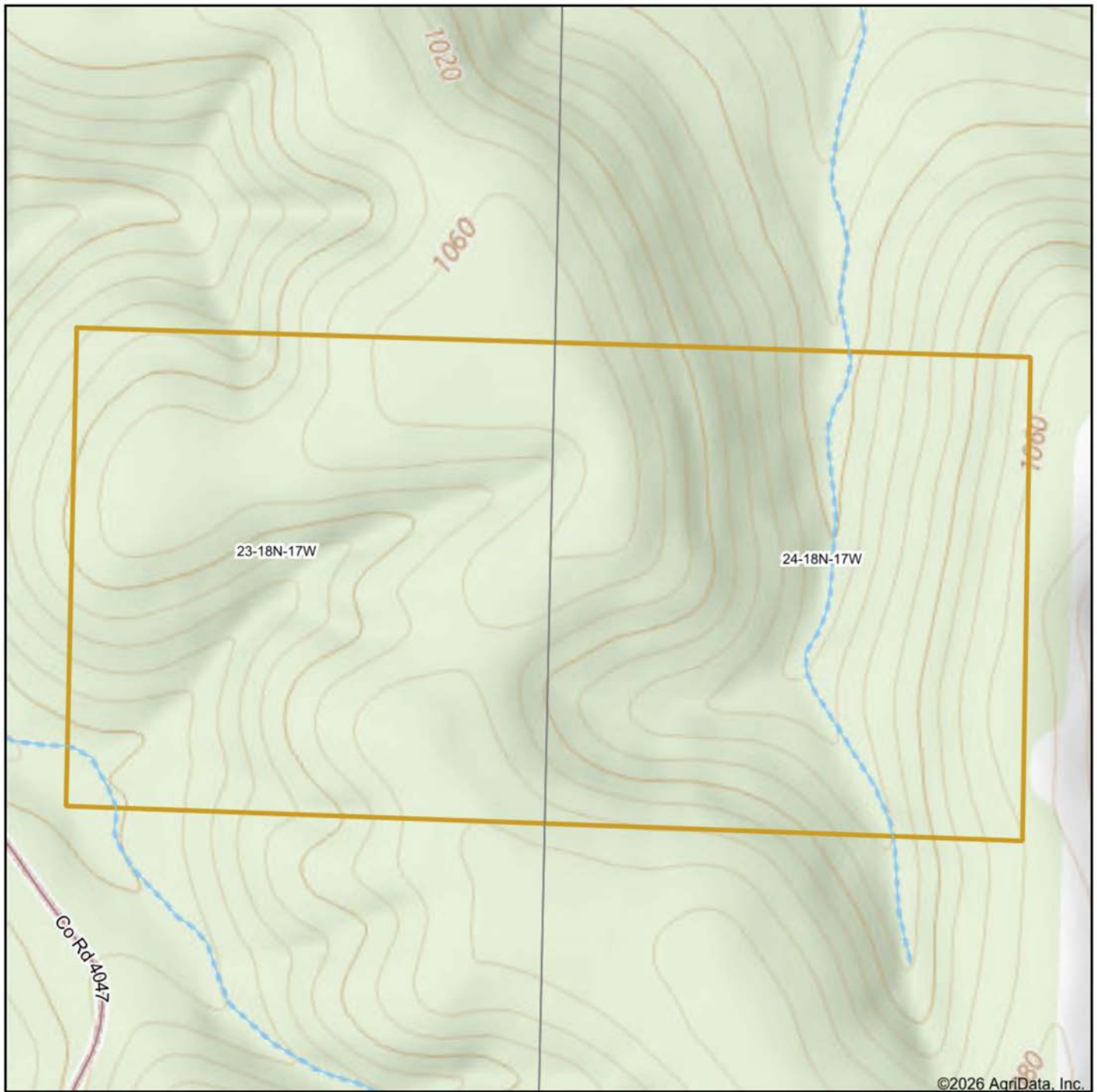
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23-18N-17W
Marion County
Arkansas



