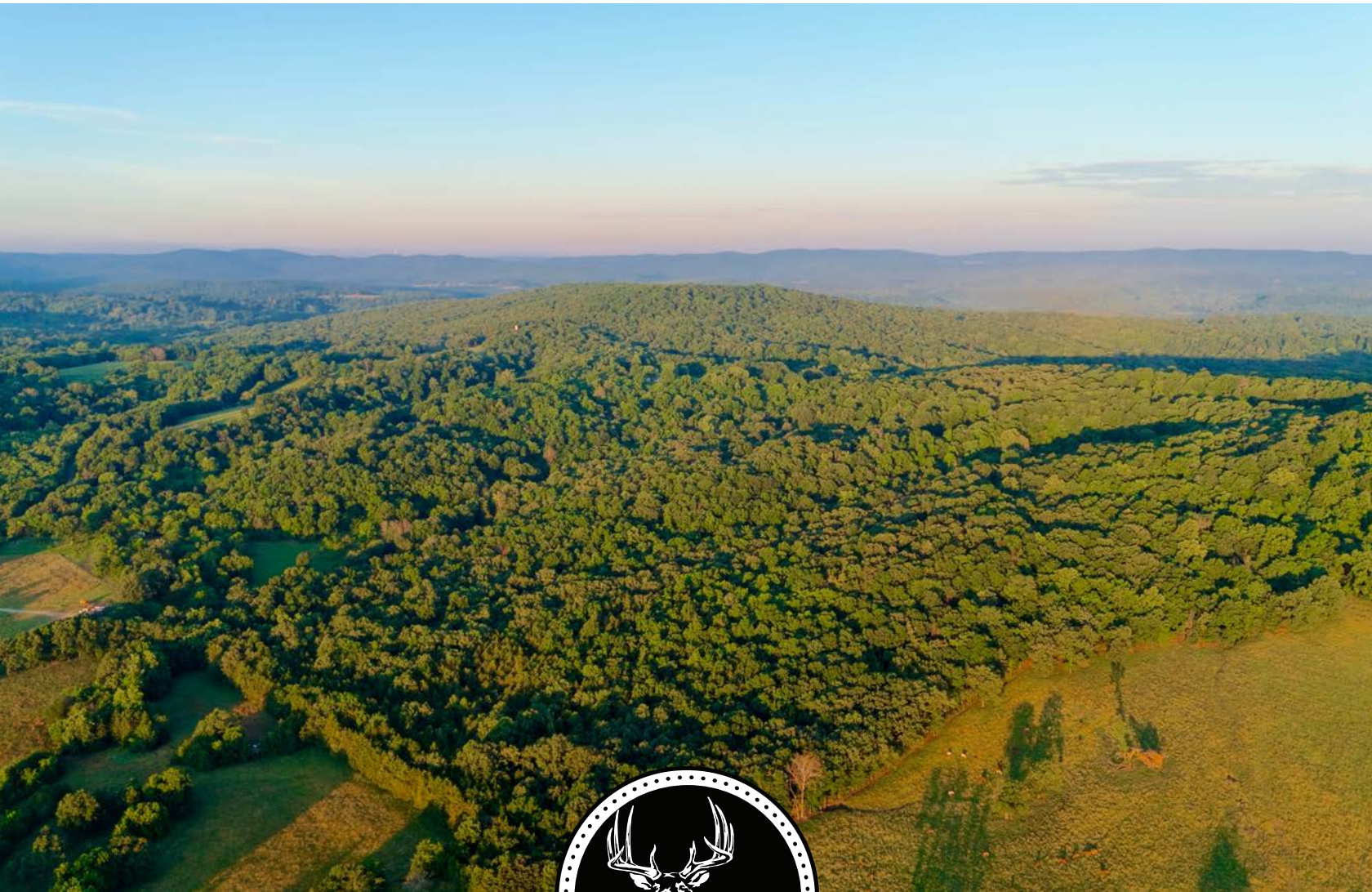


MIDWEST LAND GROUP PRESENTS

82.5 ACRES IN

WASHINGTON COUNTY ARKANSAS

SALEM CEMETARY ROAD, ELKINS, AR 72727



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER HOMESITE & HUNTING PROPERTY NEAR ELKINS

