

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

MADISON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

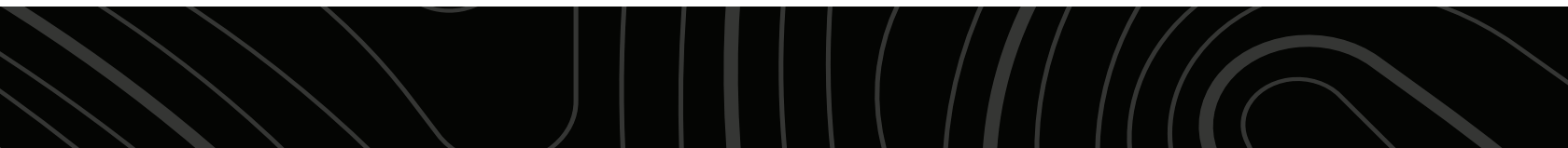
30 +/- ACRE PRIVATE BUILD SITE WITH UTILITIES

Nestled just outside of Elkins, Arkansas, this 30 +/- acre property offers multiple opportunities for building, hunting, and recreation. With electric, fiber, rural water, and septic already on the property, setting up utilities is simple. A private drive leads to numerous level build sites and openings for planting food plots or a garden.

With abundant wildlife and open timber, the land is perfect for hunting and observing nature. The current owner has built a permanent shooting perch with targets ranging from 200 to 300 yards, with backstops and

plenty of room to expand. The topography allows for easy additions to the current trail system, making access smooth throughout the property.

The location is perfect, the perfect balance offering proximity to town for convenience while providing the peace and privacy of rural living. Located on a dead-end road 1 mile from pavement, traffic is minimal, serving only the local residents. Whether you are looking to build, hunt, or play, this property has something for everyone.



