

MIDWEST LAND GROUP PRESENTS

3 OFFERINGS — 13.2 ACRES EACH

CRAWFORD COUNTY ARKANSAS



TRACTS 1-3 OZARK POINT ROAD, RUDY, AR 72952

MIDWEST LAND GROUP IS HONORED TO PRESENT

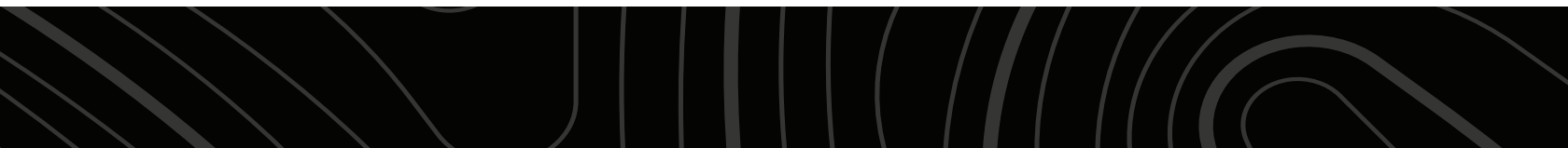
PRIVATE TIMBERED TRACTS WITH UTILITIES & CLEARED HOMESITES NEAR VAN BUREN & FORT SMITH

Midwest Land Group presents these three private rural tracts! Located toward the end of a dead-end road with very few neighbors beyond them, these properties offer excellent privacy while still providing the infrastructure needed to get started. New rural water was recently added to the area, with electricity through Arkansas Valley Electric and high-speed internet available through Wave Rural Connect. Road frontage and utilities at the road make these tracts convenient and accessible, while Tract 3 already has a water tap in place.

The sellers have already given you a head start, with driveways started and potential home or shop sites cleared across the tracts. The properties roll gently from west to east, offering the potential for beautiful sunrise and long-range views. Large, level areas are covered in mature white oak and pine timber, creating beautiful country settings and additional potential build sites. Wet-weather creeks run through the eastern portions, providing peaceful places to cool off, relax, and search for arrowheads.

Wildlife is abundant, with deer trails and rubs scattered throughout the properties, offering excellent recreational and hunting potential. Outdoor enthusiasts will also appreciate being within an hour of Lake Fort Smith State Park, Devil's Den State Park, Lee Creek WMA, and the Ozark National Forest. When it's time to head to town, shopping, dining, and all the amenities of Van Buren and Fort Smith are just a short drive away.

Whether you're looking for a private build-ready tract, room for a home or shop, mature timber, utilities, wildlife, recreation, or convenient access to town, these three tracts offer an excellent opportunity to own a piece of the country. With Tract 1, Tract 2, and Tract 3 offering approximately 13.2 +/- acres each, there is an option to fit a variety of plans and needs. Give land agent Chris Shadrick a call at (479) 530-2470 to schedule your private tour!



