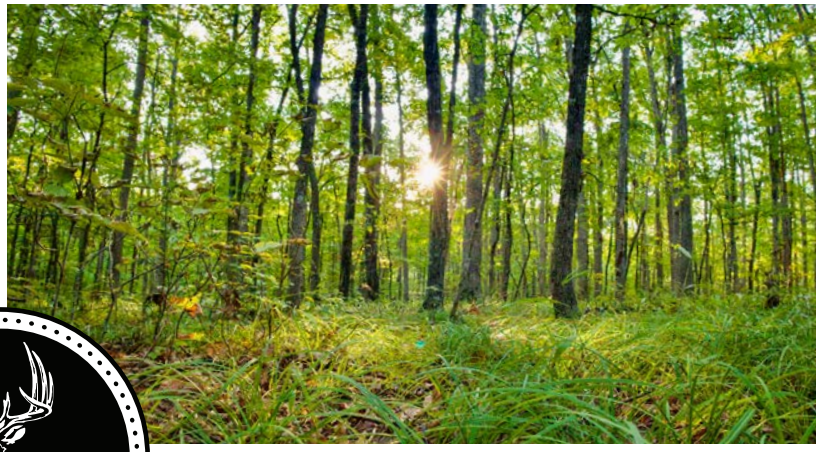
MIDWEST LAND GROUP PRESENTS

112 ACRES

NEWTON COUNTY, AR

NEWTON COUNTY 9560, PETTIGREW, ARKANSAS 72752



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

YOUR PREMIER OZARK MOUNTAIN PLAYGROUND

The Newton County 112 +/- is already surveyed and sits amongst one of the best recreational areas Arkansas has to offer. If fishing and epic float trips are your thing, the Buffalo and Kings Rivers are nearby and offer just that. The property sits just 1 mile west, as the crow flies, from the headwaters of the Buffalo River. Want hiking trails? This property has you covered there as well. It sits just 1.8 miles from the trailhead to the famed Hawksbill Crag / Whitaker Point scenic overlook. This happens to be one of the most photographed landmarks in all of Arkansas and has been the highlight of countless outdoor magazines. It is a big-time destination for hikers, campers, photographers, and outdoor lovers from across the country.

If mountain biking is more your preference, you are covered there too. The Upper Buffalo Headwaters IMBA trail system is just a short distance away. Many sources call this a top 5 mountain bike experience in Arkansas, and that's saying a lot because this area is becoming famous for its biking scene.

Make no mistake about it, this area is known for its rugged landscape, and that's part of the attraction year after year. That's also what sets this 112 +/- acres apart from many others in the area. This is one of the more accessible and usable tracts you're going to find in the rugged Ozarks. The property is attractive because of the topography, with mostly gentle slopes that make it conducive for additional building sites or other improvements. There is an internal trail system in place that allows access to just about every corner of the property. A large portion of the perimeter also has fire breaks in place, allowing you to hit the ground running if prescribed burns and habitat management are at the top of your to-do list.

There is already a Derksen-type cabin on site, giving you a great starting point for enjoying the property right away. The cabin has electricity and a septic system in place, along with a rainwater catchment system with a 1,000 gallon cistern. Inside, you will find a combined kitchen/living area, a bathroom with tub and shower

combo, and two lofted sleeping areas. Whether you use it as a hunting cabin, recreational escape, deer camp, or just want somewhere to stay while you continue making improvements, having these features in place adds a lot of versatility to the property.

Not only is much of the legwork already done to make future improvements easier, but this property is ready to hunt from day one. One of the first things that stands out about this property is the access. It has county road frontage along its entire eastern boundary. That sets up extremely well for hunting those north and northwesterly cold fronts that we as outdoorsmen wait all year long for.

The eastern portion of the property has had some TSI work done, giving the wildlife great security and additional groceries. The majority of the property is covered with medium to large white oaks, red oaks, post oaks, and even some sugar maple and a few mature beech trees. This place comes alive in the fall!

At the heart of this property sits a large 3 +/- acre meadow-like food plot. This was strategically placed because this area of Arkansas is elk country. You read that correctly! Elk frequent this area and spend much of the summer in these mountains. It also provides a place for the herd to escape when the pressure builds in the valleys.

