

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MARION COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE BULL SHOALS LAKE VIEW BUILD SITE AND GOOD HUNTING

Midwest Land Group is proud to present this 80 +/- acre tract in northern Marion County, Arkansas. Located amongst Bull Shoals Lake, this property offers county road frontage with electricity running along the road. The county road divides the property, creating a unique opportunity to build on one side while keeping the other side as your own private hunting sanctuary. With this layout, the property could also lend itself well to a family compound, multiple homesites, or a multitude of other uses.

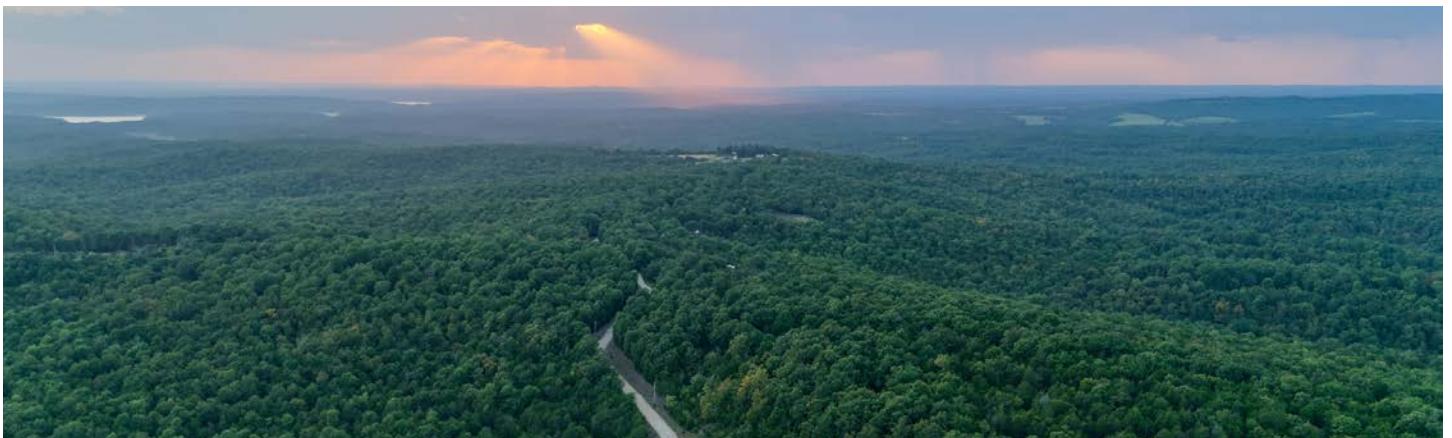
The land is gently sloped from north to south, setting the stage for some incredible lake views across the southern portion of the property. A "knoll" on the northern end sits at approximately 960 feet in elevation, making it one of the higher points in the immediate area. This would be an excellent and scenic location for a home or cabin. With some selective timber clearing, I can imagine this spot having some of the best views around.

From an outdoorsman's perspective, this property is loaded with potential. Game trails, scrapes, and other

deer sign can be found throughout, providing the foundation for a great hunting property. If archery is your passion, the Jones Point Wildlife Management Area is only a few minutes down the road. This bow-only WMA provides an incredible opportunity to pursue deer and other game in a beautiful lake setting. What a cool experience it would be to sit 20 feet up in a tree overlooking the shores of Bull Shoals Lake!

Being this close to the lake also opens the door to incredible fishing and boating opportunities. With multiple public boat launches nearby, getting your boat on the water is convenient whether you're chasing bass, crappie, walleye, or simply spending a summer day cruising the lake.

Opportunities like this can be hard to find! This property offers quality acreage near Bull Shoals, incredible build potential, electricity, road frontage, hunting, fishing, boating, and much more! Give land agent Chris Shadrick a call at (479) 530-2470 to schedule your private tour.