Before long, somebody is going to ask, "You got a decent chunk of land close to town that doesn't cost development money?" Well, here it is. This 82.5 +/- acre tract just south of Elkins offers that rare combination of convenience, hunting potential, and buildability. Whether you're looking for a place to build your dream home, create a weekend getaway, own some recreational ground in the Ozarks, or a combination of all three, this property checks those boxes. With Ozarks Electric already on site and Mount Olive municipal water nearby, getting started on improvements should be fairly straightforward. This is a property you can hunt before work, after work, or anytime in between, thanks to its convenient location. The land primarily gently slopes to the east, offering the potential for beautiful sunrise views, and there are already a couple of small clearings in place that could serve as future building sites or food plots.

From a hunting and recreation standpoint, it would be hard to ask for much more. The property features an outstanding mix of wildlife habitat, including large sections of mature timber with an open understory, thick pockets of cedar (especially along the eastern boundary), wet-weather creeks, hillside benches, travel corridors, and edge habitat that naturally attract and hold wildlife. Water is plentiful with multiple drainages, seasonal creeks, and a good-sized pond located in the west-central portion of the property. Deer sign was

abundant everywhere throughout the property, with numerous rubs, old scrapes, well-worn trails, and large tracks observed during photography. The timber is loaded with various oak species that provide an excellent mast crop each fall!

Adding even more character, the northern boundary has impressive rock formations etched into the landscape, with some reaching the size of two and three-story houses. This is an uncommon feature on a property this accessible. A well-established trail system provides easy access throughout the tract, whether you're heading to a favorite stand location, checking boundaries, or simply enjoying a ride through the woods. The boundaries are well marked with existing fence lines, survey markers, and flagging from previous survey work. The gentle elevation changes provide excellent drainage for future building opportunities, potential long-range views, and secure wildlife travel corridors while still making the property easy and enjoyable to explore. Properties with this kind of building appeal this close to amenities rarely come available, and properties with this level of hunting potential this close to town are just as hard to find. If you've been looking for an Ozark Mountain property near the NWA Metro that can do a little bit of everything, you'll want to see this one for yourself. Give Land Agent Chris Shadrack a call today at (479) 530-2470 to schedule your private tour.