PROPERTY FEATURES

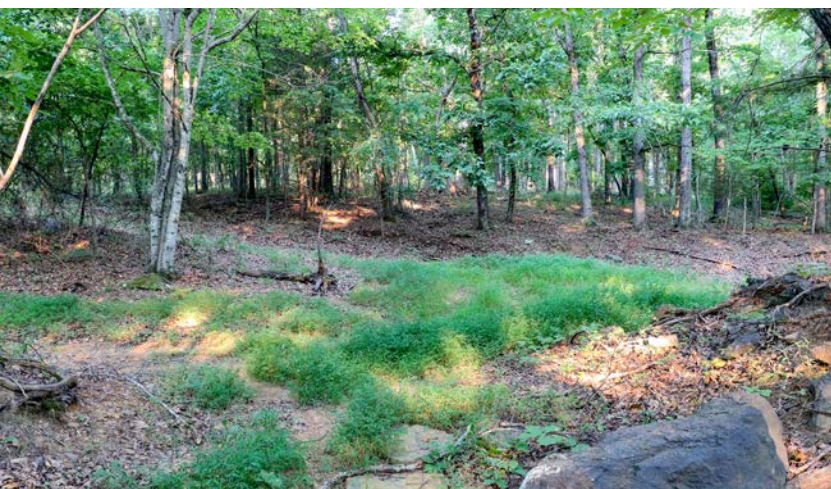
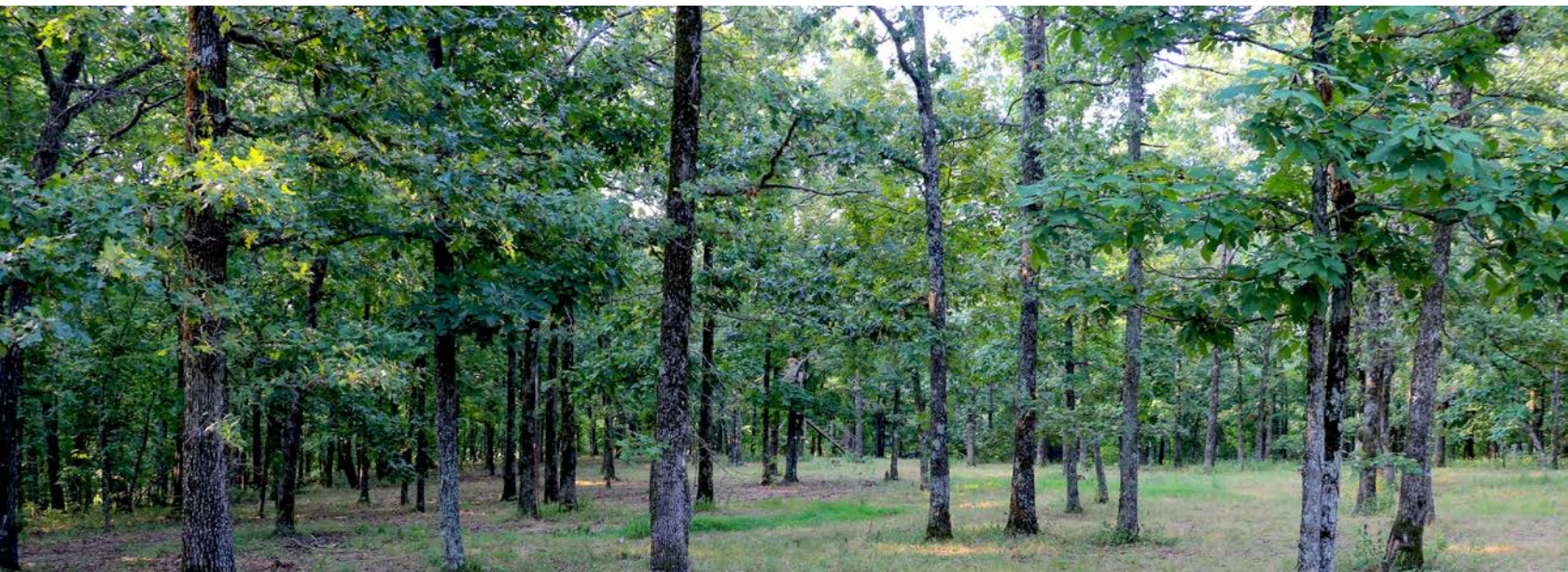
COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **30**

- Private drive
- Electric
- Fiber internet
- Rural water
- Septic system
- Multiple build sites
- Trail system
- Abundant wildlife
- Double-wide fixer-upper
- Shed
- Gentle topography
- Rifle perch with shooting lanes
- Open timber
- 15 minutes to Elkins, AR
- 30 minutes to Fayetteville, AR
- 1 hour to Rogers and Bentonville, AR



GENTLE TOPOGRAPHY

With abundant wildlife and open timber, the land is perfect for hunting and observing nature. The topography allows for easy additions to the current trail system, making access smooth throughout the property.