4/8/2026

TOPOGRAPHY MAP



Map Center: 36° 11' 25.41, -92° 44' 39.82



23-18N-17W
Marion County
Arkansas

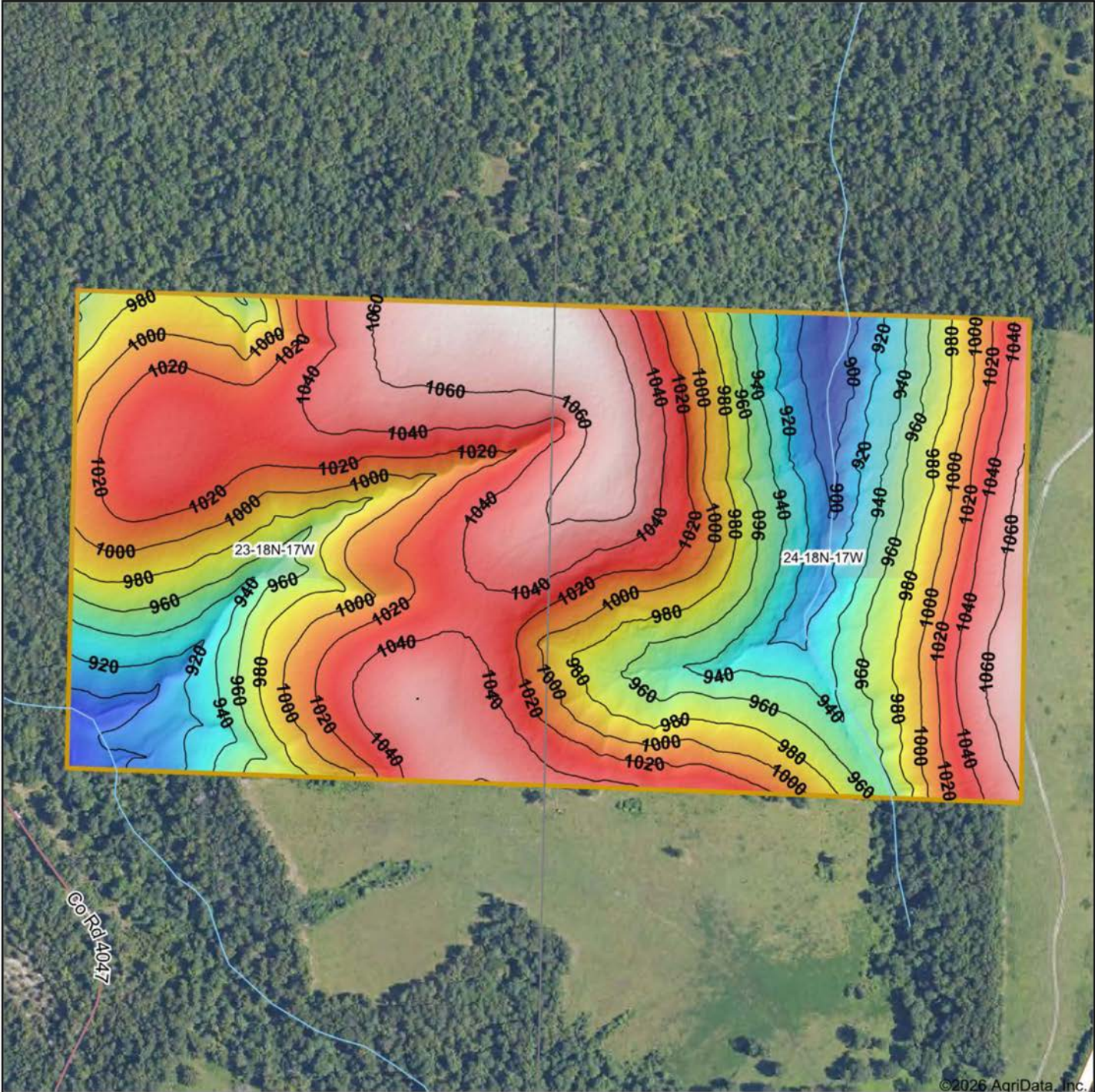


Maps Provided By:



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HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 20
 Min: 880.4
 Max: 1,079.8
 Range: 199.4
 Average: 999.2
 Standard Deviation: 47.7 ft



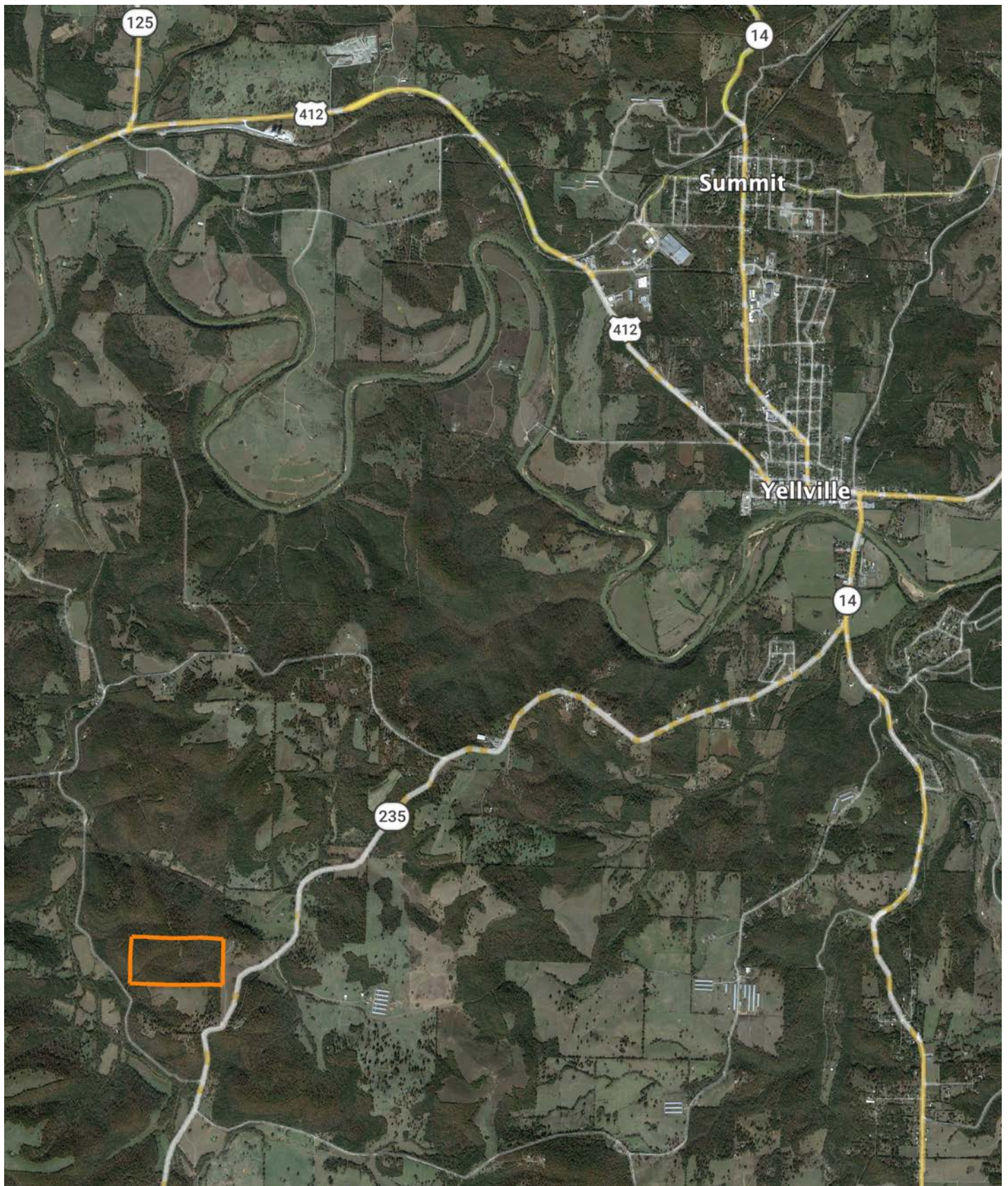
23-18N-17W
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Boundary Center: 36° 11' 24.41, -92° 44' 39.82



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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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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