PROPERTY FEATURES

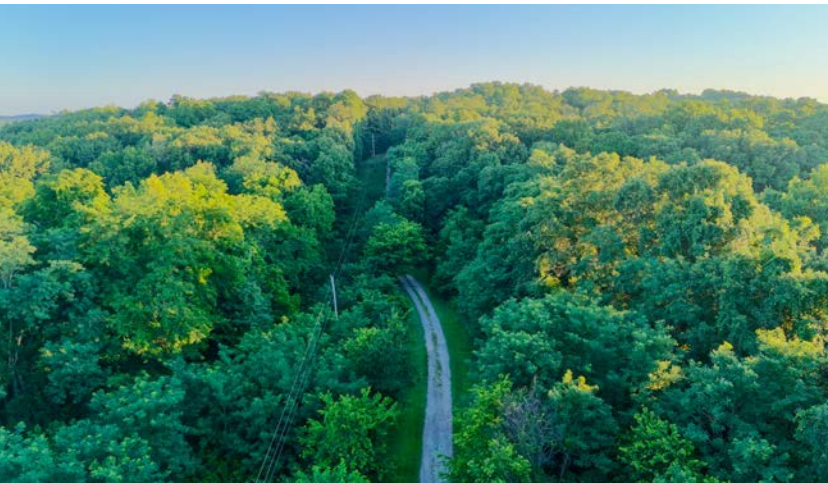
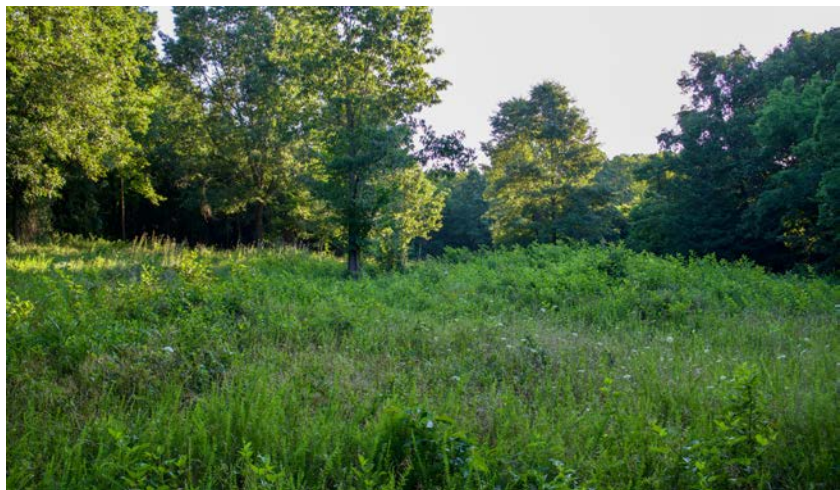
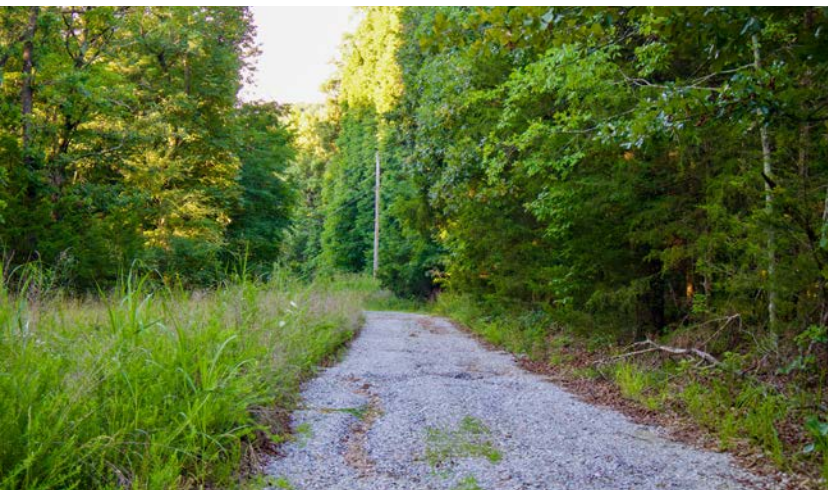
COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **82.5**

- Less than 20 minutes to Fayetteville
- Buildable tract with multiple potential homesite locations
- Ozarks Electric on-site
- Mount Olive municipal water is nearby
- Excellent combination of hunting, recreation, and residential potential
- Diverse wildlife habitat featuring open timber, cedar thickets, funnels, benches, and edge cover
- Abundant deer sign, including rubs, scrapes, trails, and large tracks
- Mature oak timber providing excellent fall mast production
- Pond located in the west-central portion of the property
- Multiple wet-weather creeks and Ozark mountain drainages
- Established trail system providing access throughout the property
- Massive natural rock formations along the northern boundary
- Gently rolling terrain with good drainage and potential scenic views
- Existing clearings suitable for food plots or future building sites
- Well-marked boundaries with fence lines, survey markers, and flagging
- Ideal property for hunting before or after work due to its convenient location



