MIDWEST LAND GROUP PRESENTS

172.78 ACRES IN

NEWTON COUNTY
ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

172.78 +/- ACRES OF PREMIER OZARK TIMBER, LIVE WATER & RECREATION

Located just south of Jasper, Arkansas, this surveyed 172.78 +/- acre property offers an exceptional combination of mature timber, live water, building opportunities, and recreational appeal in the heart of the Ozarks. With excellent access and a secluded feel just minutes from Highway 7, this property offers the opportunity to own a remarkable piece of the Arkansas landscape.

The timber is one of the defining features of this property. The western 60-65% of the acreage hosts some of the finest stands of pine and hardwood timber I have had the pleasure of listing. Mature timber, limestone outcroppings, natural drainages, and diverse terrain create a setting that feels more like a state park than a privately owned tract. Multiple building sites offer the potential for beautiful long-range views, making this an excellent opportunity for a dream estate, private cabin, or family retreat with room to roam.

Spider Creek runs along the eastern boundary, providing live water and a natural gathering place to enjoy with family and friends. A recorded shared spring offers an additional potential water source for a residence, garden, or farm animals. Power is on site, access is excellent, and internal trails extend through eastern portions of the property.

The eastern portion also features an approximately 2.5-acre field and clearing that could make an attractive homesite, hobby farm, or small grazing area. An old homesite provides a glimpse of the property's history and helps illustrate the potential for future improvements.

For the outdoor enthusiast, the recreational appeal extends well beyond the property boundaries. Located near Jasper, Ponca, Boxley Valley, and the Buffalo National River, the property offers convenient access to some of Arkansas's most scenic destinations for hiking, floating, fishing, and wildlife viewing. Its location near these established outdoor attractions also creates potential for a recreational investment, including cabin rentals or other lodging opportunities, subject to zoning, permitting, and applicable requirements.

The property itself offers excellent hunting potential for whitetail deer, turkey, and black bear, with the possibility of elk in the broader region. Deer sign is



abundant, with historic rubs and scrapes scattered throughout the acreage. Natural draws and drainages create terrain features that funnel deer movement and offer strategic stand locations. Mature timber provides excellent roosting for turkeys, while limestone outcroppings and rocky openings add to the property's character. During photography, a distant bull elk was heard bugling in the area.

Despite its private feel, the property is approximately 10 minutes from downtown Jasper and 30 minutes from Harrison, offering convenient access to nearby amenities while maintaining the seclusion and natural beauty buyers seek in Ozark mountain properties.

Whether you want to build a dream estate, establish a family retreat, enjoy outstanding hunting and recreation, or explore the investment potential of a property near one of Arkansas's premier outdoor destinations, this 172.78 +/- acre tract offers a compelling combination of timber, live water, scenery, and versatility. Give land agent Chris Shadrick a call today at (479) 530-2470 to schedule your private tour.



PROPERTY FEATURES

COUNTY: **NEWTON** | STATE: **ARKANSAS** | ACRES: **172.78**

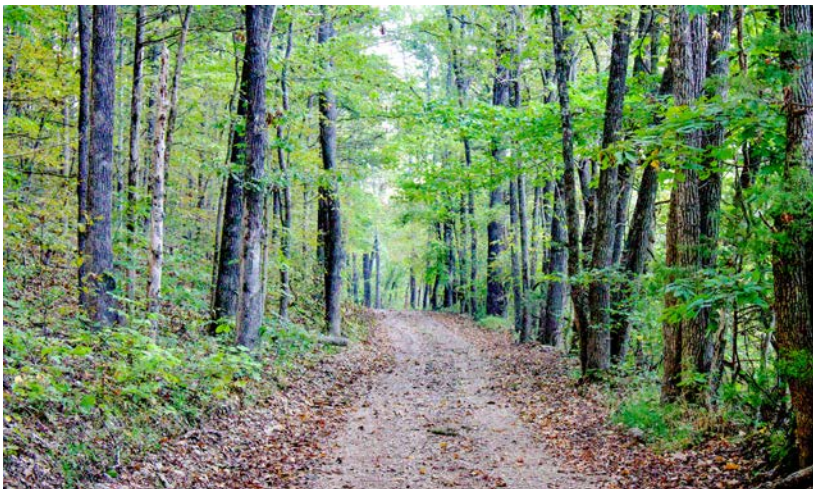
- 172.78 +/- surveyed acres
- Premier pine and hardwood timber
- Spider Creek frontage
- Recorded shared spring
- Power on site
- Multiple build sites with long-range view potential
- Excellent access and internal trails
- 2.5 +/- acre field
- Outstanding deer and turkey hunting
- Black bear and regional elk potential
- Limestone outcroppings and Ozark terrain
- Cabin rental investment potential
- 10 minutes to Jasper
- 30 minutes to Harrison
- Near Ponca and Boxley Valley
- Close to the Buffalo National River
- Convenient access to Highway 7