Because of this property's location, you can realistically hunt deer, turkey, black bear, elk, and a variety of small game. If 112 acres isn't enough to hunt or explore, 1.2 million acres of the St. Francis Ozark National Forest is less than a mile to the south, and the Buffalo River Wildlife Management Area is a 1/2 mile to the northeast.

Speaking of fall, people from around the country flock to Boxley Valley each year specifically in this season. This valley runs along Highway 21 and is home to one of the most scenic drives in the area. The elk congregate in the fields along the Buffalo River, and you will see people pulled over on the side of the road taking in the beauty with their cameras in hand. Professional photographers make the trip here specifically to capture the scenery and the elk. From an outdoorsman's perspective, the location is 10/10! Ponca and Jasper are just to the northeast. Highway 74 runs east above the Buffalo River Valley between these two communities and makes for a beautiful drive. Kingston and Huntsville sit northwest of the property, while scenic Highway 16 is to the south.

It's hard to know where and how to stop describing this property because it really can fit a lot of different buyers. You can put additional cabins on the property and use it as an investment. You can have a place all to your own if you desire to get away from the rest of the world. You can have a serious hunting property with deer, turkey, bear, and even elk. Or maybe you just want a place where you can bring your family, enjoy the outdoors, and spend your weekends exploring everything this part of the Ozarks has to offer. The possibilities are wide open, and the Newton County 112 +/- gives you a pretty incredible place to start. Let's take a look!

PROPERTY FEATURES

COUNTY: **NEWTON** | STATE: **ARKANSAS** | ACRES: **112**

- Heart of the Ozark Mountains
- Derksen cabin already in place
- Electricity & septic at cabin
- Rainwater catchment system & cistern
- County road frontage along eastern boundary
- 3 +/- acre clearing for a food plot
- Deer, turkey, black bear, hogs, and elk
- Internal trail system
- Perimeter firebreaks in place
- Some TSI work already completed
- Mature oak & hardwood timber
- Mostly gentle, usable terrain
- Less than 2 miles to Hawksbill Crag trailhead
- Near Buffalo & Kings Rivers
- Near Upper Buffalo mountain bike trails
- St. Francis Ozark National Forest nearby
- Buffalo River Wildlife Management Area nearby
- 22 minutes to Boxley Valley
- Less than 30 minutes Ponca and Kingston
- 45 mintutes to Japser
- 50 minutes to Huntsville
- 1 hour 20 minutes to Fayetteville and the University of Arkansas