PROPERTY FEATURES

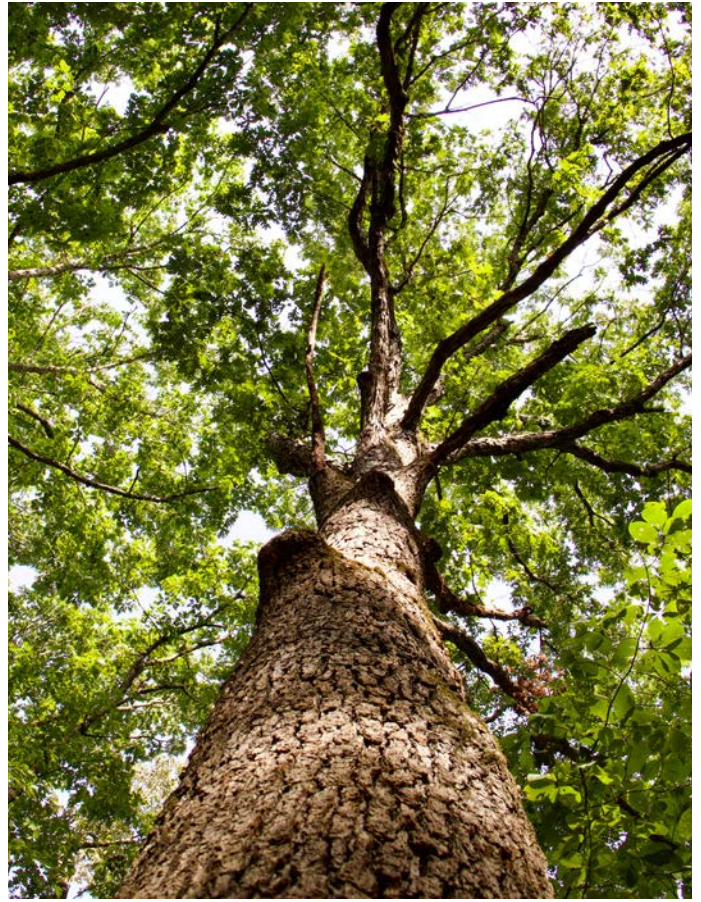
COUNTY: **CRAWFORD** | STATE: **ARKANSAS** | TOTAL ACRES: **39.6**

TRACT: **1** | ACRES: **13.2**

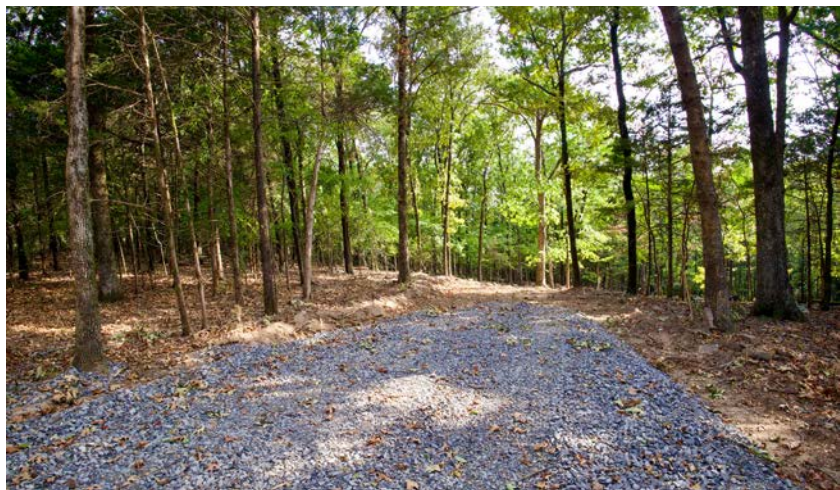
TRACT: **2** | ACRES: **13.2**

TRACT: **3** | ACRES: **13.2**

- New survey
- Private dead-end road setting
- Rural water, electric & high-speed internet
- Road frontage
- Driveway entrance
- Cleared build site
- Mature white oak & pine timber
- Wet-weather creek
- Deer trails, rubs & hunting potential
- Just minutes from Rudy, Van Buren, and Fort Smith
- Within 1 hour of Lake Fort Smith State Park, Devil's Den State Park, Lee Creek WMA & Ozark National Forest



