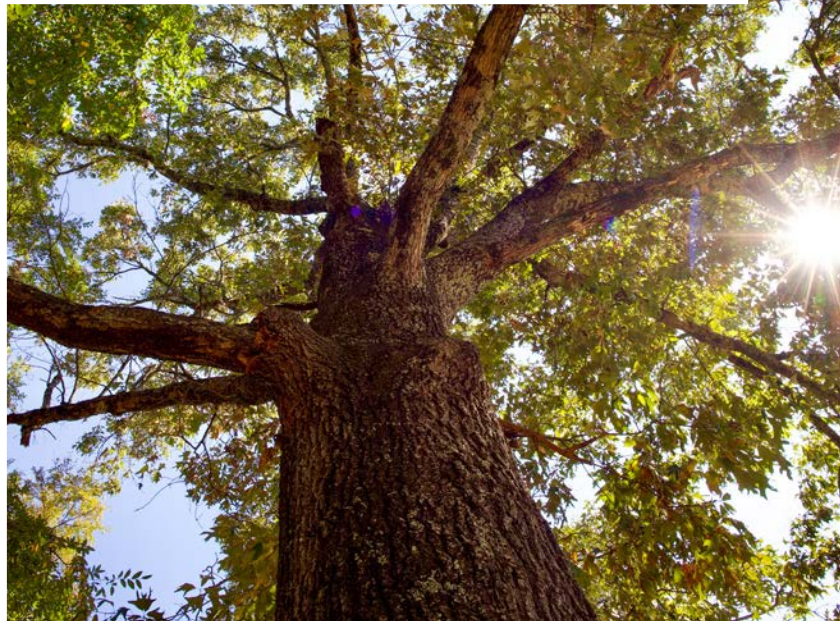


MIDWEST LAND GROUP PRESENTS



3 ACRES
CRAWFORD COUNTY, AR

Ozark Road, Rudy, Arkansas 72952



MIDWEST LAND GROUP IS HONORED TO PRESENT

3 +/- ACRES READY FOR YOUR COUNTRY HOME

If you've been looking for a few acres in the country to build a home and make your own, take a look at this 3 +/- acre tract just north of Rudy, Arkansas. It's in a quiet setting along Ozark Road, but you're still close enough to Van Buren and Fort Smith that you don't feel like you're way out in the middle of nowhere.

What I really like about this property is how simple it would be to get started. The ground is flat and level, much of it is already cleared, and you have water and electricity on site along with high-speed fiber internet. If you'd rather utilize a well, or want one for watering a garden, animals, or a small hobby farm, that's an option here too.

The property has just the right amount of trees to give it some shade and character. I can picture a nice country home sitting somewhere on this place with a big porch, a few shade trees around the yard, maybe a garden out back, and plenty of room for the family, dogs, or a few animals to enjoy. It has that simple country feel a lot of people are looking for, while still giving you the conveniences that make everyday life easier. Contact Land Agent Chris Shadrick at (479) 530-2470 to schedule a showing.



PROPERTY FEATURES

COUNTY: **CRAWFORD** | STATE: **ARKANSAS** | ACRES: **3**

- 3 +/- acres of land
- Buildable terrain
- Water on site
- Electricity on site
- High-speed fiber internet
- Well water option
- Cleared building area
- Mature shade trees
- Ozark road frontage
- Just minutes north of Rudy
- Close to Ozark National Forest, Lee Creek WMA, Lake Fort Smith, and Devils Den State Park