BUILDABLE TRACT

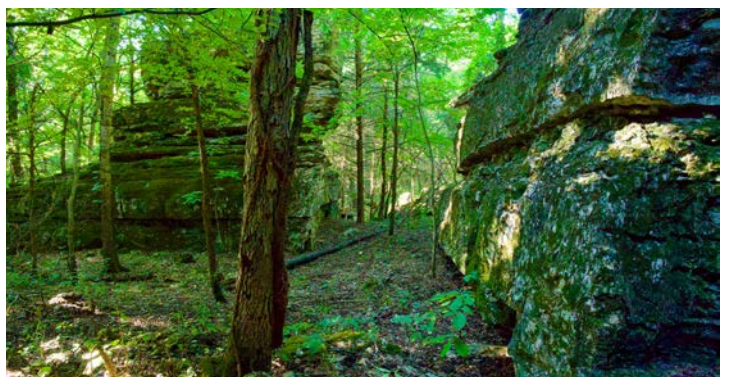
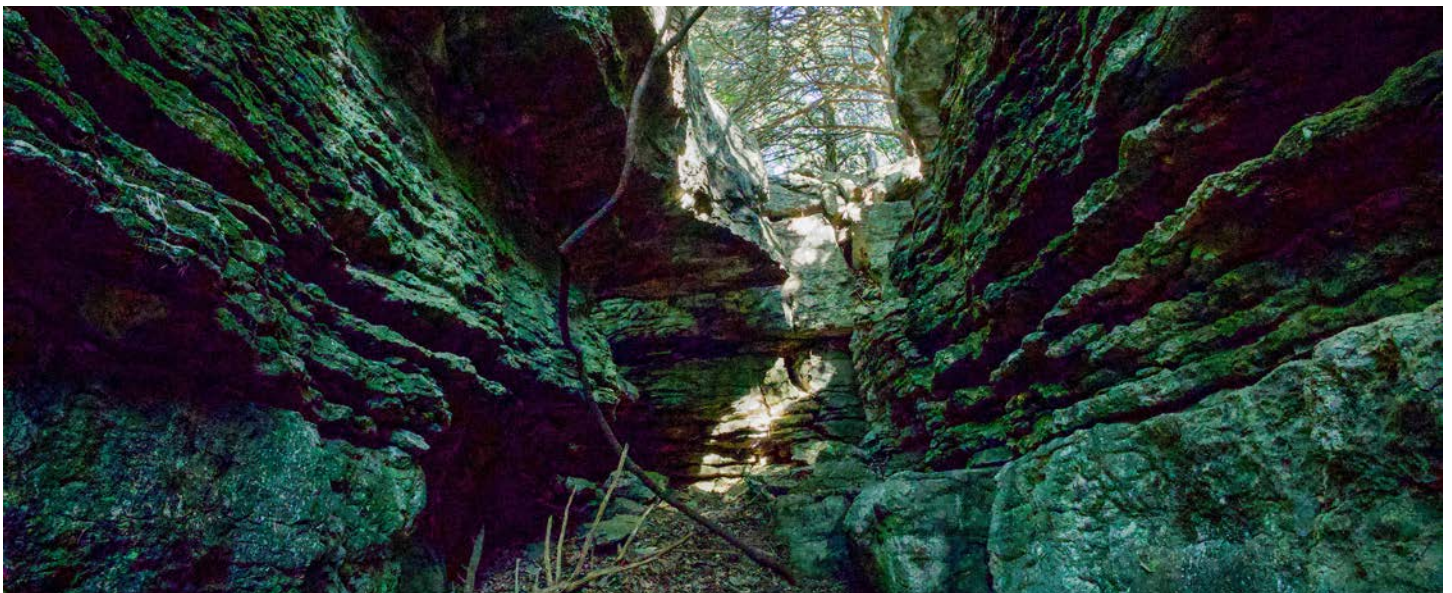
The land primarily gently slopes to the east, offering the potential for beautiful sunrise views, and there are already a couple of small clearings in place that could serve as future building sites or food plots.