PROPERTY FEATURES

COUNTY: **MARION** | STATE: **MISSOURI** | ACRES: **80**

- Near Bull Shoals Lake
- Potential for incredible lake views
- County road frontage
- Electricity along county road
- Multiple build sites
- 960' elevation
- Abundant game trails & other game sign
- Jones Point WMA just minutes away
- Family compound potential
- Great hunting & recreational property
- Close proximity to public boat launch
- 20 minutes to Theodosia, MO
- 1 hour to Mountain Home, AR
- 1 hour 15 minutes from Branson, MO



NEAR BULL SHOALS LAKE

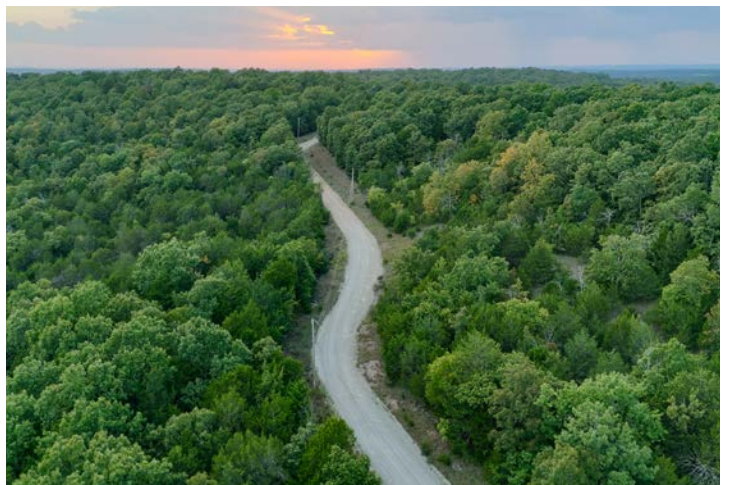
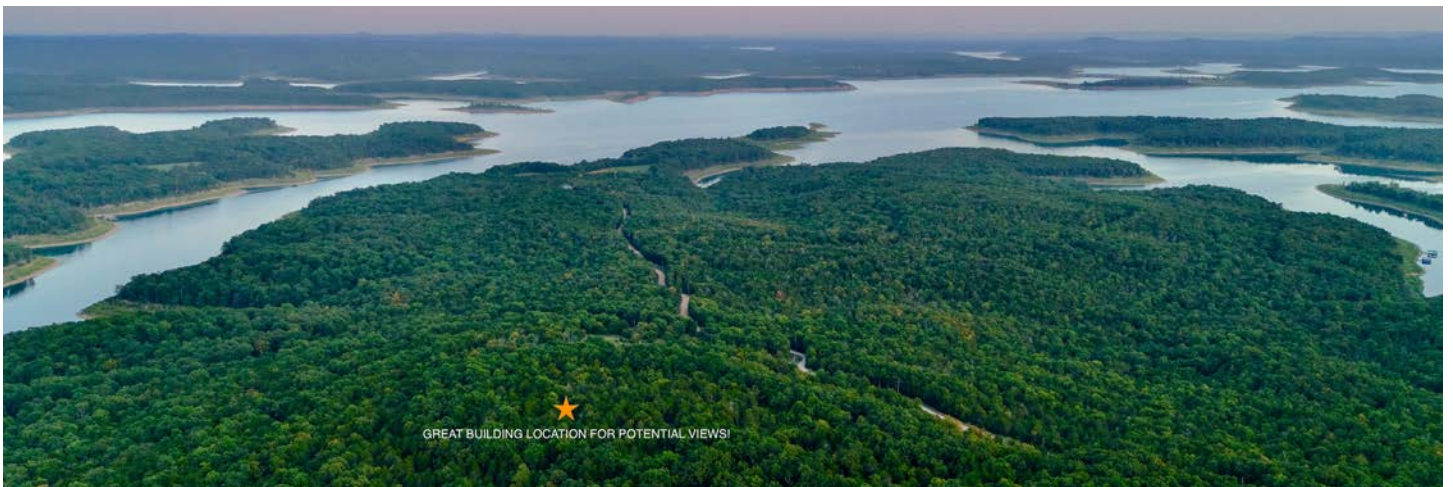
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COUNTY ROAD FRONTAGE