DERKSEN CABIN ALREADY IN PLACE

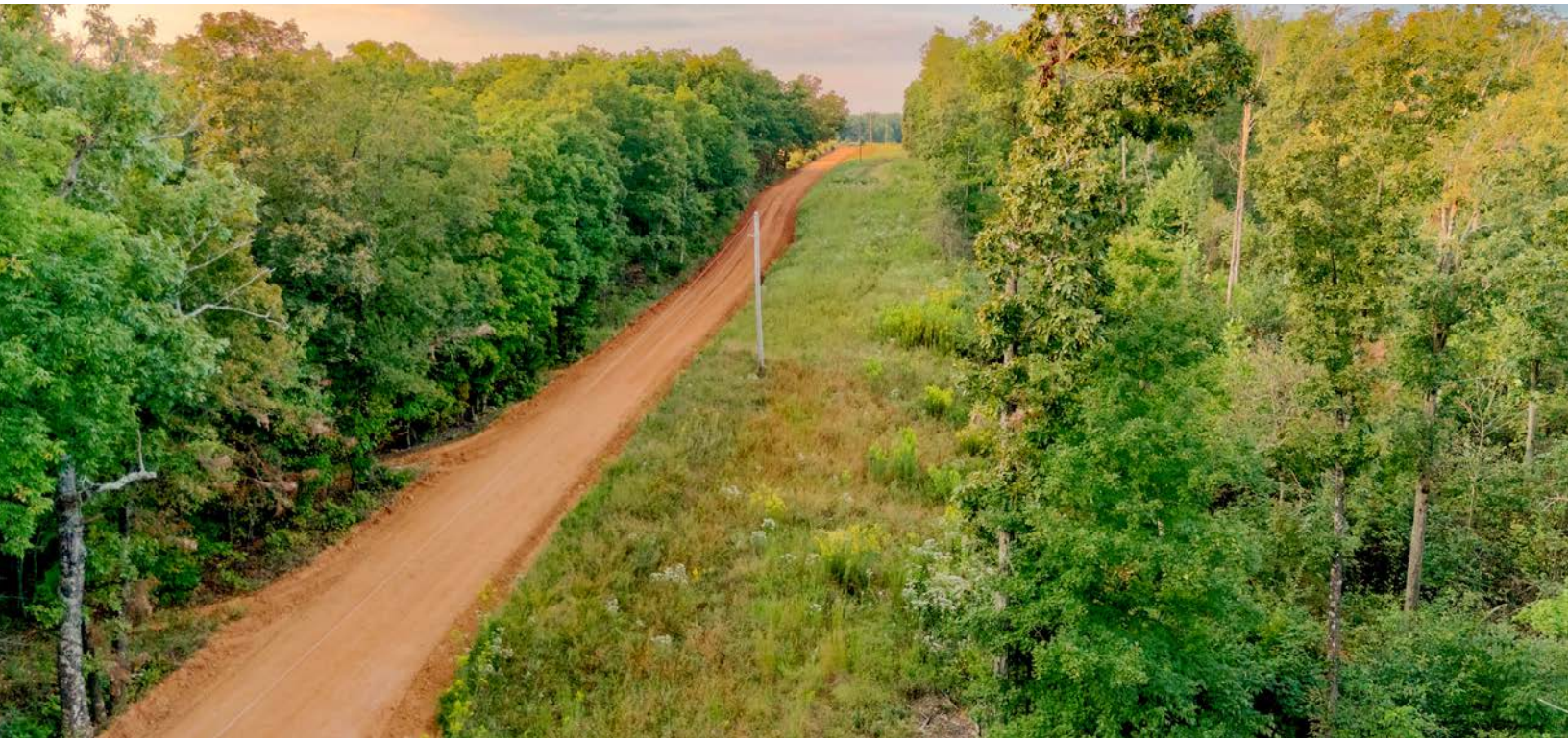
There is already a Derksen type cabin on site, giving you a great starting point for enjoying the property right away. The cabin has electricity and a septic system in place, along with a rainwater catchment system with a 1,000 gallon cistern.

