

MIDWEST LAND GROUP PRESENTS

88.6 ACRES IN

WASHINGTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER 88.6 +/- ACRE RECREATIONAL FARM WITH GREAT HUNTING

Midwest Land Group is proud to bring to market this exceptional 88.6 +/- acre property in a highly sought-after area of Northwest Arkansas. From the moment you turn onto the private drive, you'll feel right at home. The scenic entrance winds through open fields beneath towering oaks and pines, setting the tone for everything this remarkable property has to offer. This is one of the most meticulously maintained properties you'll come across, and the pride of ownership is evident everywhere you look. Years of care and stewardship have created the ideal combination farm with approximately 25 +/- acres of fertile pasture and the balance consisting of a mature stand of hardwood timber that has remained unharvested for more than 50 years. Approximately 85% of the property is fenced, with paddocks and cross fencing already in place. With a little fencing work, the property can be well suited as a working farm. Adding even more versatility are five ponds, four of which are stocked with largemouth bass, crappie, and catfish. One pond is believed by the sellers to be naturally heated,

as it has reportedly never frozen through. Below the largest pond is a concrete livestock waterer, creating a dependable watering source for cattle or other critters on the farm.

The recreational opportunities are just as impressive. A seasonal creek winds from the northeast to the southwest corner of the property, creating nice pools deep enough to cool off in during the summer, small cascading waterfalls, and a massive bluff overhang where arrowheads and other Native American artifacts have been discovered over the years. It's easy to imagine spending an evening beside a campfire under the overhang, sleeping beneath the stars just as generations before once did. Near the southeastern corner of the property is one of its true showpieces—a stunning 40 to 50 foot seasonal waterfall that feeds another drainage running throughout the farm. The interior consists of beautiful hardwood benches surrounding the wet-weather creek, creating natural travel corridors and rut





funnels. The hunting history speaks for itself, with proven whitetail deer harvests and excellent opportunities to pursue turkey, black bear, and a variety of small game. Much of the groundwork has already been done with strategically placed hand-built hunting blinds overlooking field edges where deer regularly feed, and mature bucks travel during the rut.

The improvements complement the property well. The primary residence is a well-built mobile home featuring a spacious master bedroom addition that has provided a comfortable home for the current owners for many years. A second two-story home offers additional potential with the upper level designed as a studio apartment complete with its own living quarters. While the second home will require some updates and repairs to bring it back to life, it presents an excellent opportunity for a guest house, rental, or multi-generational living. The property is served by a quality private well, while rural water and high-speed fiber internet are all available