MULTIPLE BUILD SITES



GREAT HUNTING & RECREATION

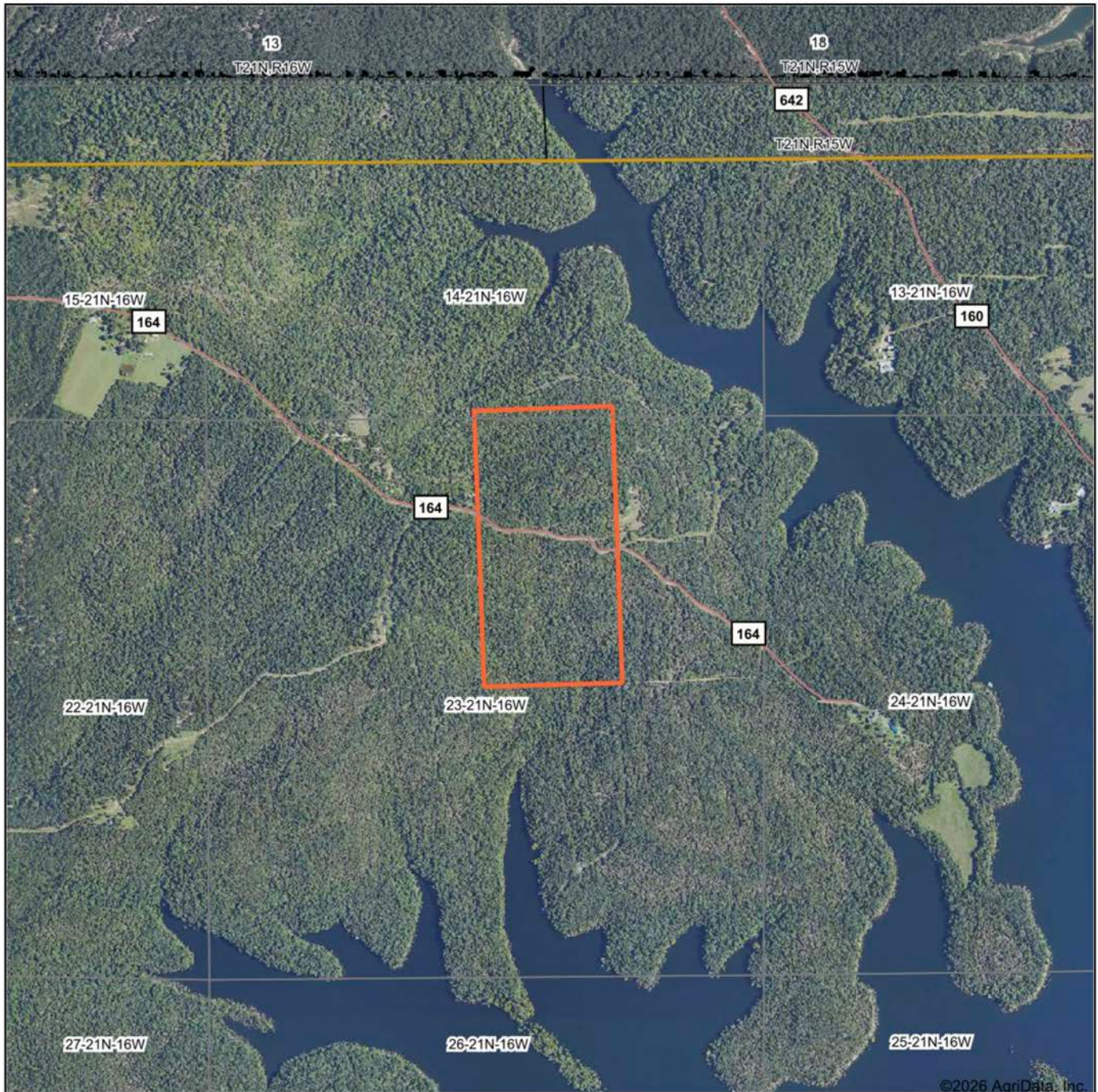
From an outdoorsman's perspective, this property is loaded with potential. Game trails, scrapes, and other deer sign can be found throughout, providing the foundation for a great hunting property. If archery is your passion, the Jones Point Wildlife Management Area is only a few minutes down the road.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By