INTERNAL TRAIL SYSTEM

3 +/- ACRE CLEARING FOR A FOOD PLOT

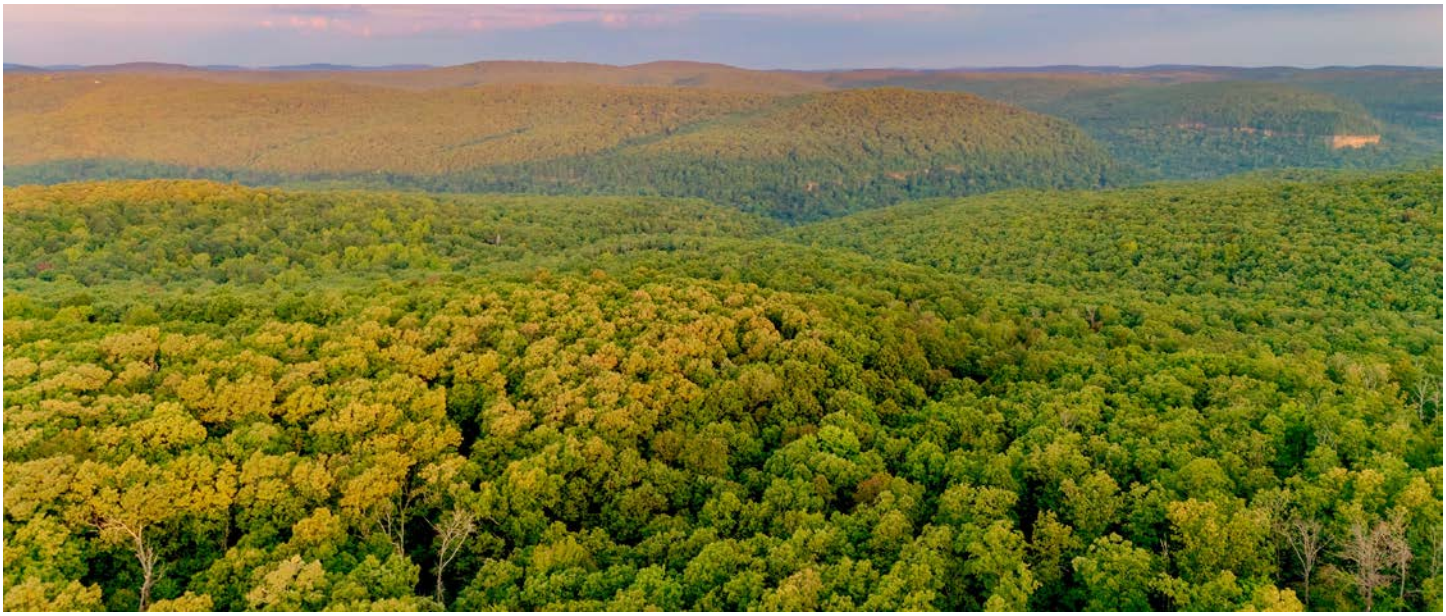
COUNTY ROAD FRONTAGE

One of the first things that stands out about this property is the access. It has county road frontage along its entire eastern boundary. That sets up extremely well for hunting those north and northwesterly cold fronts that we as outdoorsmen wait all year long for.

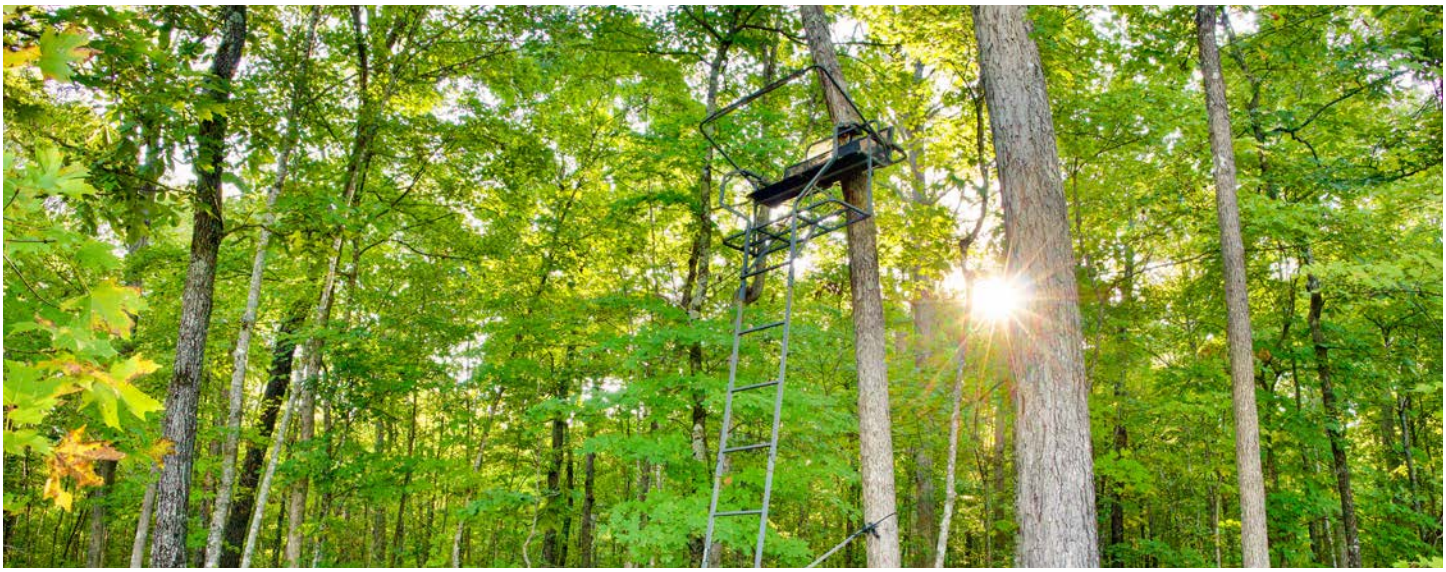


MATURE OAK & HARDWOOD TIMBER

The majority of the property is covered with medium to large white oaks, red oaks, post oaks, and even some sugar maple and a few mature beech trees. This place comes alive in the fall!