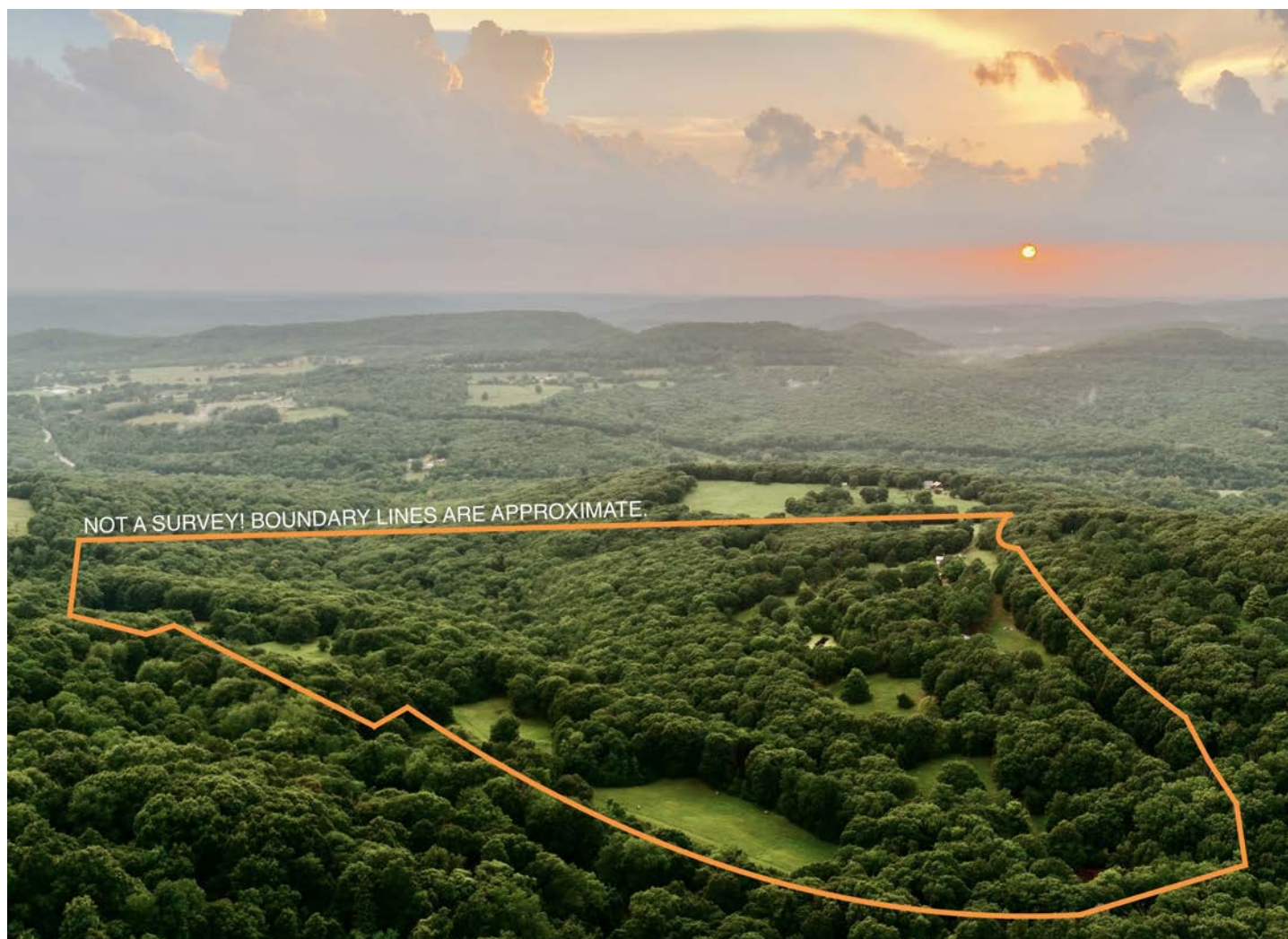
at the property's entrance. Multiple outbuildings with electricity and a large pole barn provide ample storage for equipment and farm necessities.

Whether you're searching for a private country estate, a productive farm, a premier hunting property, or the ultimate recreational retreat, this property has the versatility to fit almost any vision. Spend your mornings chasing trophy whitetails, your afternoons fishing one of the stocked ponds or cooling off beneath the waterfall, and your evenings around a campfire under the bluff overhang. Despite its peaceful end-of-the-road setting, you're only 35 minutes from Downtown Fayetteville and the University of Arkansas, 20 minutes from Elkins for everyday necessities, and 25 minutes from Interstate 49. Properties offering this combination of beauty, functionality, privacy, and recreation are becoming increasingly difficult to find. This is a rare opportunity to own a truly special piece of Northwest Arkansas that will be enjoyed for generations to come.

PROPERTY FEATURES

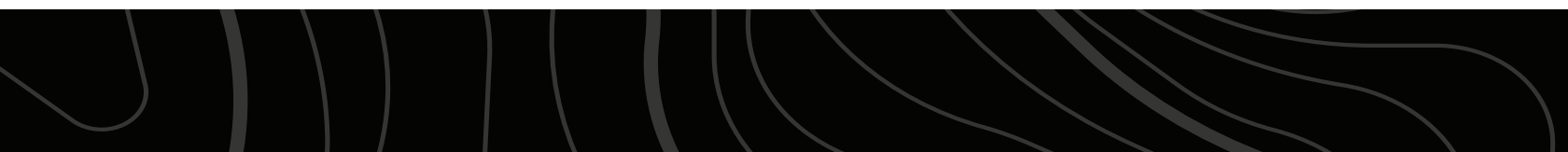
COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **88.6**