CUSTOMIZED ONLINE MAPPING
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Boundary Center: 36° 29' 16.8, -92° 39' 43.48

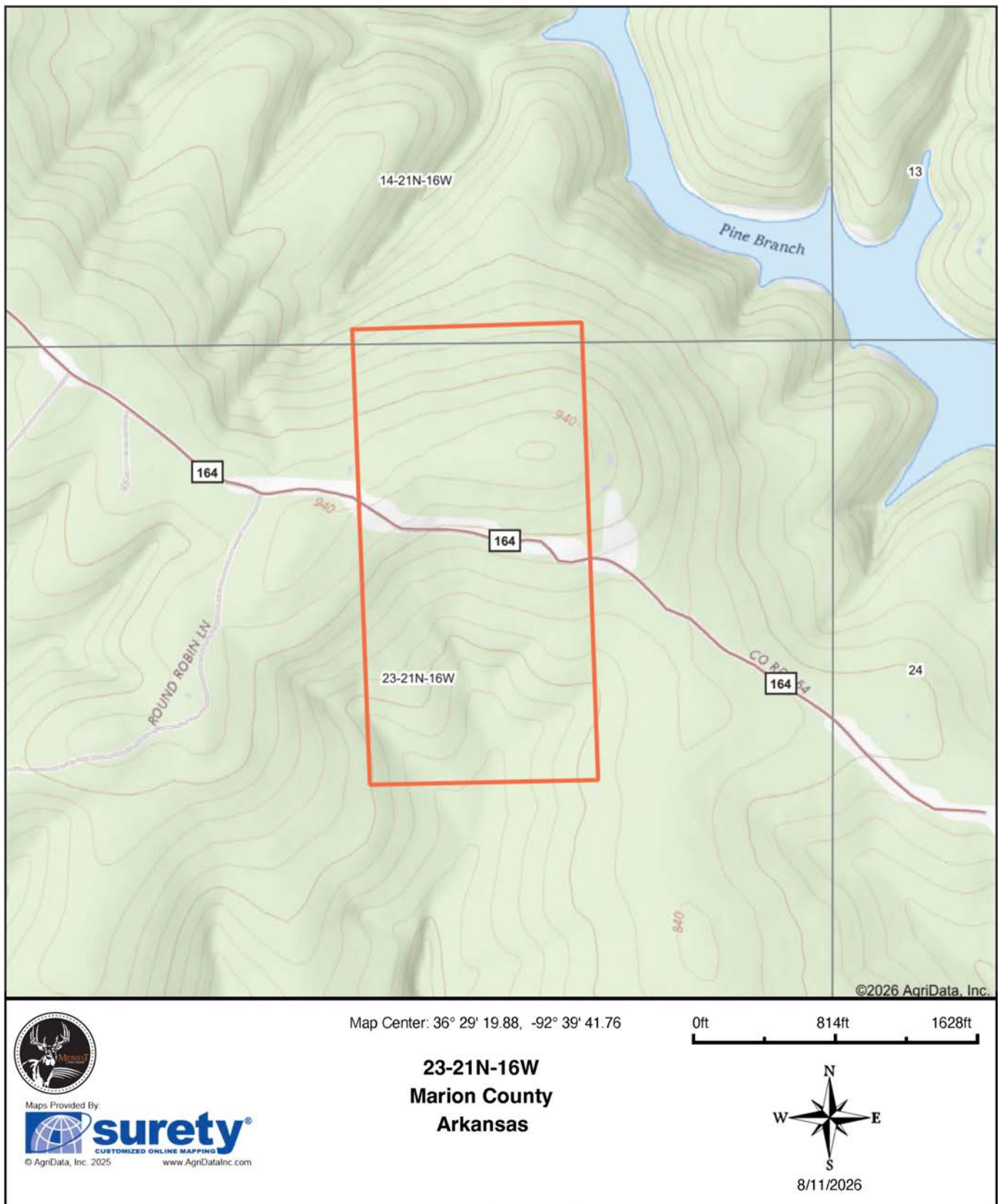
23-21N-16W
Marion County
Arkansas

0ft 1477ft 2955ft

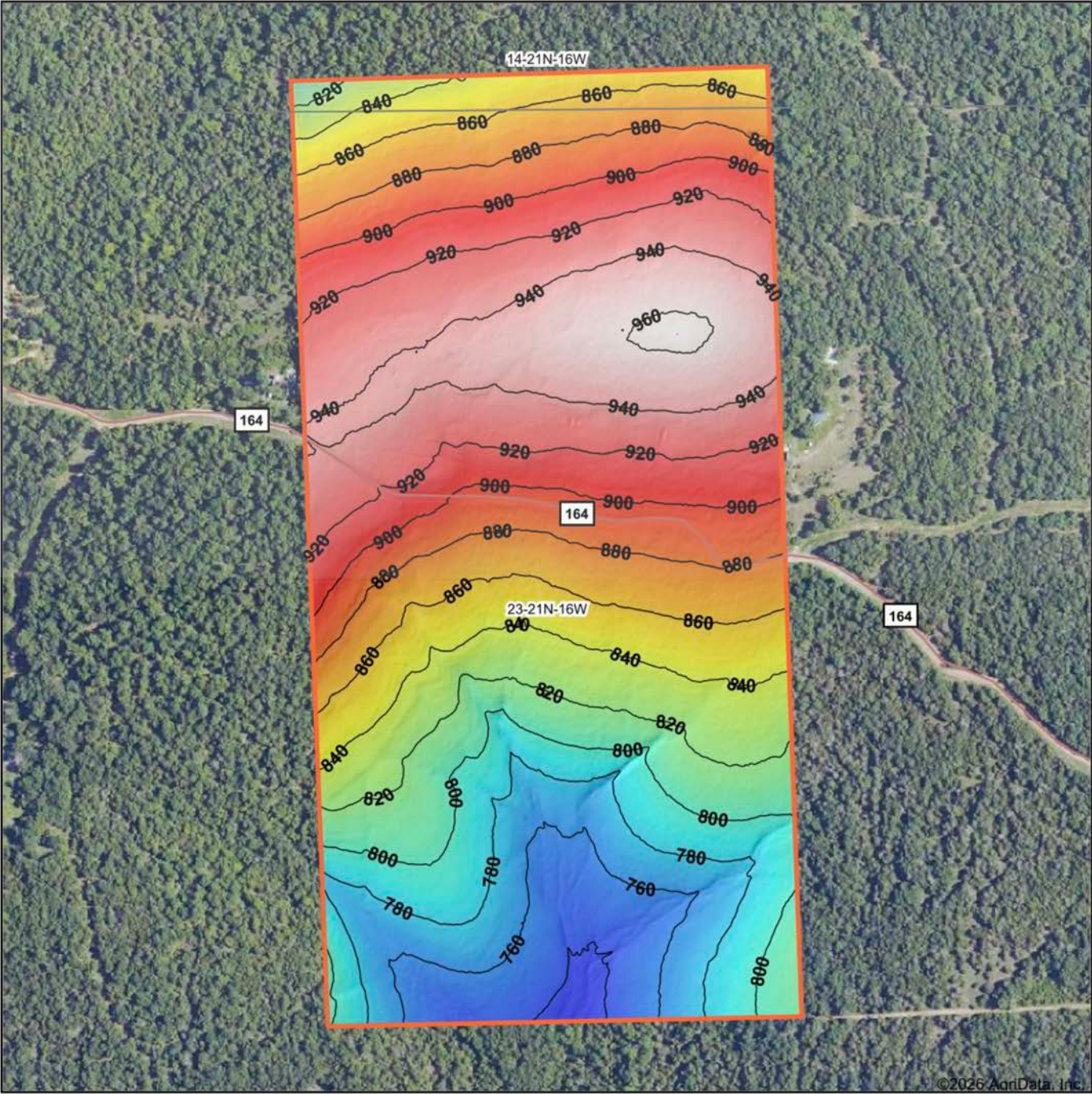


8/11/2026

TOPOGRAPHY MAP



HILLSHADE MAP



Maps Provided By:

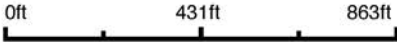


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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 20
Min: 731.0
Max: 963.1
Range: 232.1
Average: 860.1
Standard Deviation: 63.12 ft