CLEARED BUILD SITES



WET-WEATHER CREEK



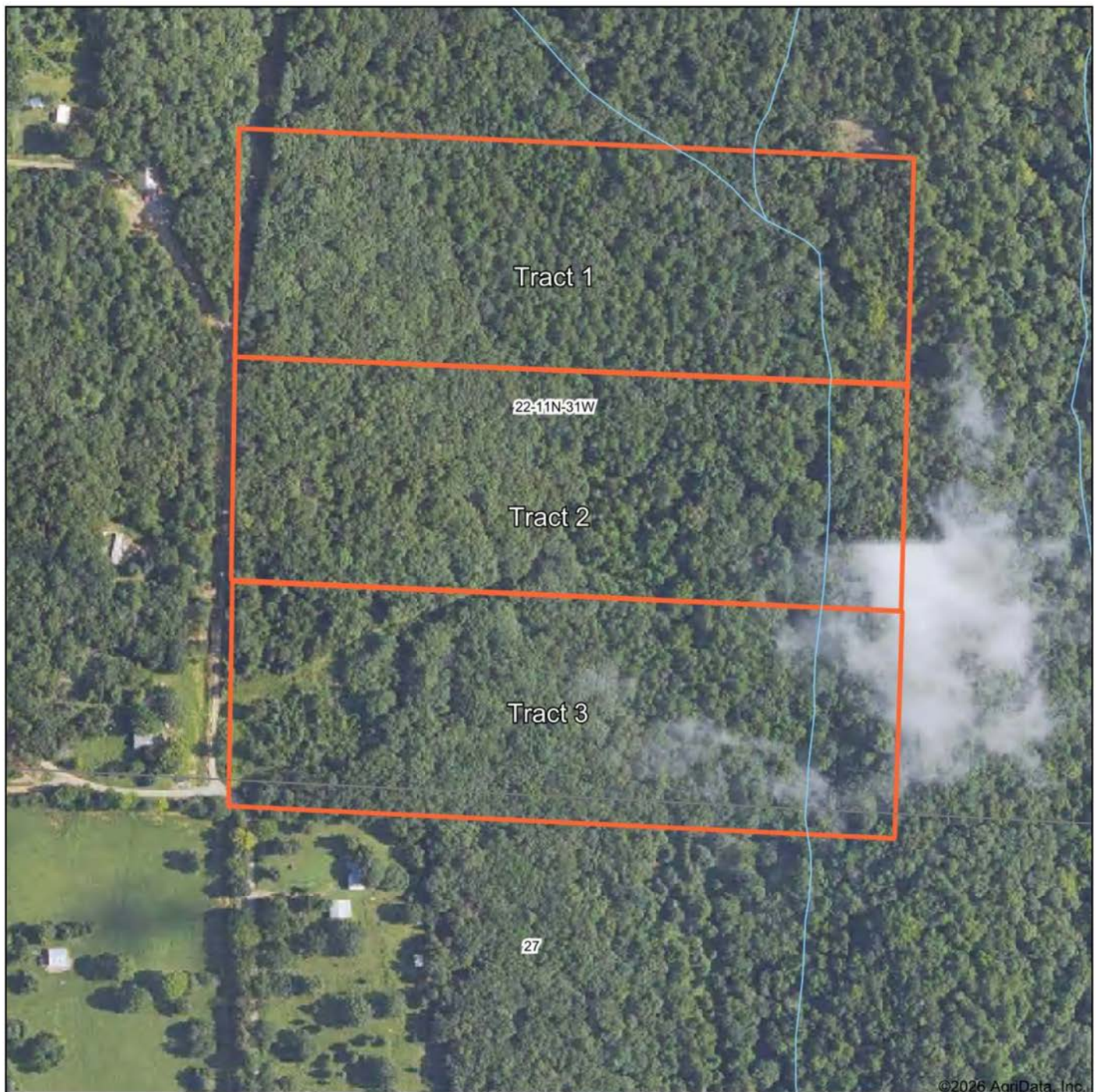
HUNTING POTENTIAL



MATURE WHITE OAK & PINE TIMBER



TRACTS 1-3 AERIAL MAP



Boundary Center: 35° 36' 40.81, -94° 16' 55.1

0ft 302ft 605ft



Maps Provided By:



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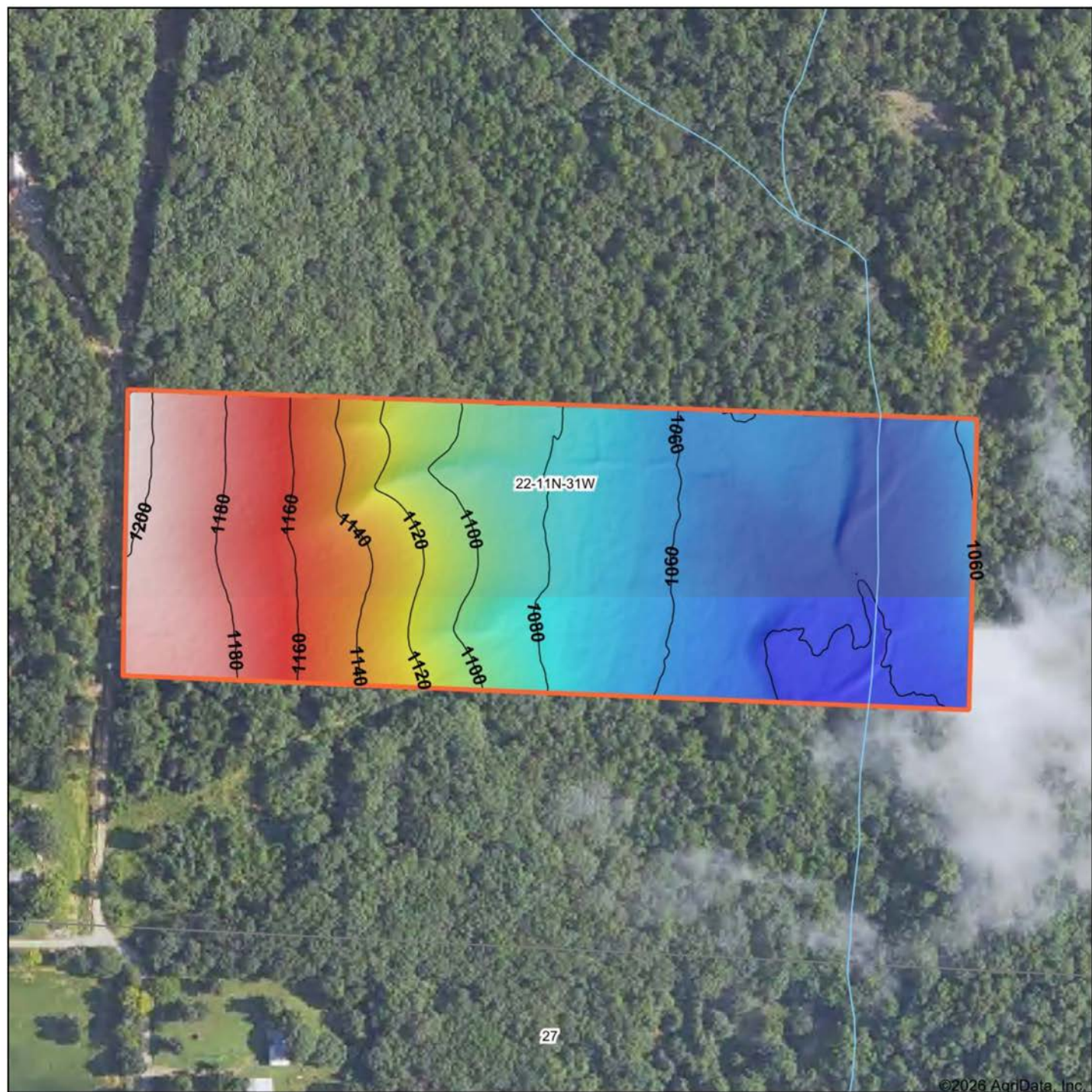
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22-11N-31W
Crawford County
Arkansas