PREMIER PINE AND HARDWOOD TIMBER

The timber is one of the defining features of this property. The western 60-65% of the acreage hosts some of the finest stands of pine and hardwood timber I have had the pleasure of listing.



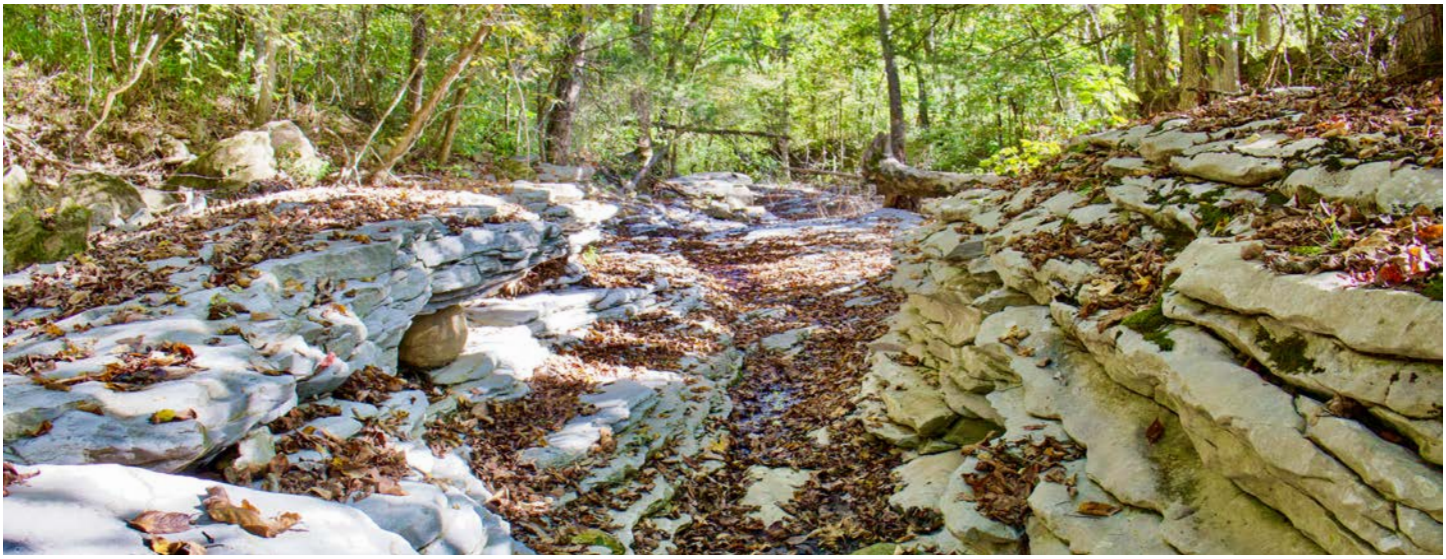




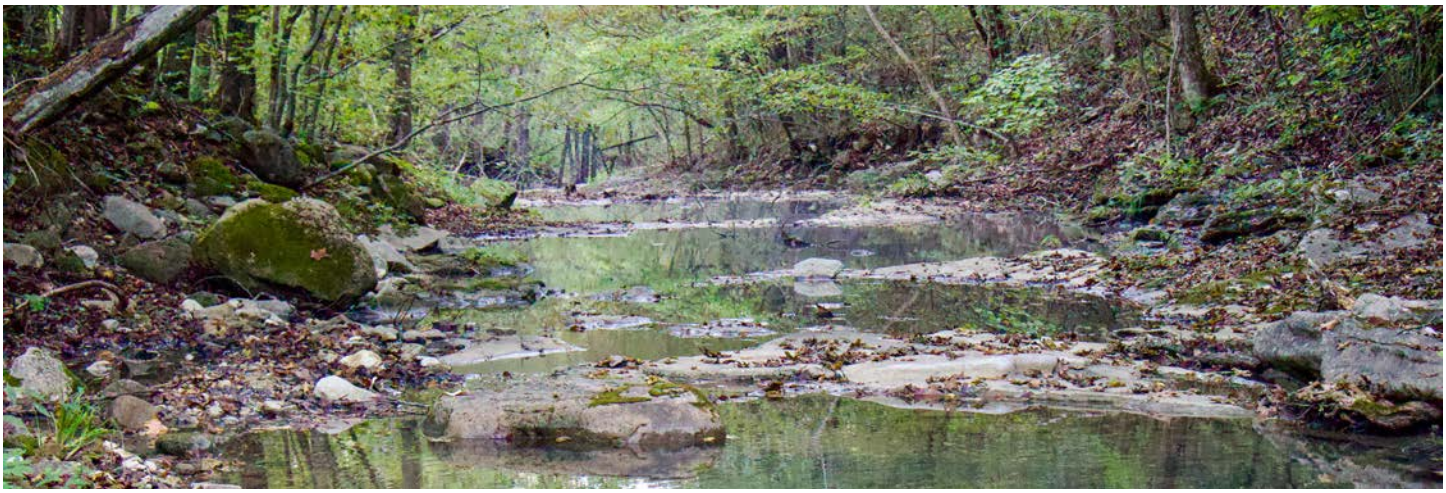


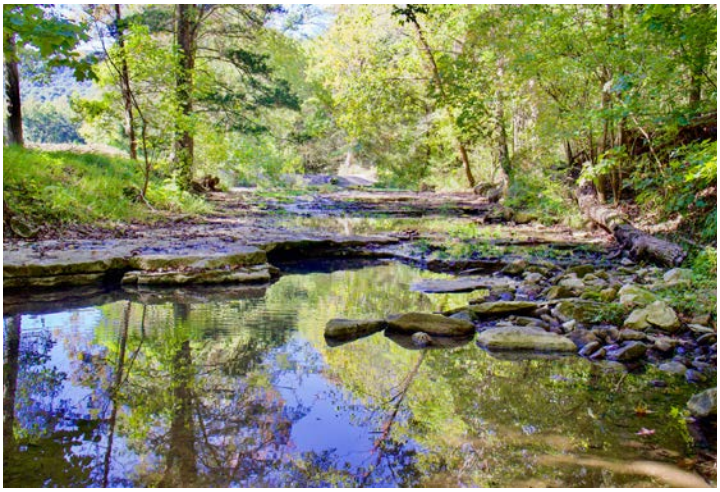


LIMESTONE OUTCROPPINGS



SPIDER CREEK FRONTAGE







2.5-ACRE FIELD

The eastern portion also features an approximately 2.5-acre field and clearing that could make an attractive homesite, hobby farm, or small grazing area. An old homesite provides a glimpse of the property's history and helps illustrate the potential for future improvements.