GENTLY ROLLING TERRAIN

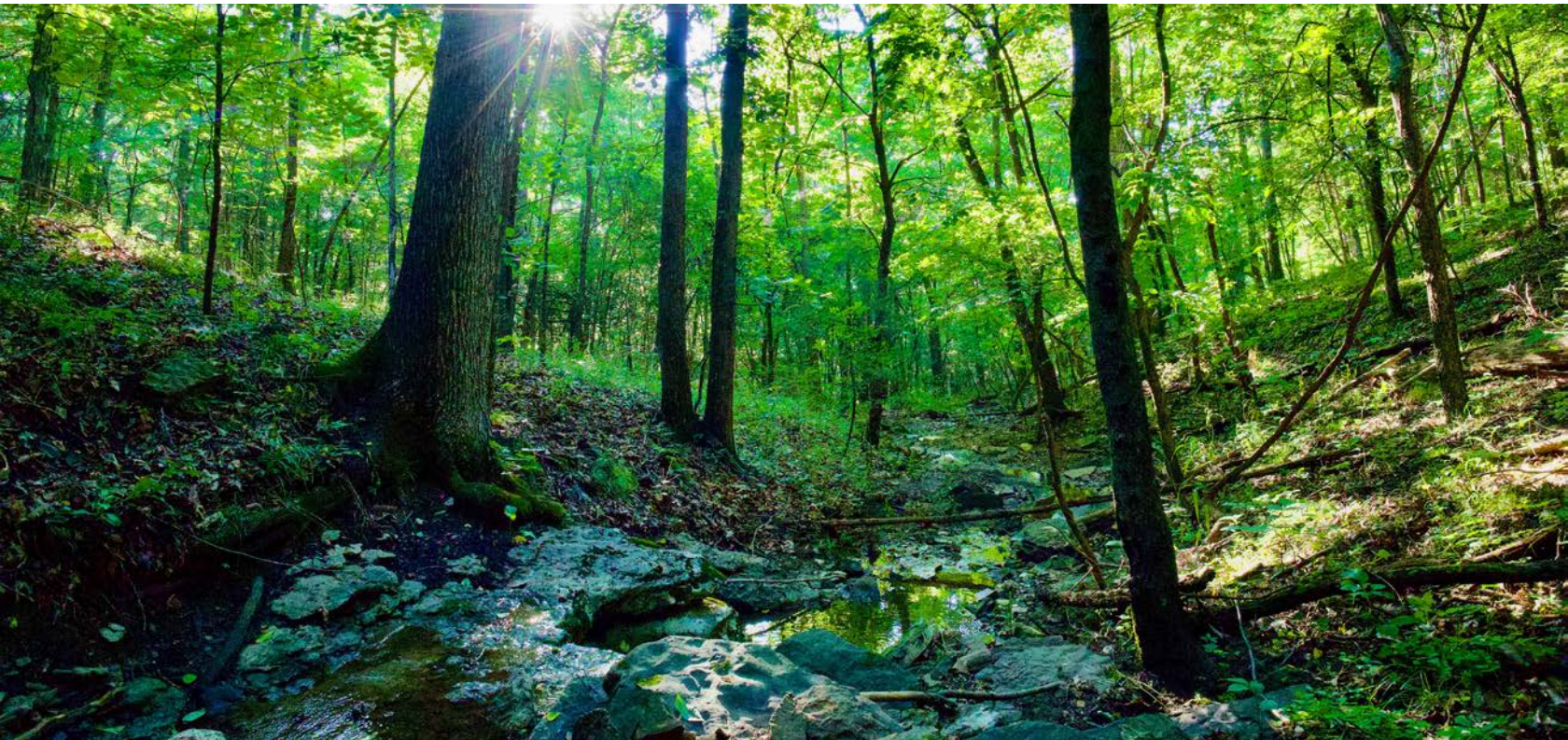


MASSIVE NATURAL ROCK FORMATIONS



MULTIPLE WET-WEATHER CREEKS AND POND

Water is plentiful with multiple drainages, seasonal creeks, and a good-sized pond located in the west-central portion of the property.



DIVERSE WILDLIFE HABITAT & ABUNDANT DEER

From a hunting and recreation standpoint, it would be hard to ask for much more. Deer sign was abundant everywhere throughout the property, with numerous rubs, old scrapes, well-worn trails, and large tracks observed during photography. The timber is loaded with various oak species that provide an excellent mast crop each fall!