7/21/2026

TRACT 1 — HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20

Min: 1,036.0

Max: 1,207.0

Range: 171.0

Average: 1,098.8

Standard Deviation: 52.46 ft

0ft 238ft 477ft

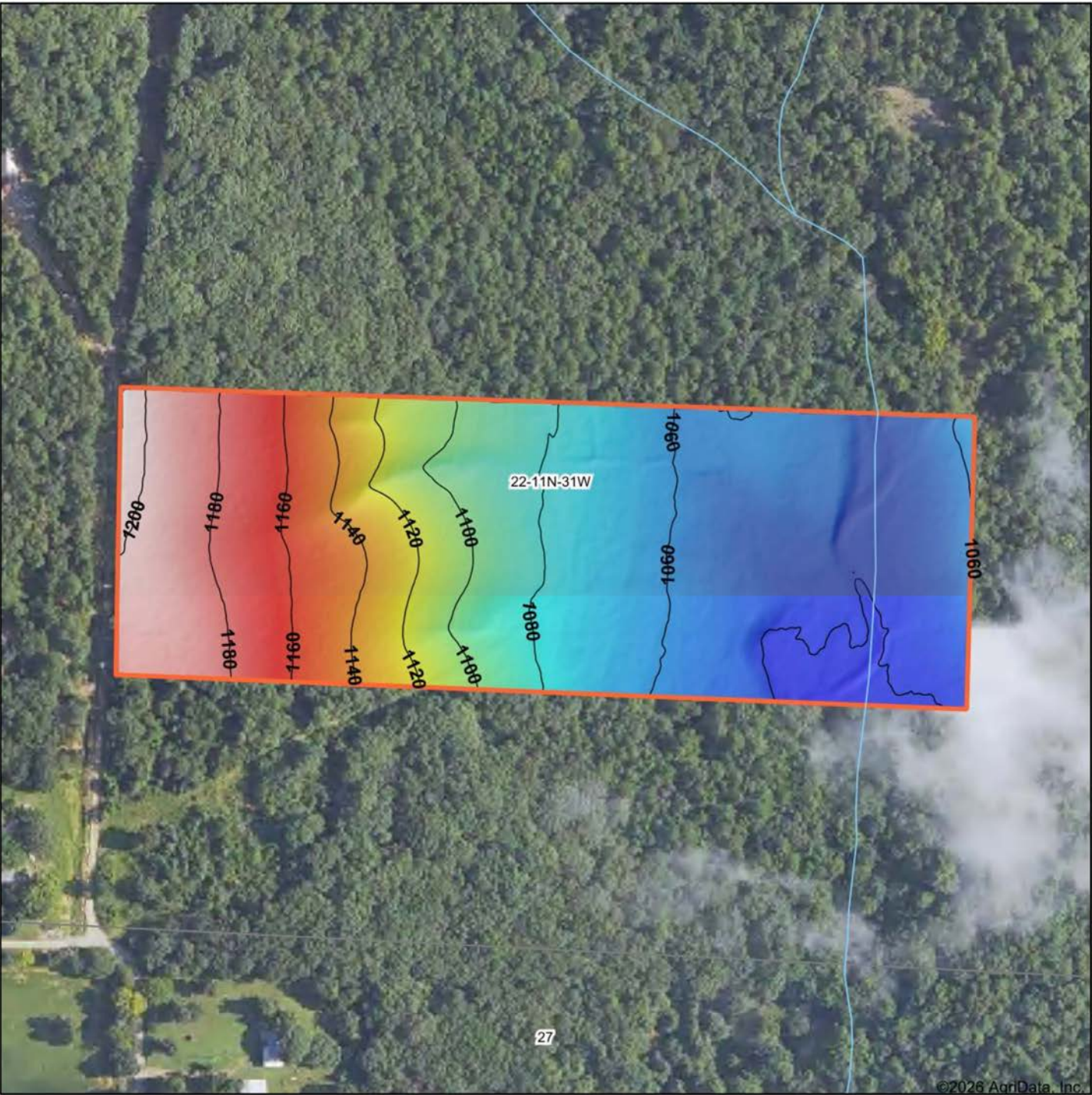


7/21/2026

22-11N-31W
Crawford County
Arkansas

Boundary Center: 35° 36' 40.83, -94° 16' 55.13

TRACT 2 — HILLSHADE MAP



Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 20