ABUNDANT WILDLIFE

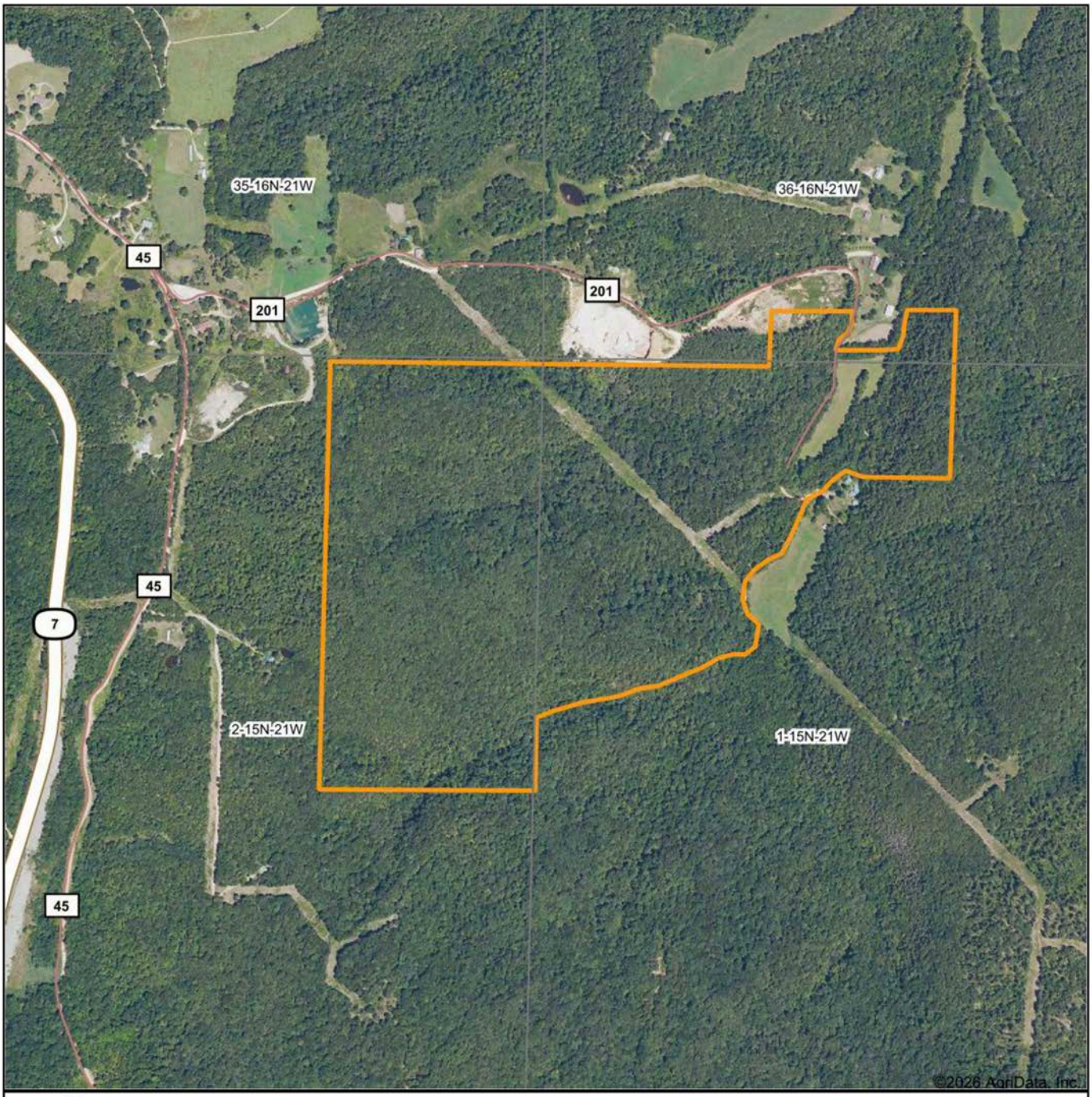




POWER ON SITE



AERIAL MAP



Boundary Center: 35° 59' 17.24, -93° 9' 54.33

0ft 946ft 1891ft

