

MIDWEST LAND GROUP PRESENTS

0.2 ACRES IN

WASHINGTON COUNTY ARKANSAS

877 RICHLAND CREEK AVENUE, ELKINS, AR 72727



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ALL-BRICK HOME WITH A SPLIT FLOOR PLAN & FENCED BACKYARD

Located in the heart of Elkins, this all-brick 3 bedroom, 2 bathroom home offers comfort, convenience, and a split floor plan in one of the most sought-after areas around. With a desirable school system and easy access to everything Northwest Arkansas has to offer, this home is perfect for buyers wanting to enjoy a little slower pace while still being close to town.

Inside, you'll find new LVP flooring throughout the living area, bedrooms, and all closets. The generously sized living area features large bay windows that allow plenty of natural light to filter in, while also offering a cozy gas fireplace perfect for those chilly mornings and evenings at home. Recent upgrades include the new flooring and a new roof in September 2020.

The kitchen features beautiful wood cabinetry, granite countertops, along with a new dishwasher and microwave. Just outside the kitchen, you'll find a nice

patio space that's perfect for grilling, entertaining, or simply enjoying a quiet evening outdoors. The fenced-in backyard offers plenty of room for kids, pets, or just enjoying your own private outdoor space. The spacious primary bedroom includes an en suite bath and plenty of room to unwind after a long day.

Located in the Oak Leaf Manor subdivision, this home would make a great home for buyers looking to avoid the more crowded parts of the NWA Metro while still being just minutes from Fayetteville and all the shopping, dining, and entertainment it has to offer. Enjoy the feel of small-town living without giving up the convenience of being close to everything.

Showings are by appointment only. Give Chris Shadrick a call at (479) 530-2470 to schedule your private tour today!

PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **0.2**

- All-brick 3 bedroom/2 bath
- Split floor plan
- Spacious living area with large windows
- Cozy gas fireplace
- Kitchen with granite countertops, wood cabinets, new dishwasher & microwave
- New LVP flooring in living room and bedrooms
- Large primary bedroom with en suite bath
- Fenced backyard for privacy and pets
- Patio just off the kitchen for outdoor enjoyment
- New roof (2020)