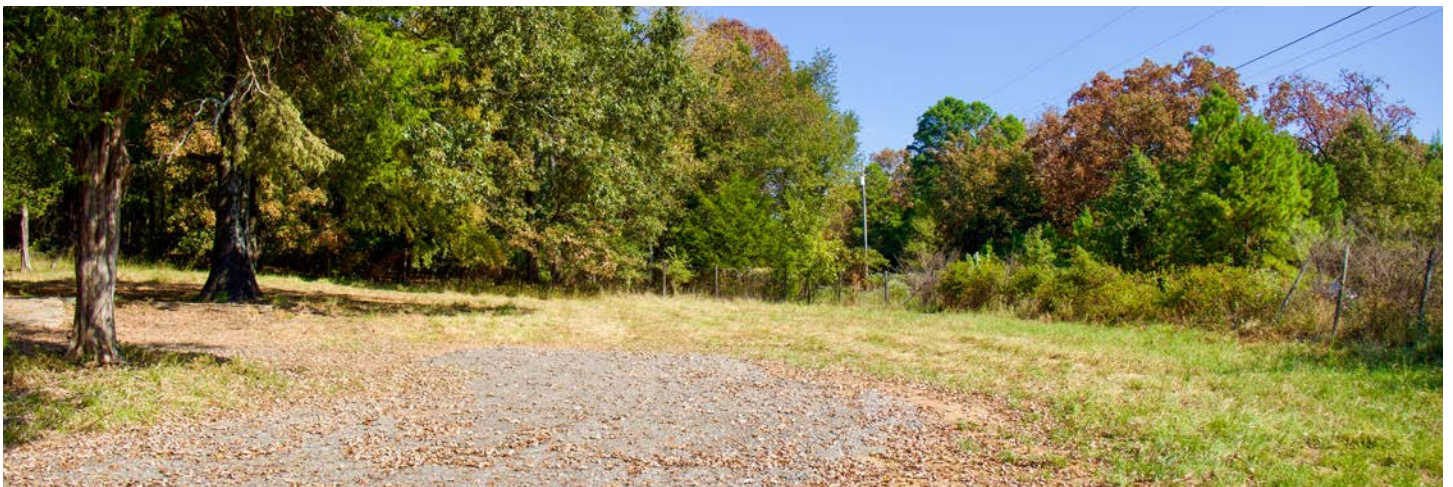
3 +/- ACRES OF LAND



BUILDABLE TERRAIN



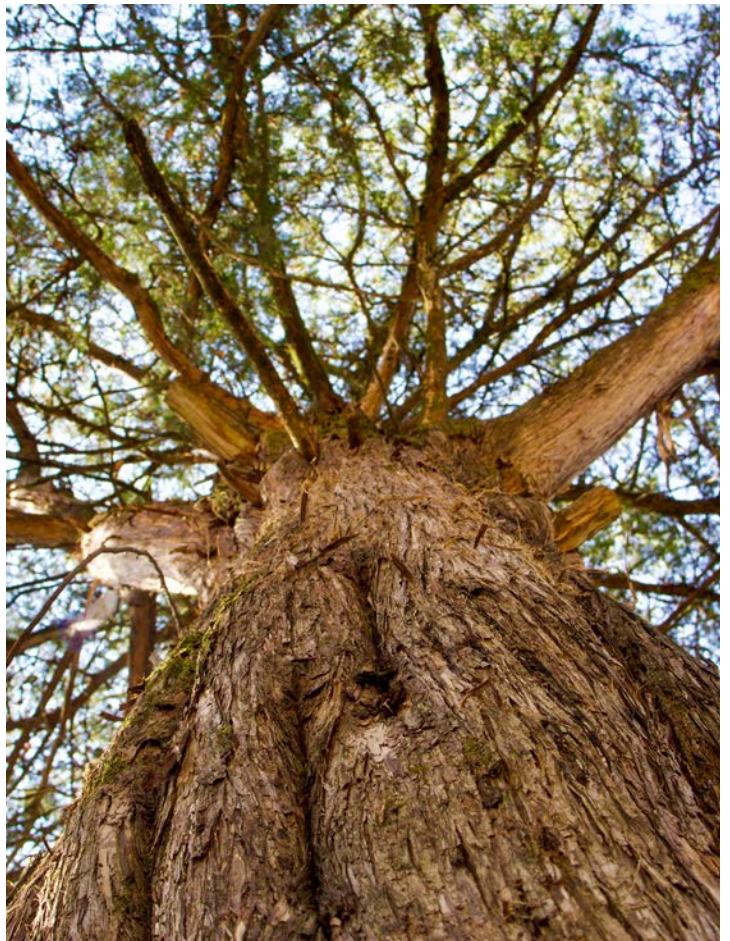
WATER + ELECTRICITY ON SITE



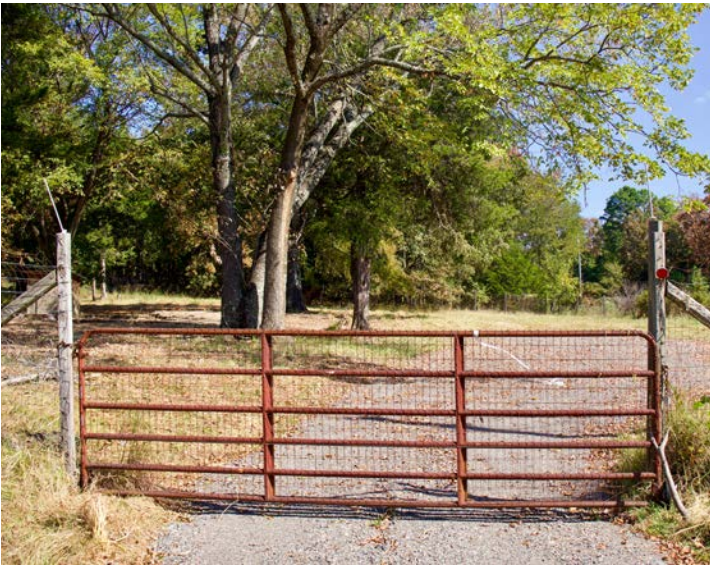