AERIAL MAP



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Boundary Center: 35° 57' 41.92, -94° 1' 24.25



Maps Provided By:



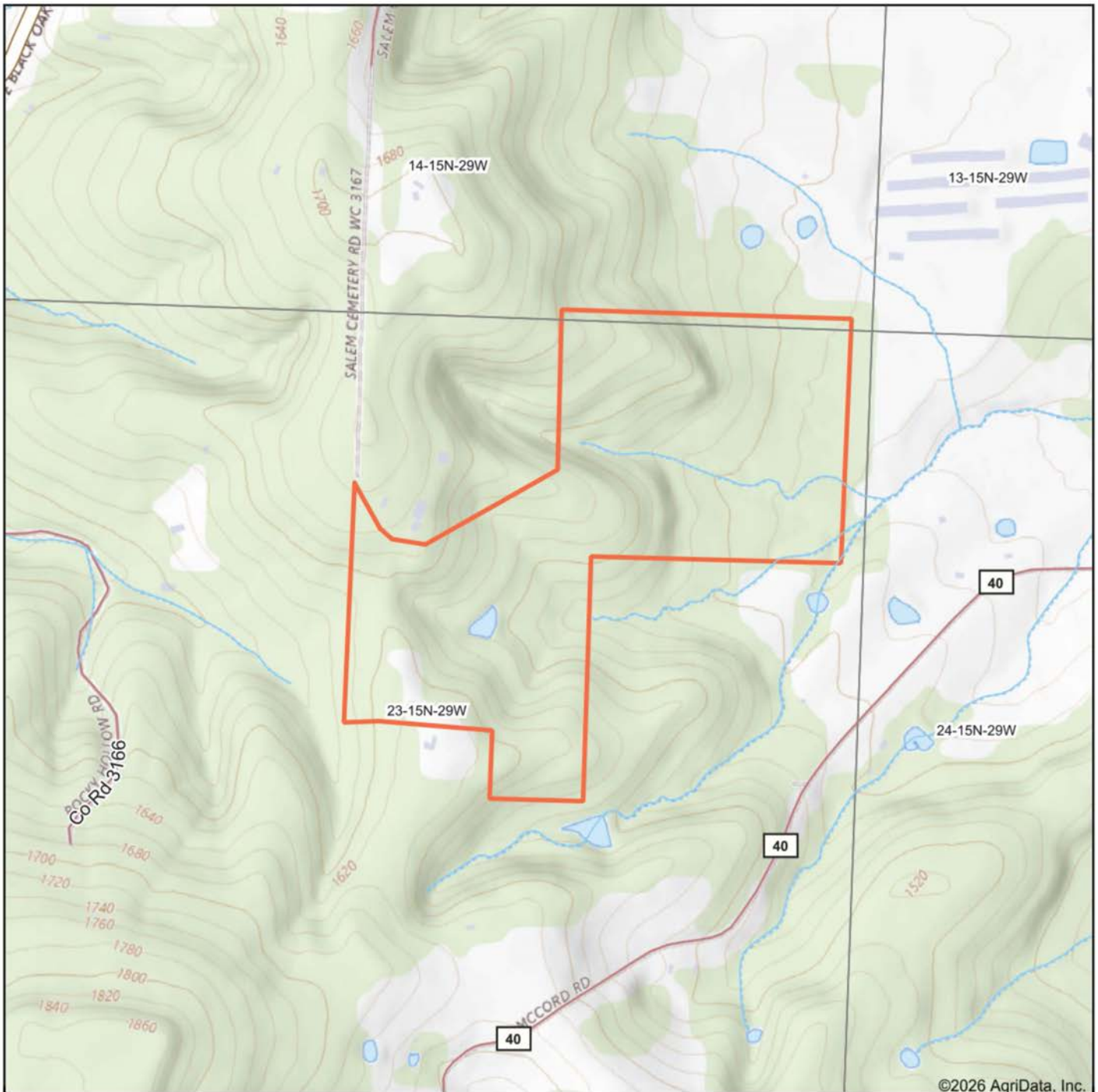
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23-15N-29W
Washington County
Arkansas



6/12/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.