- 88.6 +/- acres close to NWA Metro
- Private end-of-road setting
- 25 +/- acres of productive pasture
- Mature hardwood timber unharvested for 50+ years
- Approximately 85% fenced with some cross fencing
- Four ponds stocked with bass, crappie, and catfish
- Concrete livestock waterer below the largest pond
- Seasonal creek
- Stunning 40–50' seasonal waterfall
- Massive bluff overhang
- Proven whitetail deer hunting
- Deer, turkey, black bear, and small game habitat
- Existing hunting blinds in place
- Comfortable mobile home with master addition
- Fixer-upper second home with guest or rental potential
- Private well
- Rural water and fiber internet at the entrance
- Multiple outbuildings and large pole barn
- 35 minutes to the University of Arkansas
- 25 minutes to I-49



88.6 +/- ACRES

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COMFORTABLE MOBILE HOME



FIXER-UPPER SECOND HOME



METICULOUSLY MAINTAINED



OUTBUILDINGS & LARGE POLE BARN



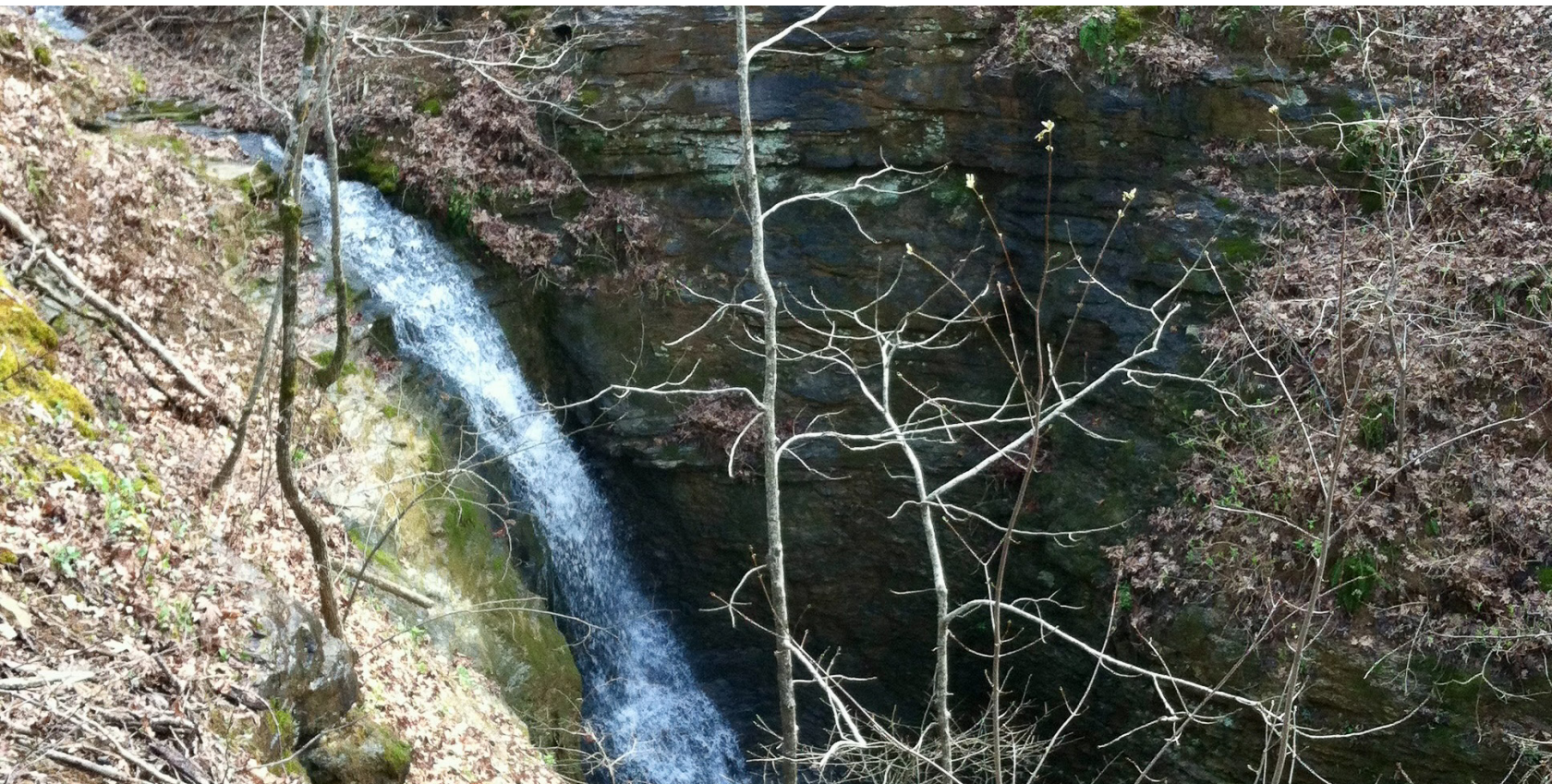
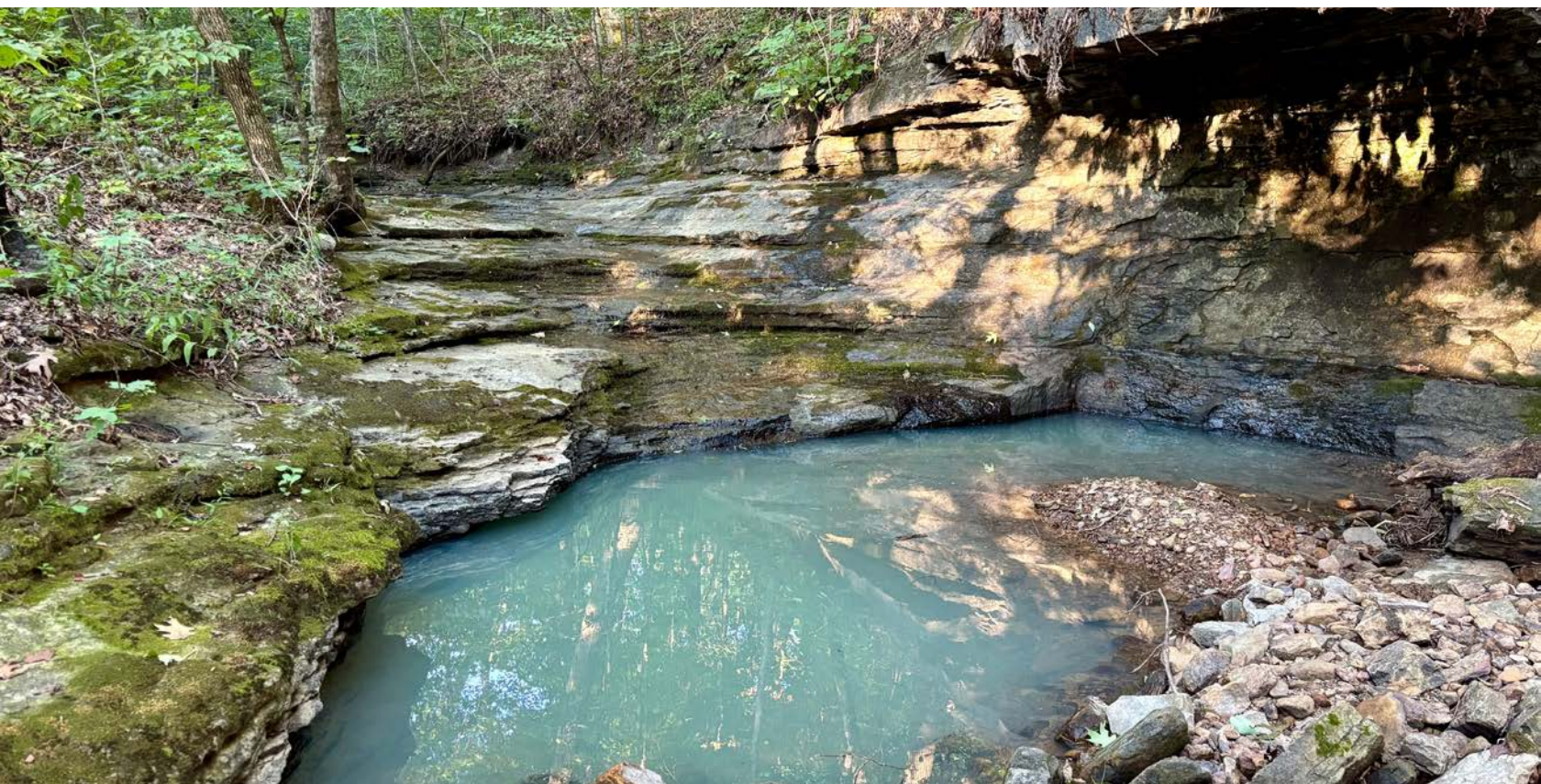
FIVE PONDS