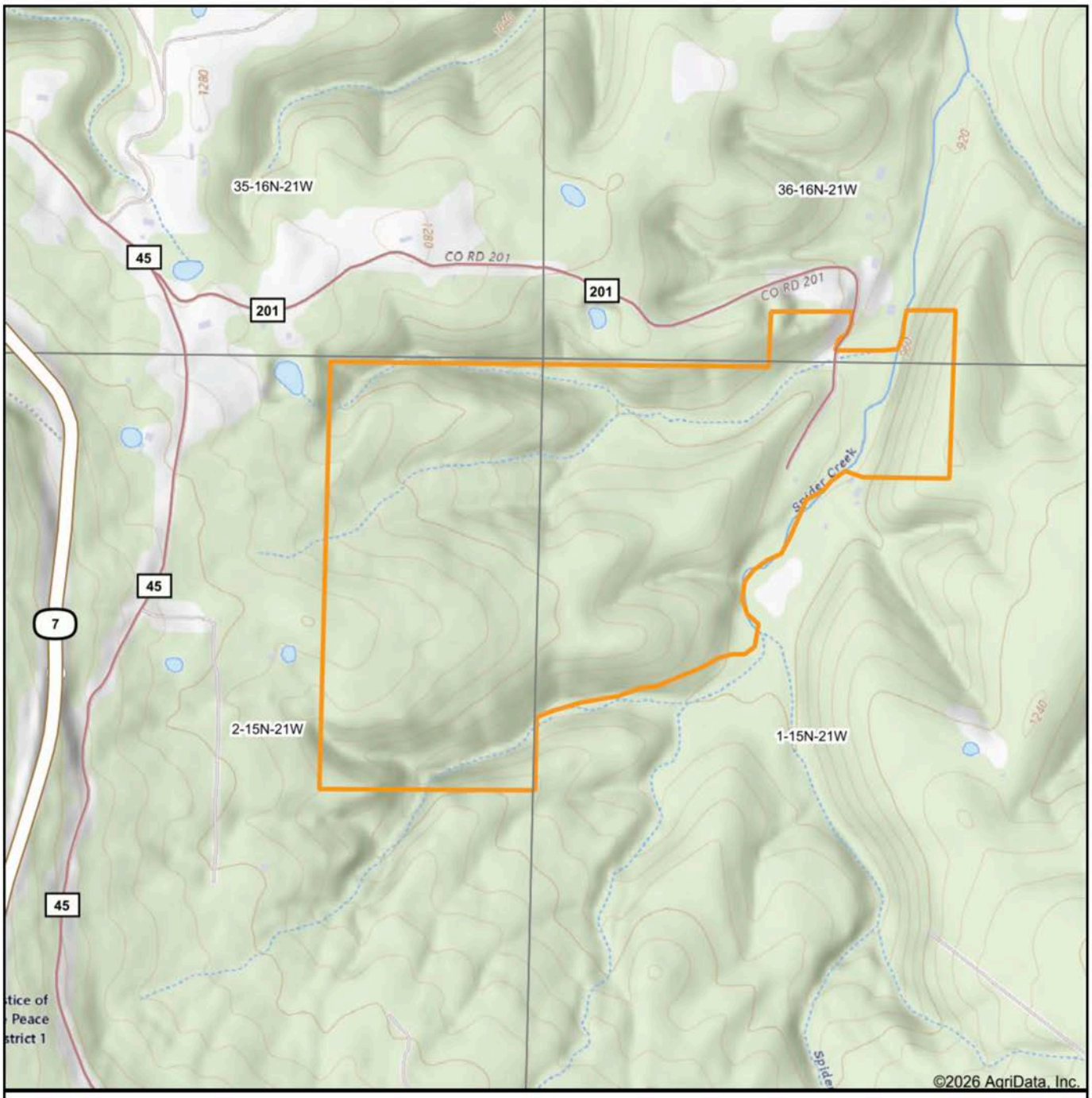
1-15N-21W
Newton County
Arkansas

N W E S

10/2/2026

Maps Provided By:
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TOPOGRAPHY MAP