TRAIL SYSTEM

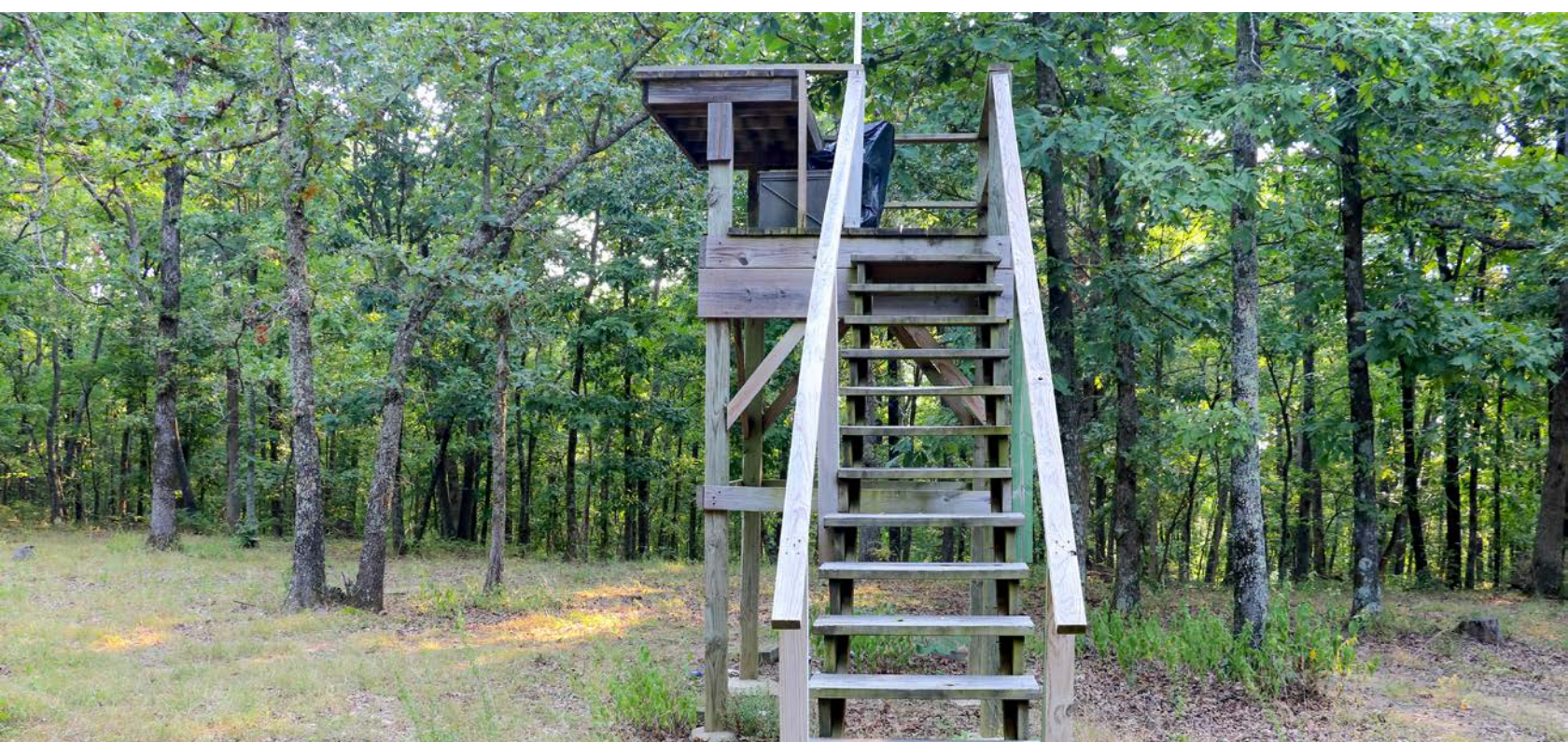


MULTIPLE BUILD SITES

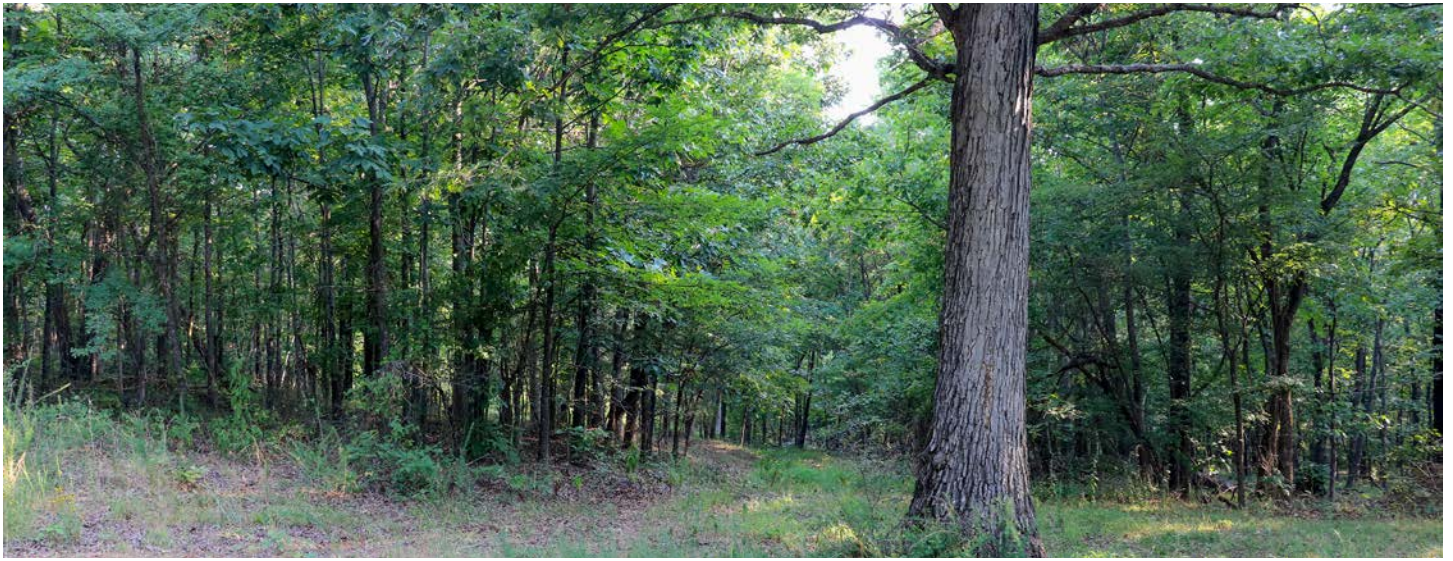


RIFLE PERCH WITH SHOOTING LANES

The current owner has built a permanent shooting perch with targets ranging from 200 to 300 yards, with backstops and plenty of room to expand.