Map Center: 35° 57' 42.27, -94° 1' 27.46

0ft 835ft 1671ft



Maps Provided By:



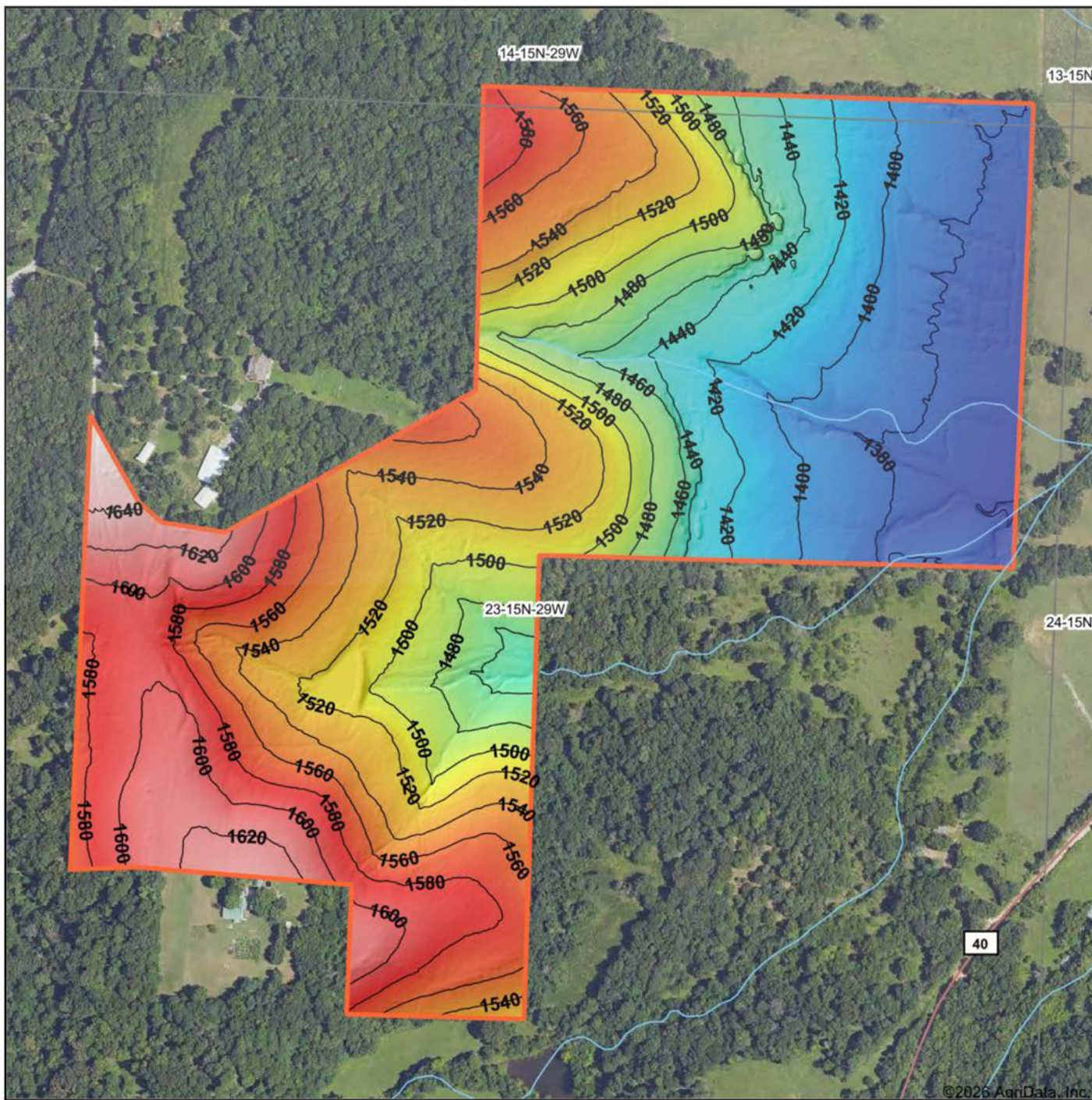
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23-15N-29W
Washington County
Arkansas