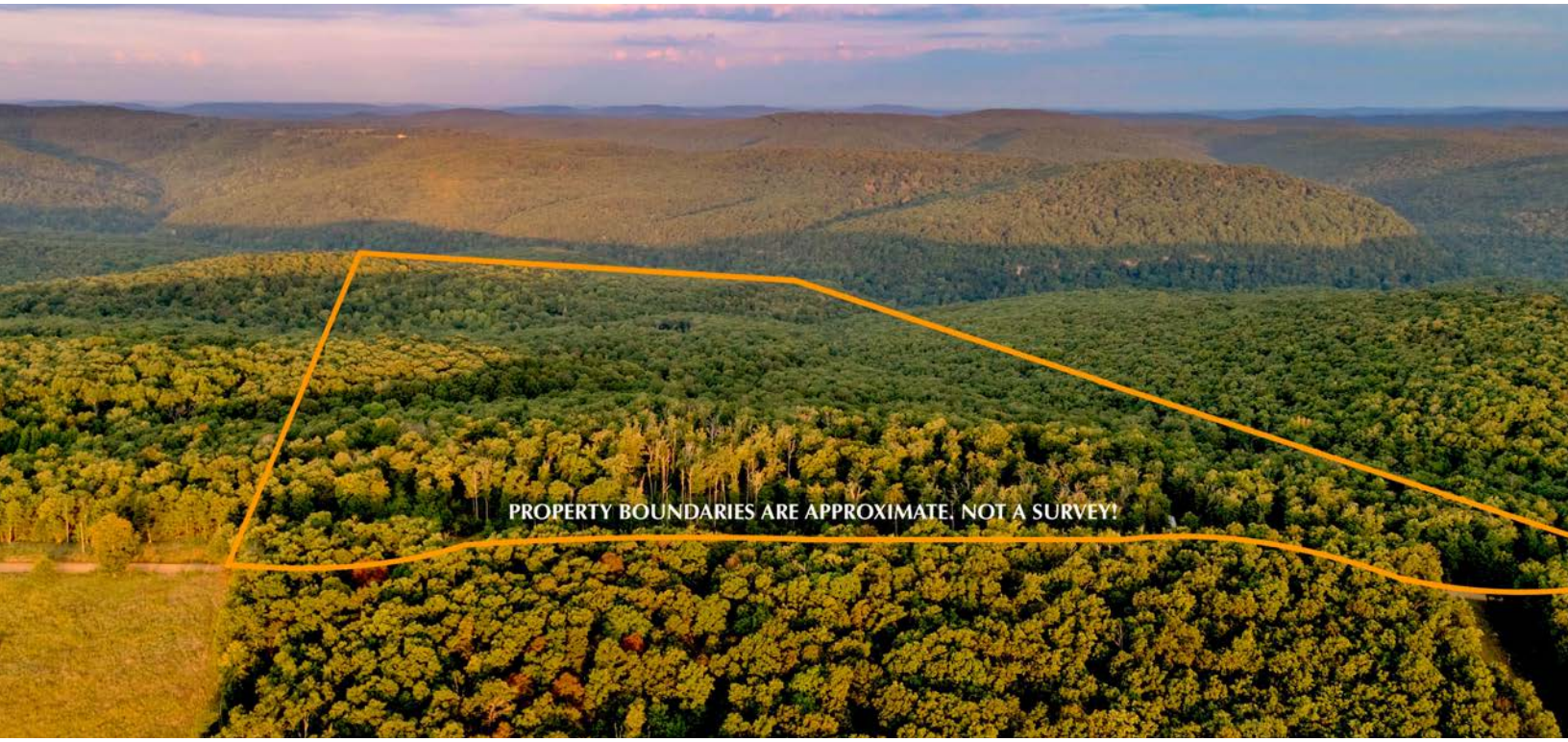


DEER, TURKEY, BLACK BEAR, HOGS, & ELK



GENTLY SLOPING TERRAIN

This is one of the more accessible and usable tracts you're going to find in the rugged Ozarks. The property is attractive because of the topography, with mostly gentle slopes that make it conducive for additional building sites or other improvements.