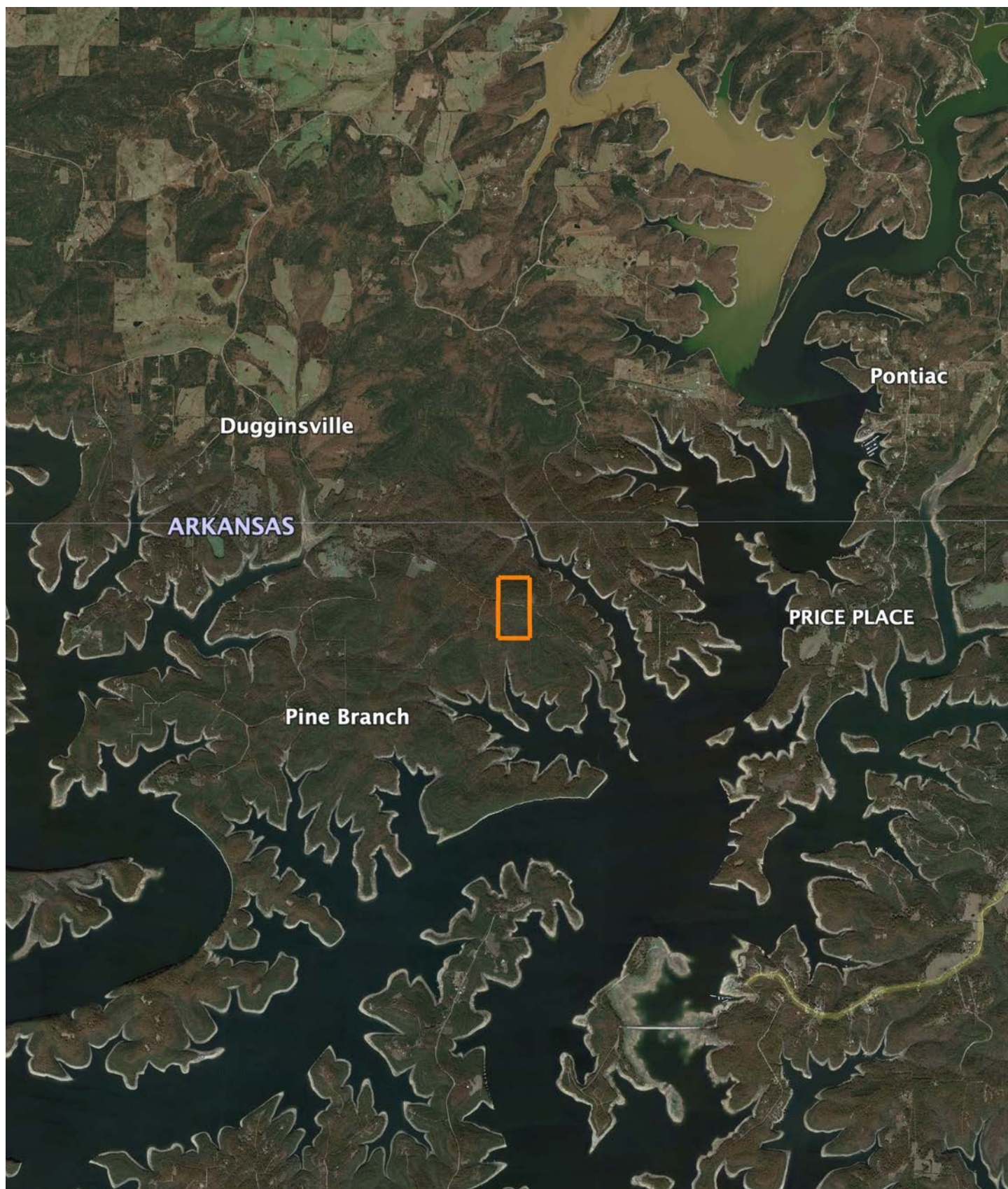


8/11/2026

23-21N-16W
Marion County
Arkansas

Boundary Center: 36° 29' 16.92, -92° 39' 43.57

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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