Map Center: 35° 59' 17.41, -93° 10' 1.18

0ft 946ft 1891ft

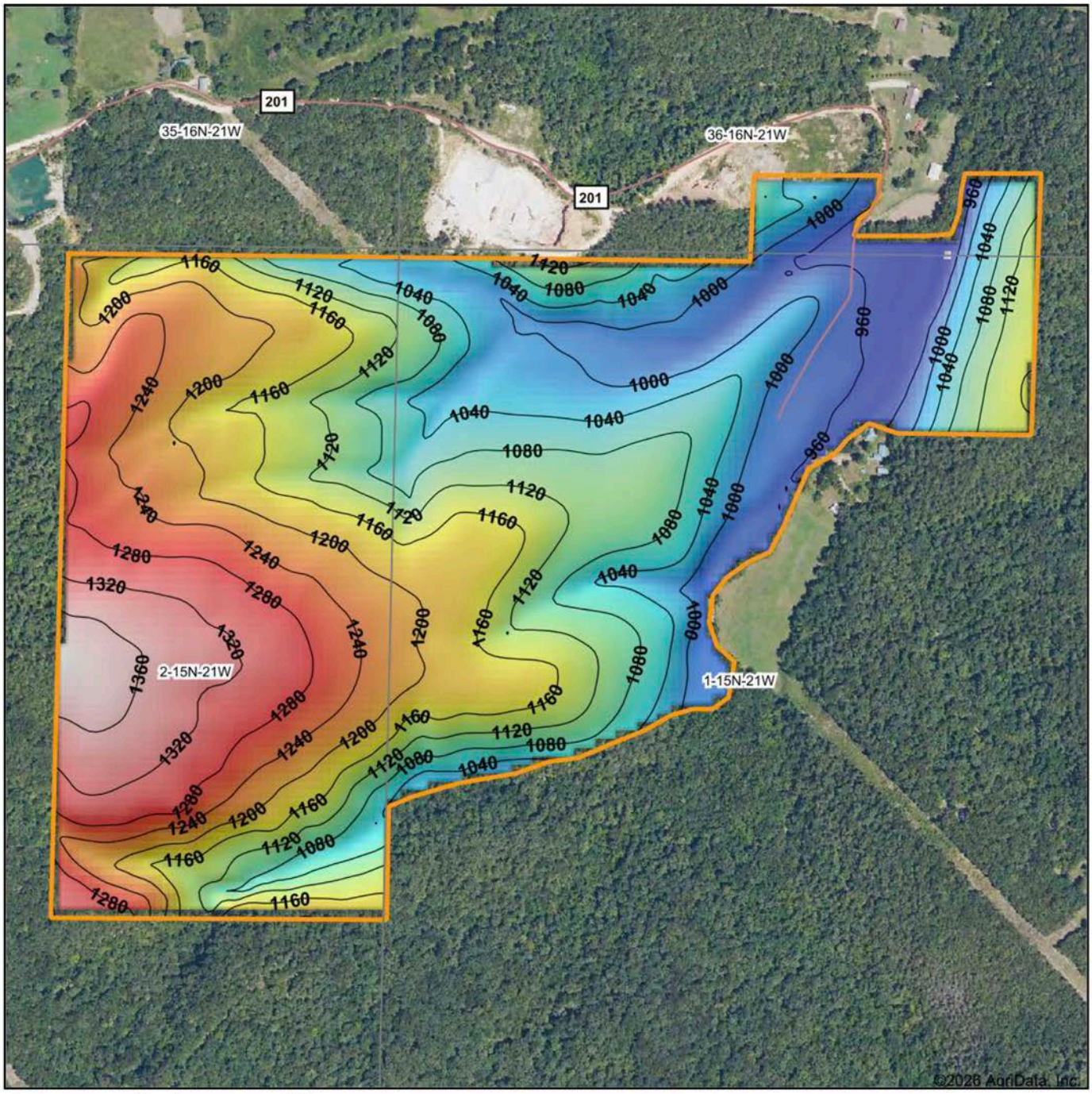
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HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 10 meter dem
Interval(ft):	40
Min:	931.1
Max:	1,395.8
Range:	464.7
Average:	1,134.9
Standard Deviation:	111.91 ft