Min: 1,036.0

Max: 1,207.0

Range: 171.0

Average: 1,098.8

Standard Deviation: 52.46 ft

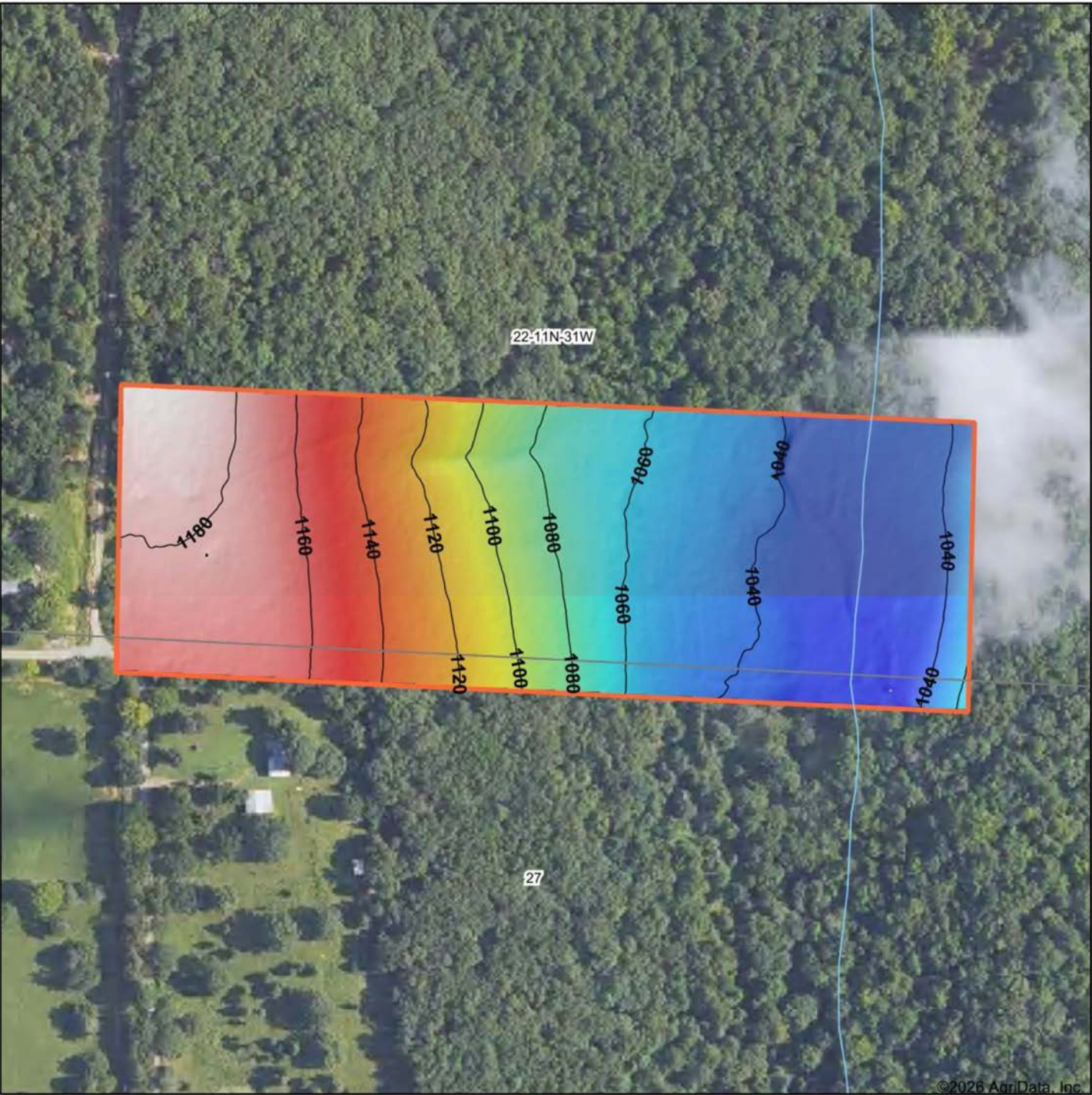
0ft 238ft 477ft



22-11N-31W
Crawford County
Arkansas

Boundary Center: 35° 36' 40.83, -94° 16' 55.13

TRACT 3 — HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 20
Min: 1,025.7
Max: 1,192.0
Range: 166.3
Average: 1,096.7
Standard Deviation: 55.15 ft