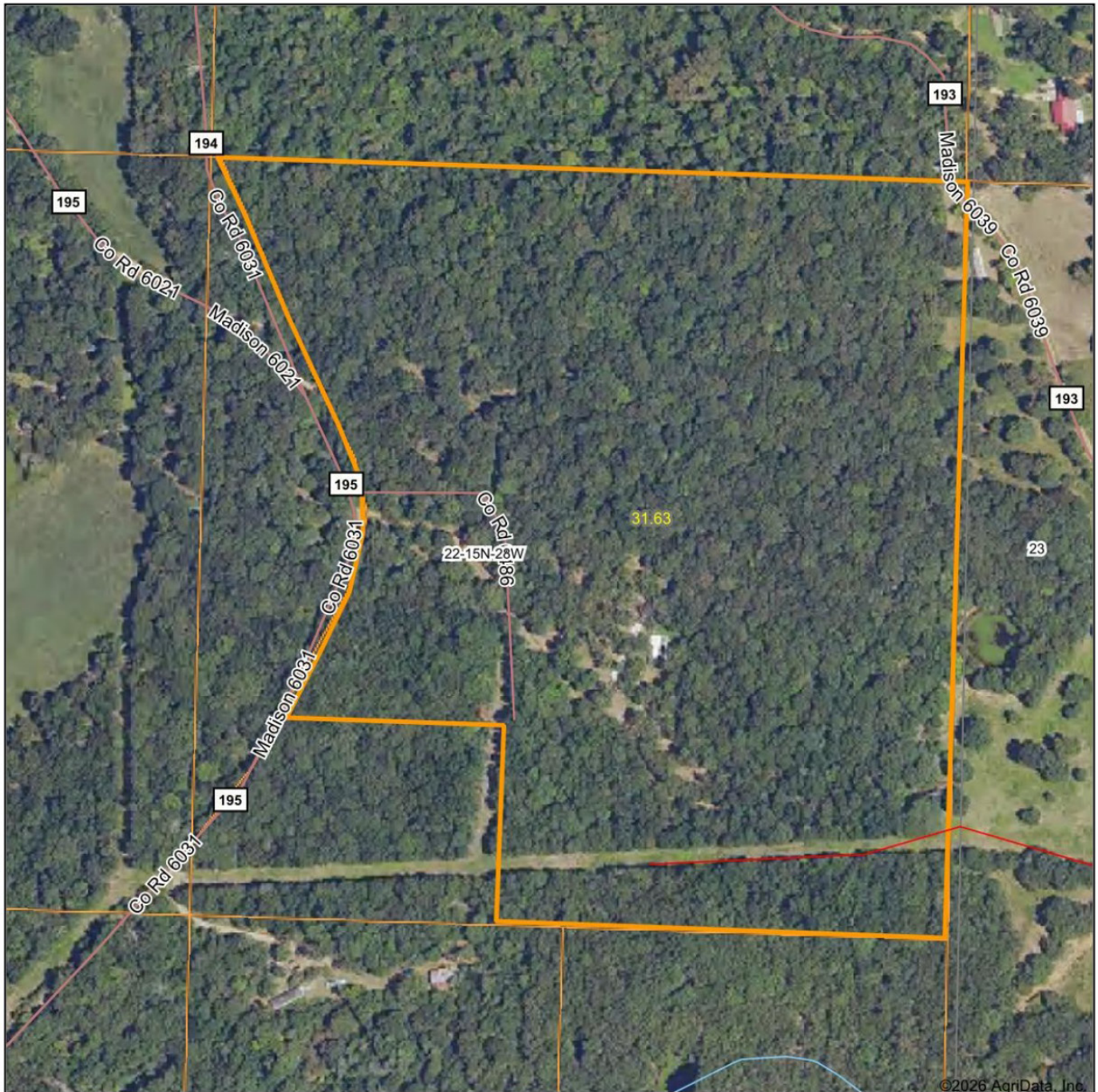
OPEN TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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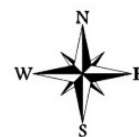


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Boundary Center: 35° 57' 15.5, -93° 55' 56.38