0ft 608ft 1216ft

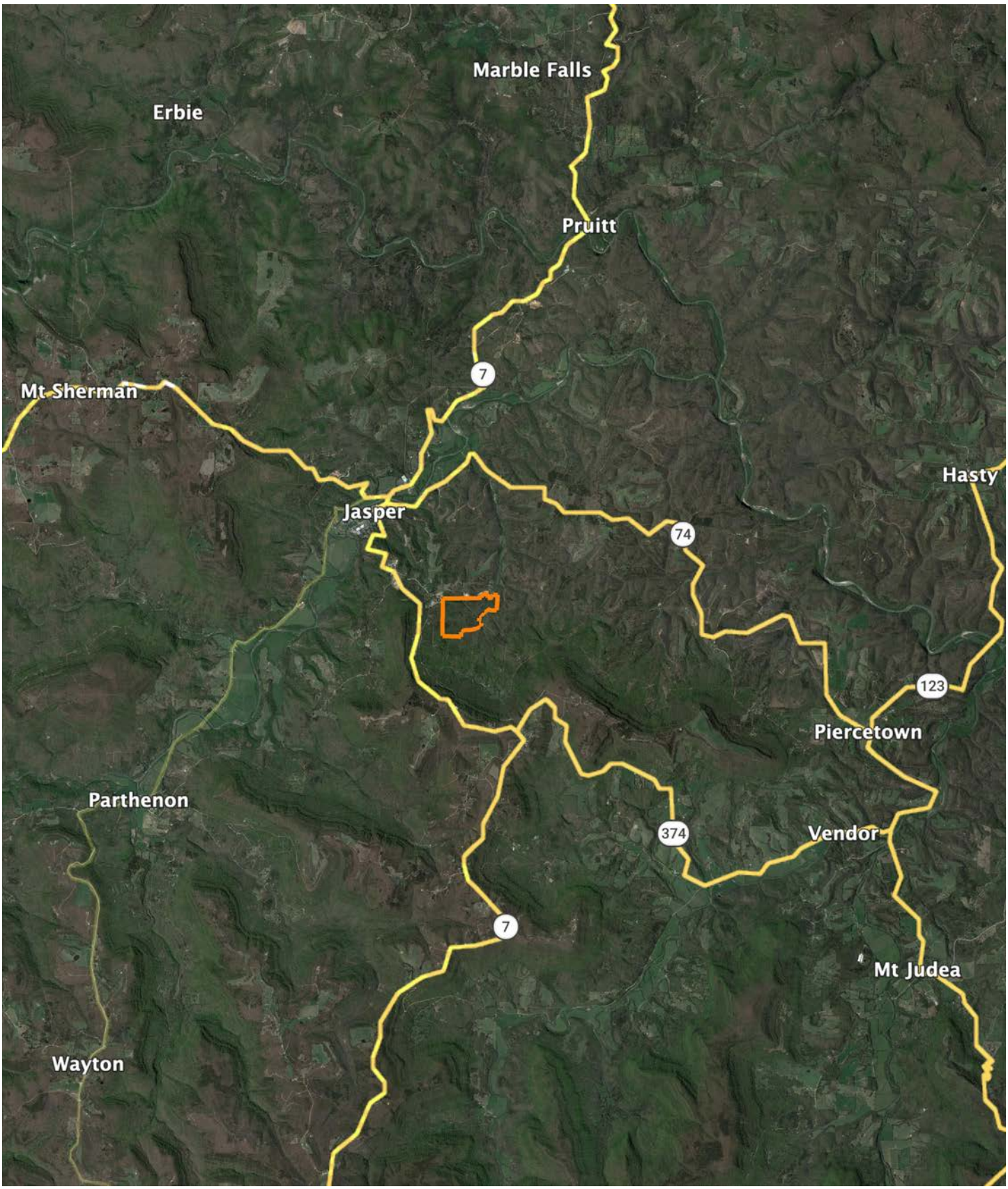
N W E S

10/2/2026

1-15N-21W
Newton County
Arkansas

Boundary Center: 35° 59' 17.24, -93° 9' 54.33

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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MIDWEST LAND GROUP

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