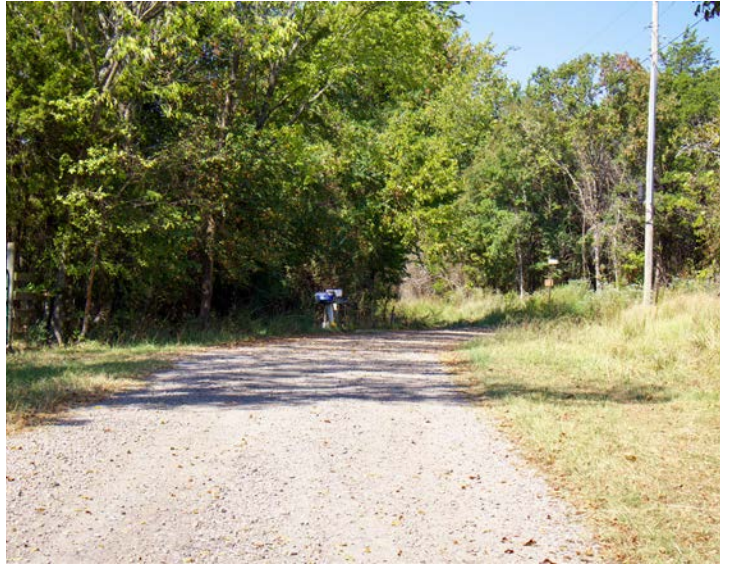
CLEARED BUILDING AREA



MATURE SHADE TREES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 36' 36.45, -94° 17' 5.44

0ft 169ft 339ft



Maps Provided By:



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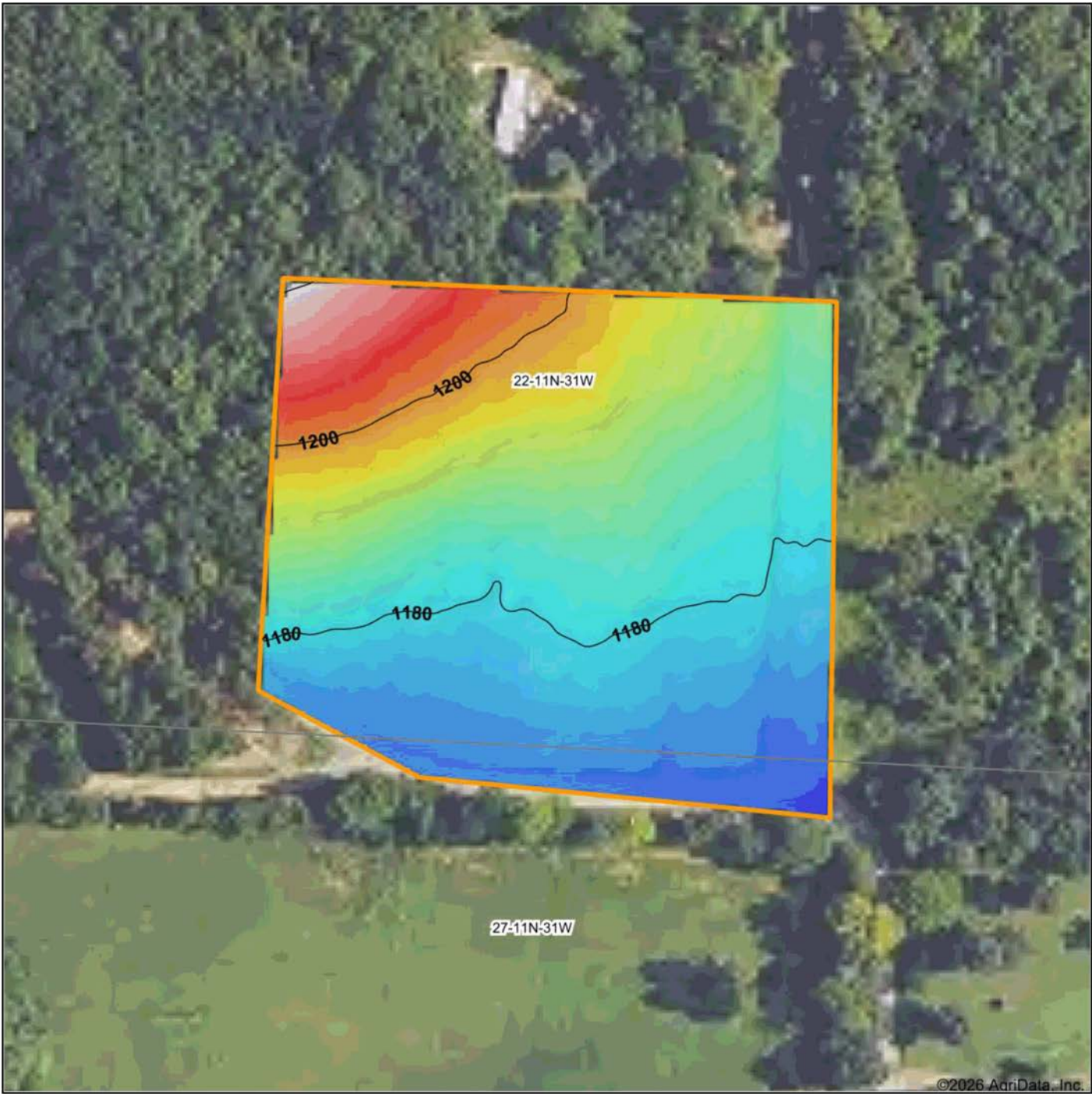
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22-11N-31W
Crawford County
Arkansas



9/10/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 20
Min: 1,167.8
Max: 1,220.7
Range: 52.9
Average: 1,185.8
Standard Deviation: 10.4 ft