SPACIOUS LIVING AREA



3 BEDROOM/2 BATH



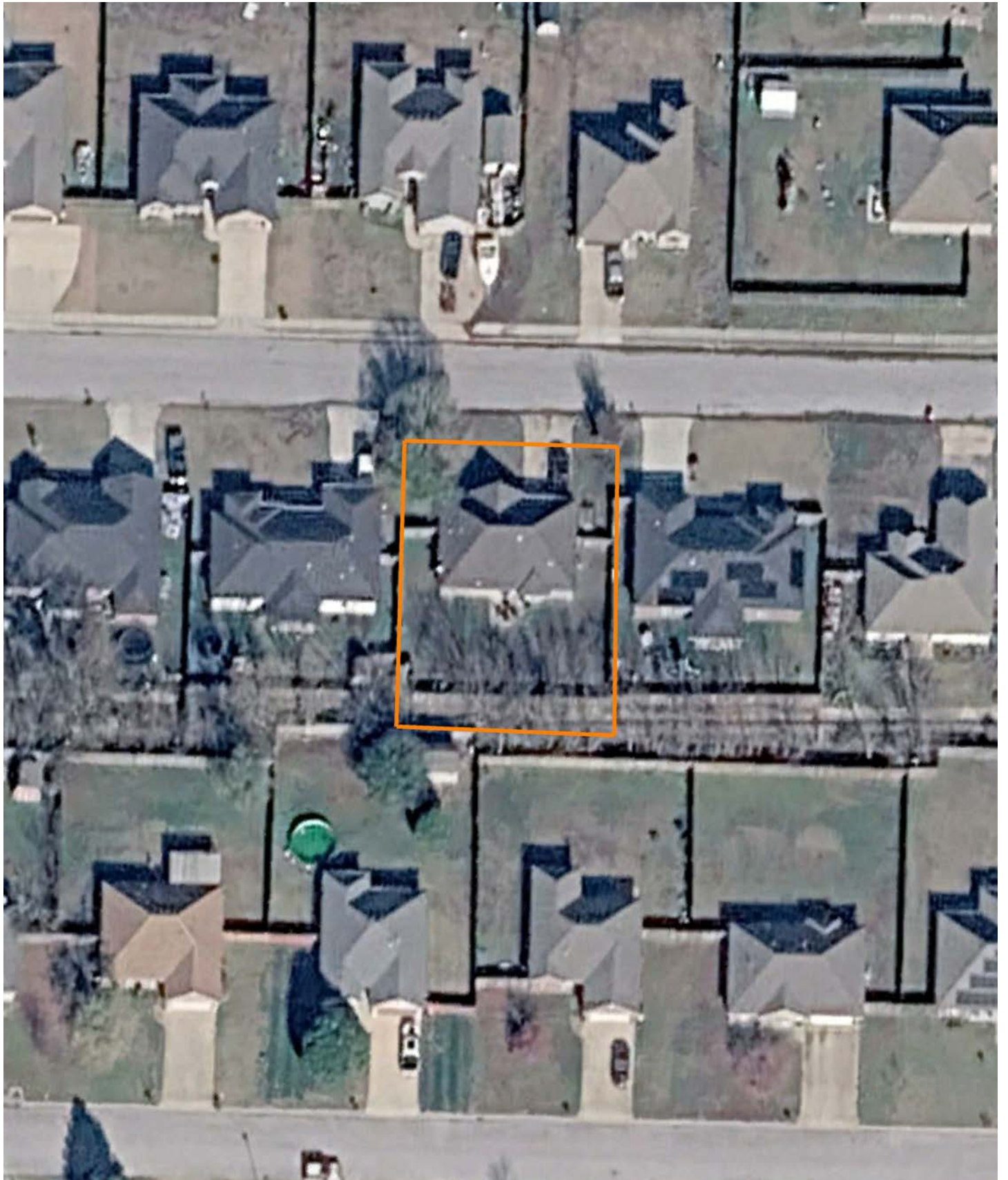
PATIO



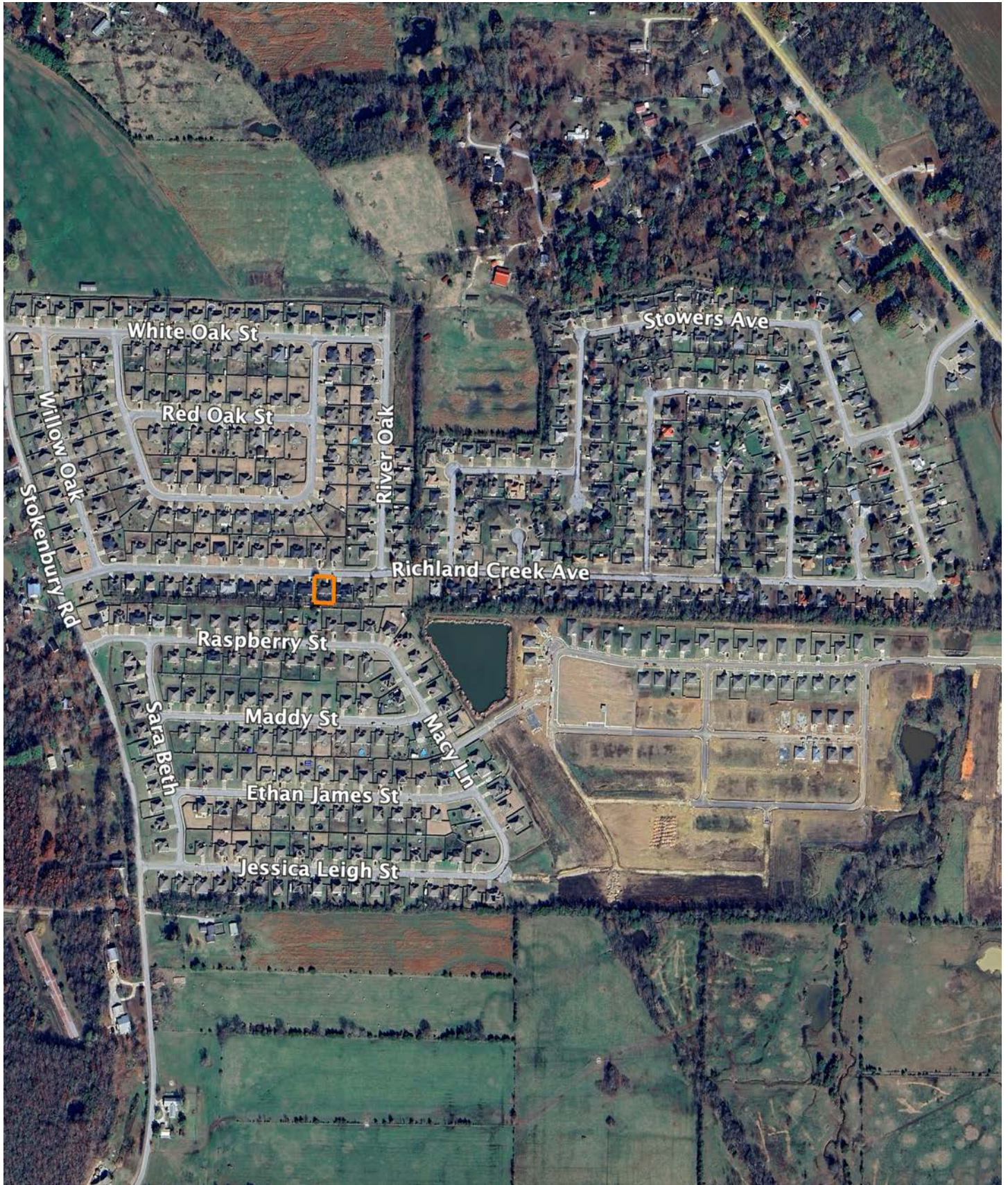
FENCED BACKYARD



AERIAL MAP



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.