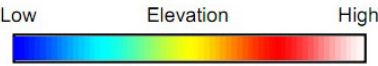
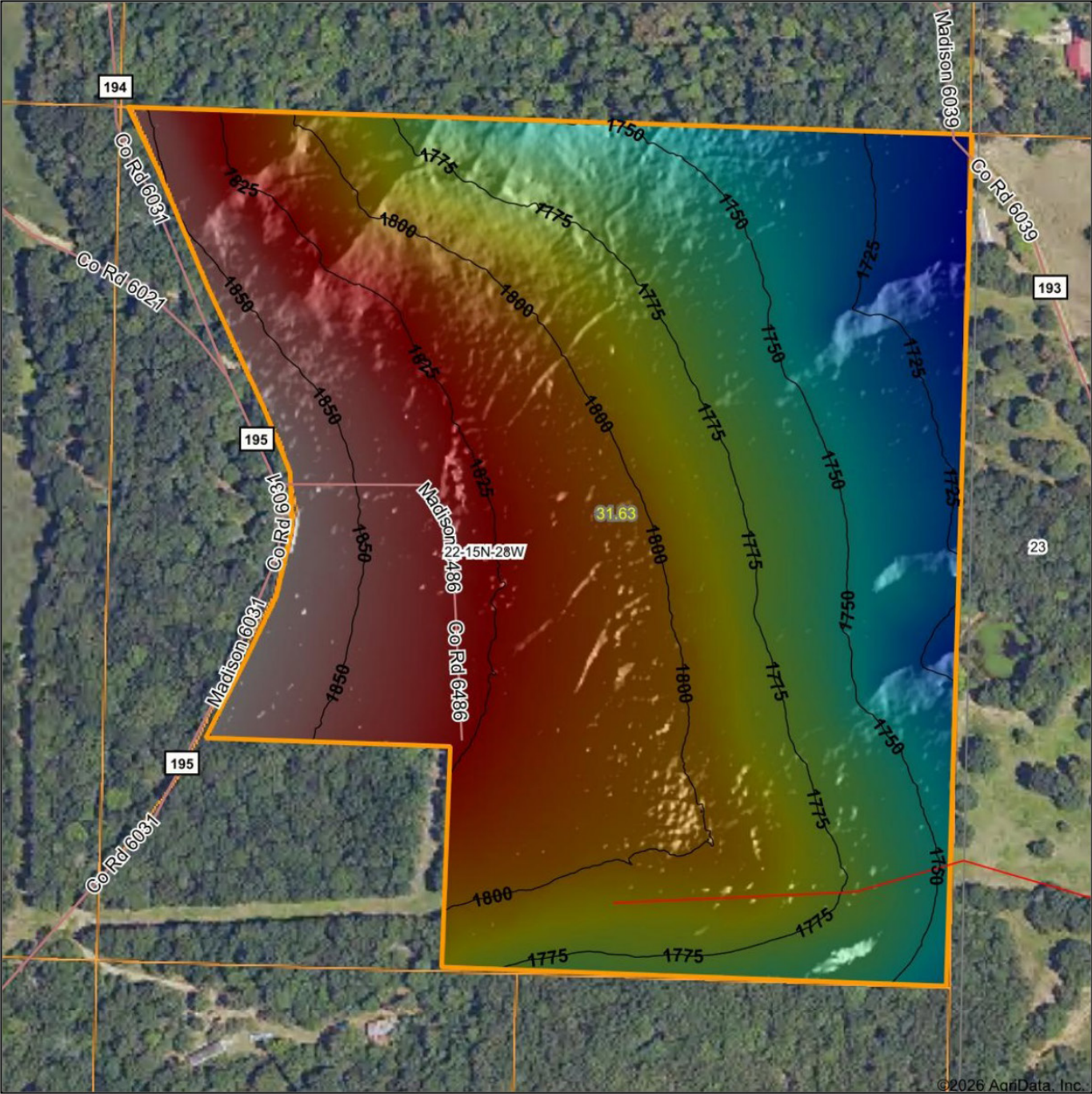
22-15N-28W
Madison County
Arkansas

0ft 272ft 544ft



8/10/2026

HILLSHADE MAP



Maps Provided By



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Source: USGS 1 meter dem

Interval(ft): 25

Min: 1,706.8

Max: 1,866.2

Range: 159.4

Average: 1,789.3

Standard Deviation: 38.35 ft

0ft 242ft 484ft



8/10/2026

22-15N-28W

Madison County
Arkansas

Boundary Center: 35° 57' 15.5, -93° 55' 56.38

OVERVIEW MAP



AGENT CONTACT

Ben Williams is passionate about working with land and living life in the great outdoors. A native of Topeka, Kansas, Ben graduated from Kansas State University with dual Bachelor's Degrees in park management and conservation, as well as natural resource management.

During his college years, Ben conducted research on invasive plant and wildlife species to assess their impact on native species. His studies also covered wildlife habitat preservation, conservation, flooding and erosion control, and public hunting land management. Before joining Midwest Land Group, Ben worked as an arborist in Benton County, Arkansas, caring for trees and maintaining their health.

In his free time, Ben enjoys hunting waterfowl, golfing, and hiking. Now residing in Bentonville, Arkansas, with his wife Kaitlynn and son Bodie, Ben is a devoted family man whose care and understanding of people extends to his work as a land agent. His enthusiasm for helping clients achieve their goals is evident in his commitment to exceptional service. If you're looking to buy or sell land in Northwest Arkansas, don't hesitate to give Ben a call. He'll go above and beyond to ensure you find exactly what you're searching for.



BEN WILLIAMS,

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