PROVEN WHITETAIL DEER HUNTING



SEASONAL CREEK & WATERFALL



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 35° 52' 3.01, -94° 2' 7.74

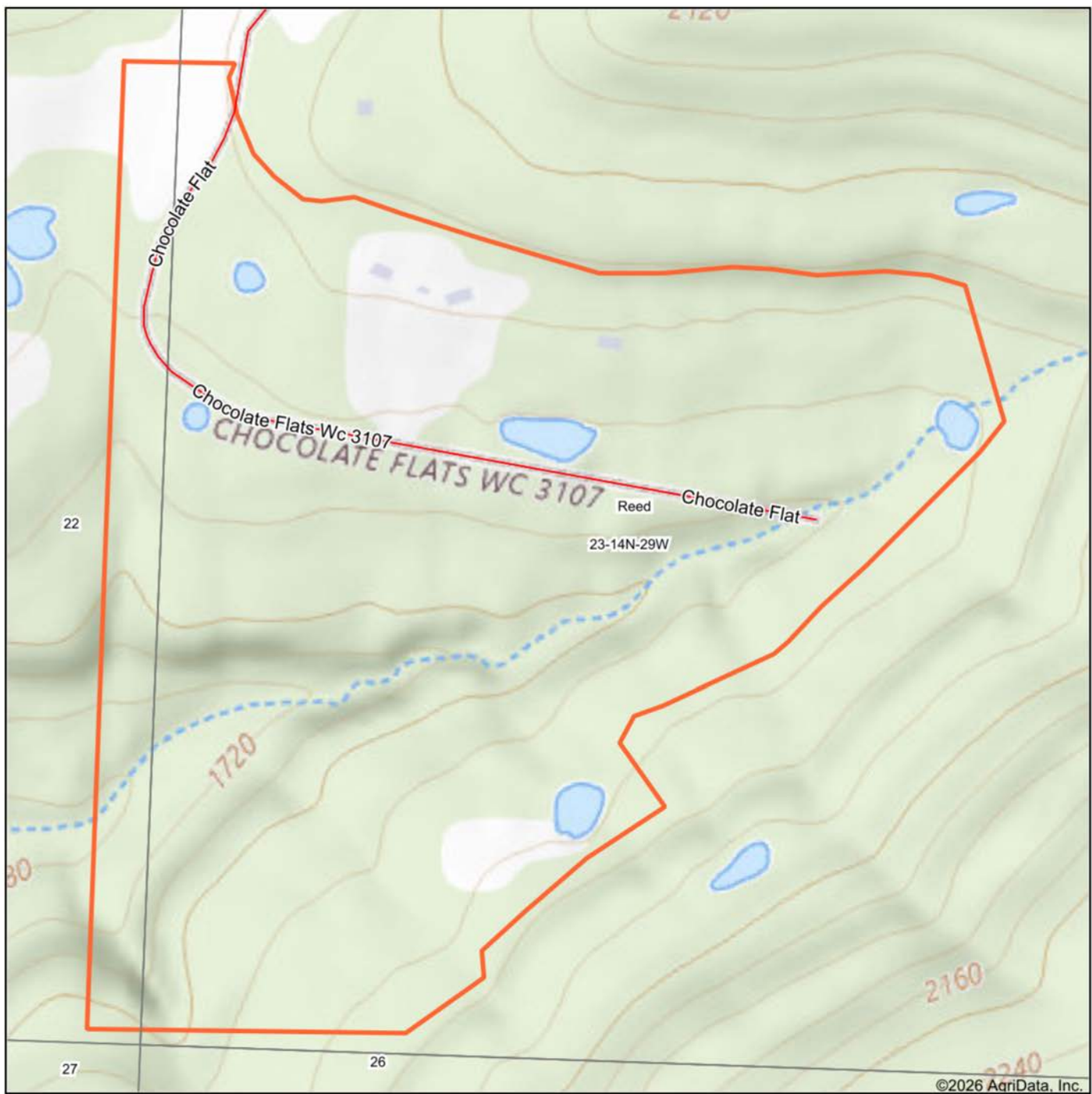
23-14N-29W
Washington County
Arkansas

0ft 415ft 830ft



7/14/2026

TOPOGRAPHY MAP



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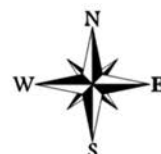
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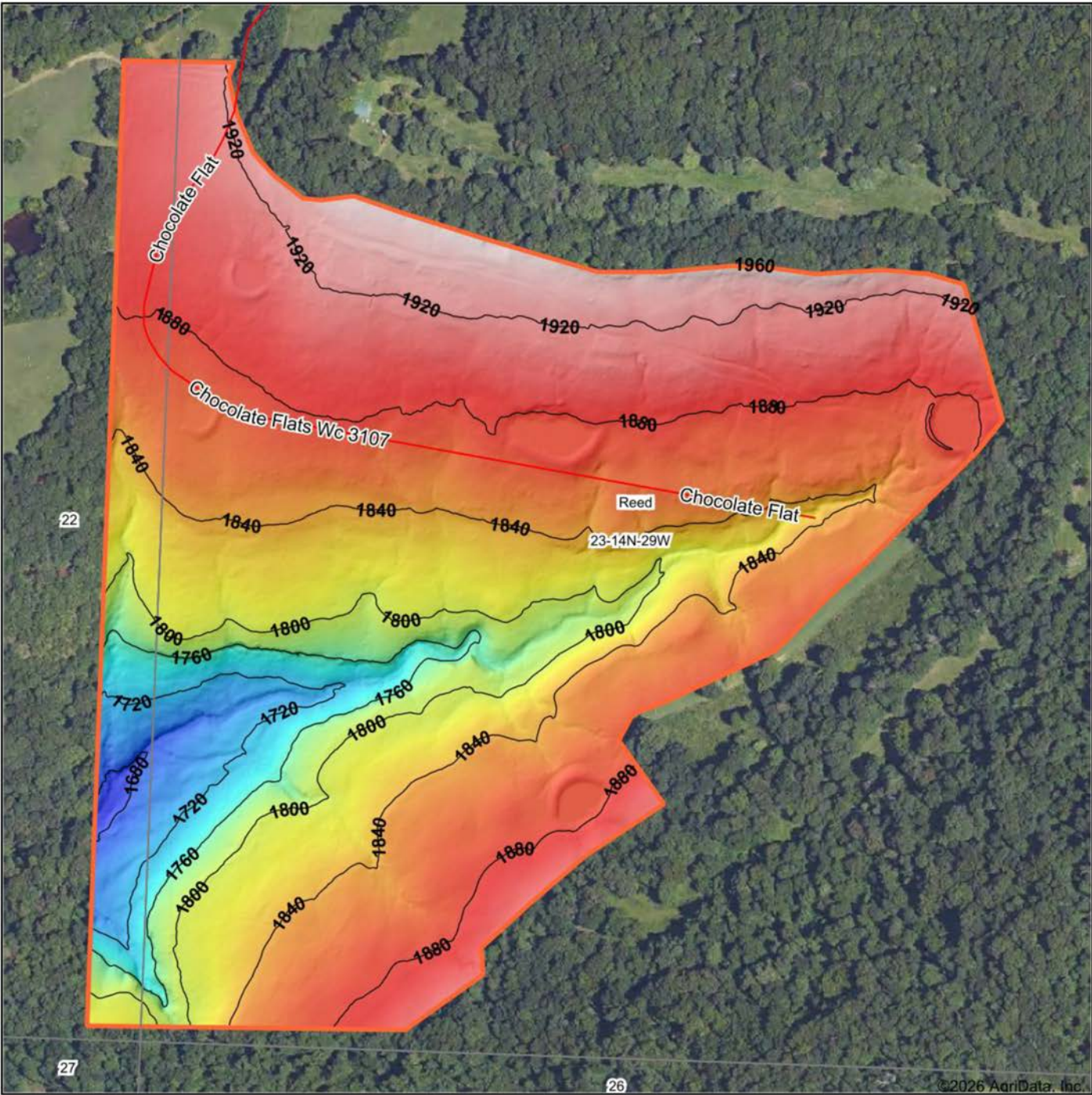
23-14N-29W
Washington County
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0ft 415ft 830ft



7/14/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 40

Min: 1,666.3

Max: 1,956.6

Range: 290.3

Average: 1,848.4

Standard Deviation: 57.91 ft

0ft 418ft 836ft



7/14/2026

23-14N-29W
Washington County
Arkansas

Boundary Center: 35° 52' 3.01, -94° 2' 7.74

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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