0ft 238ft 476ft

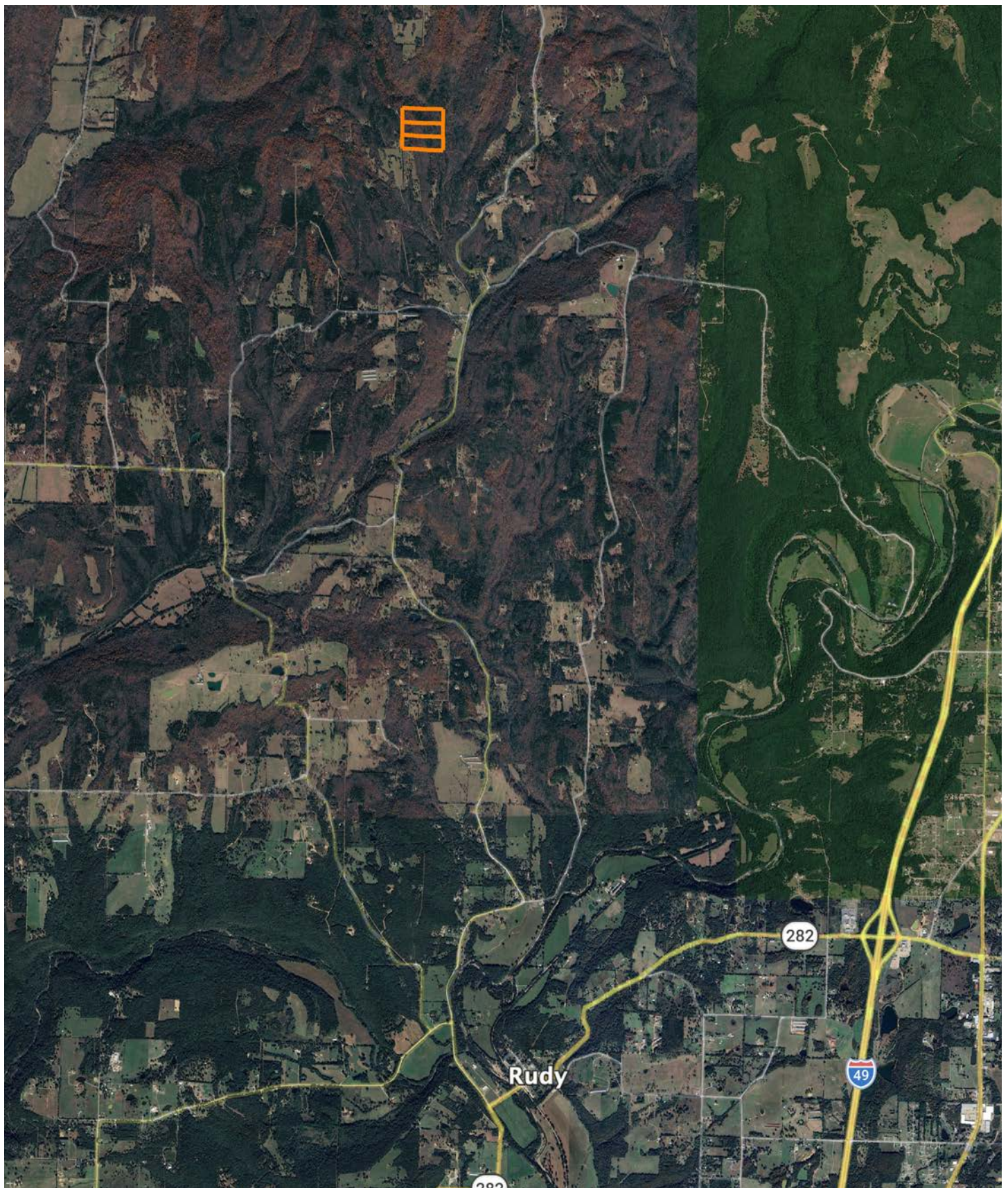


7/21/2026

22-11N-31W
Crawford County
Arkansas

Boundary Center: 35° 36' 36.45, -94° 16' 55.16

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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