6/12/2026

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: 1,354.3

Max: 1,660.8

Range: 306.5

Average: 1,496.5

Standard Deviation: 78.54 ft

0ft 442ft 883ft

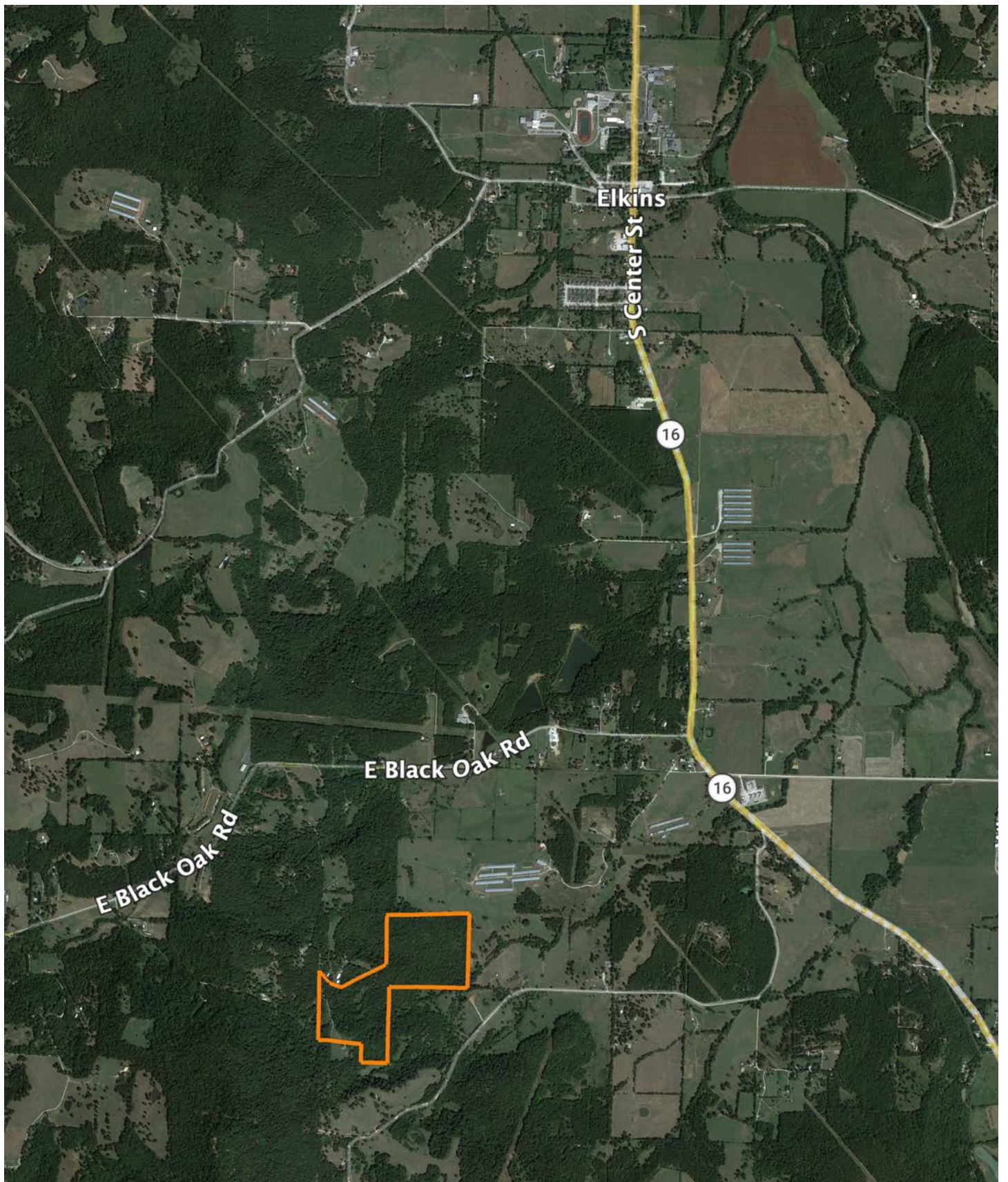


6/12/2026

23-15N-29W
Washington County
Arkansas

Boundary Center: 35° 57' 41.92, -94° 1' 24.25

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

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