0ft 108ft 215ft

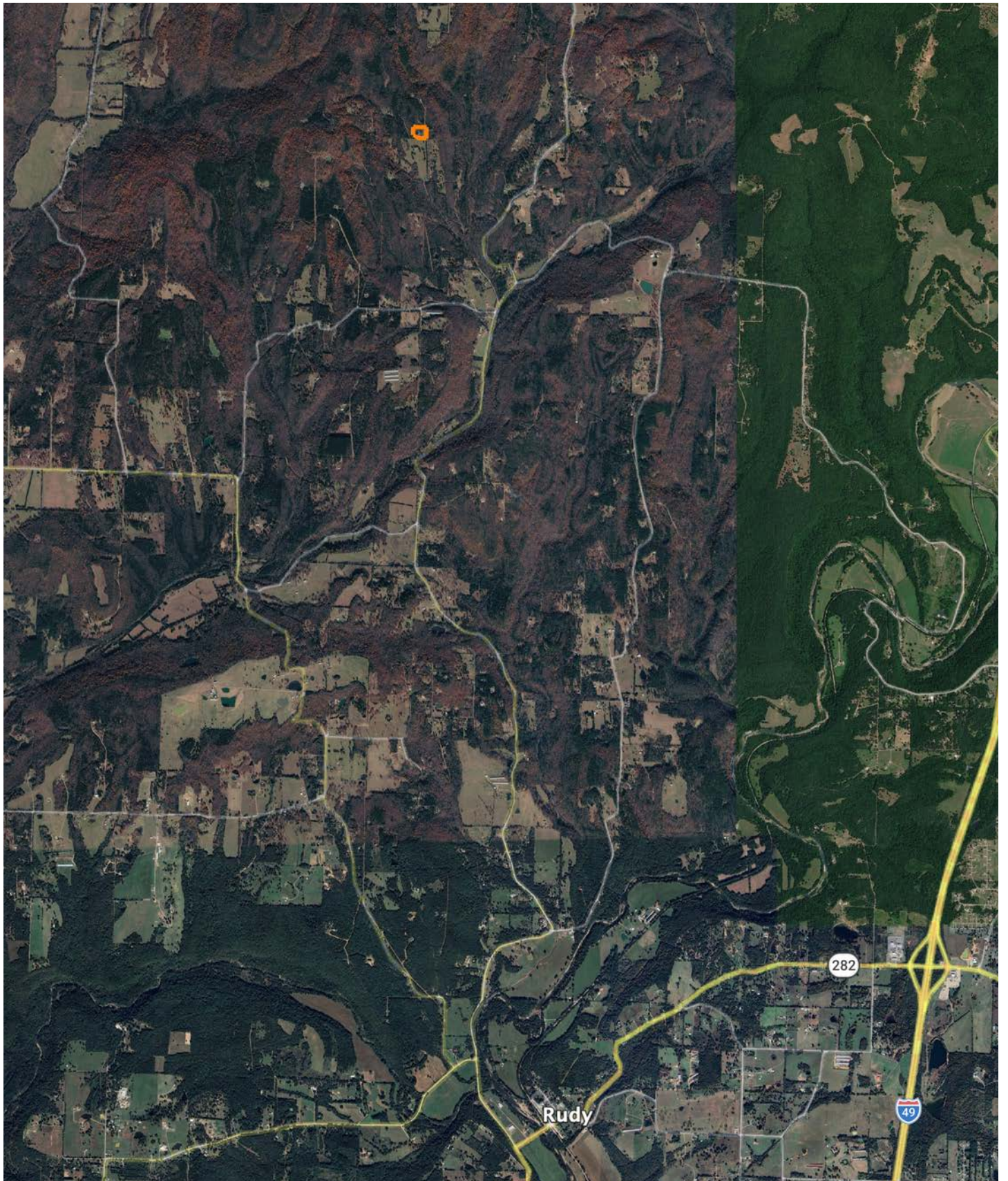


9/10/2026

22-11N-31W
Crawford County
Arkansas

Boundary Center: 35° 36' 36.45, -94° 17' 5.44

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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