ADDITIONAL PHOTOS

AERIAL MAP

Boundary Center: 35° 55' 6.84, -93° 26' 49.7

0ft 830ft 1659ft

32-15N-23W
Newton County
Arkansas

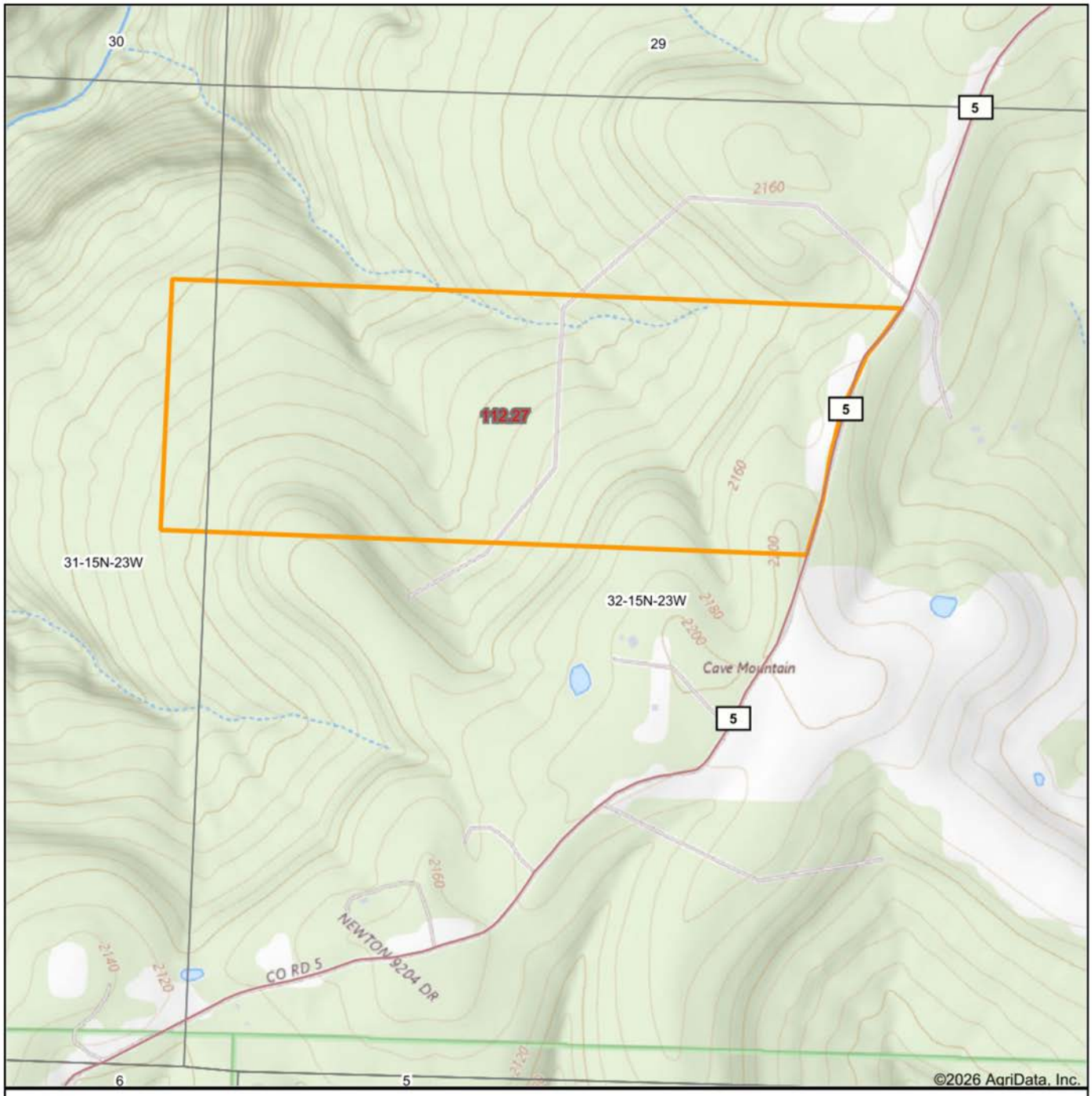
N W E S

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

9/23/2026

TOPOGRAPHY MAP



Map Center: 35° 55' 0.03, -93° 26' 48.7

0ft 830ft 1659ft

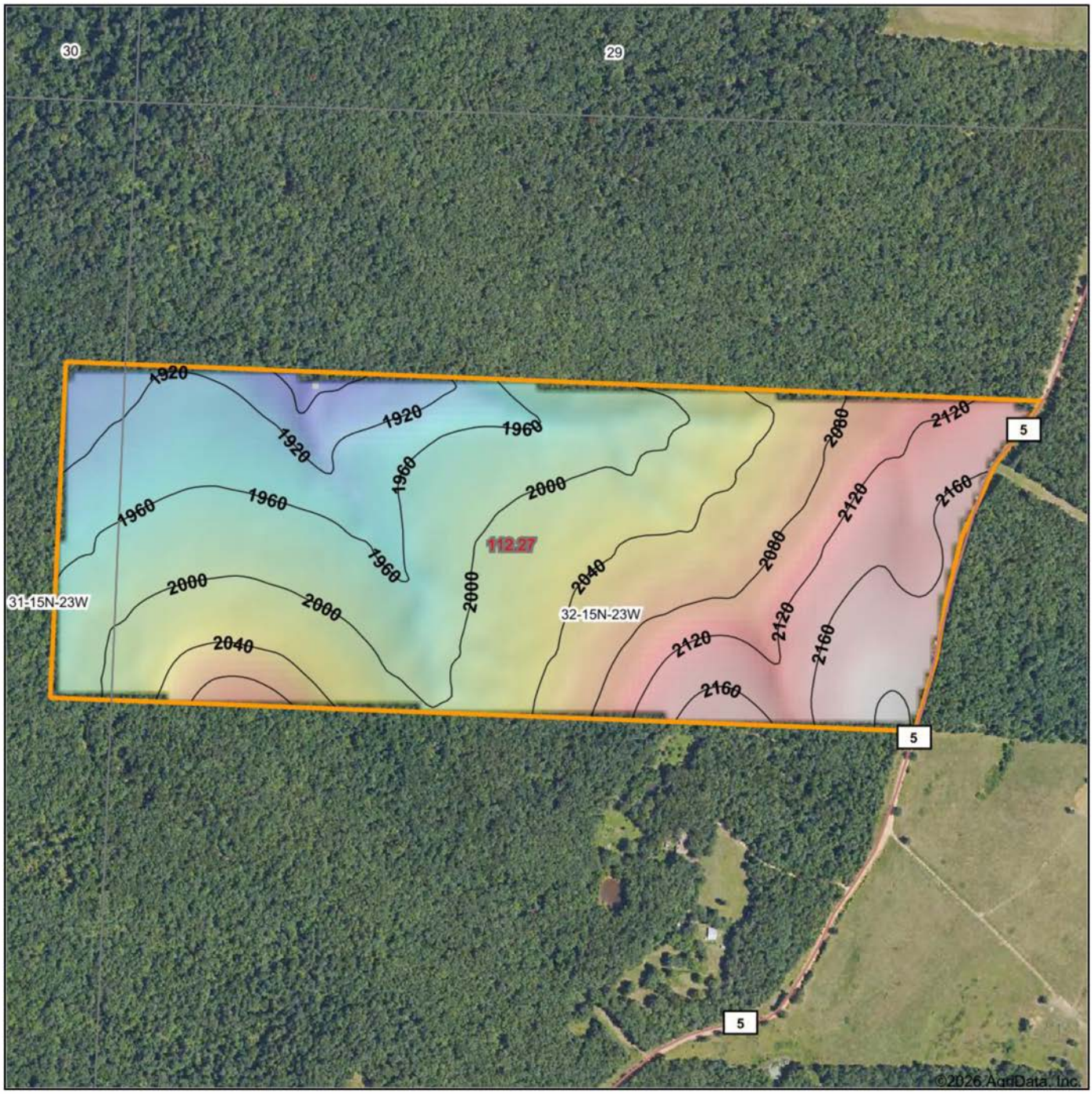
32-15N-23W
Newton County
Arkansas

N
W E
S

9/23/2026

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

HILLSHADE MAP



Low Elevation High

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source:	USGS 10 meter dem
Interval(ft):	40
Min:	1,859.7
Max:	2,204.0
Range:	344.3
Average:	2,031.1
Standard Deviation:	79.3 ft

0ft 620ft 1240ft

N W E S

9/23/2026

32-15N-23W
Newton County
Arkansas

Boundary Center: 35° 55' 6.84, -93° 26' 49.7

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

MIDWEST LAND GROUP

MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.