

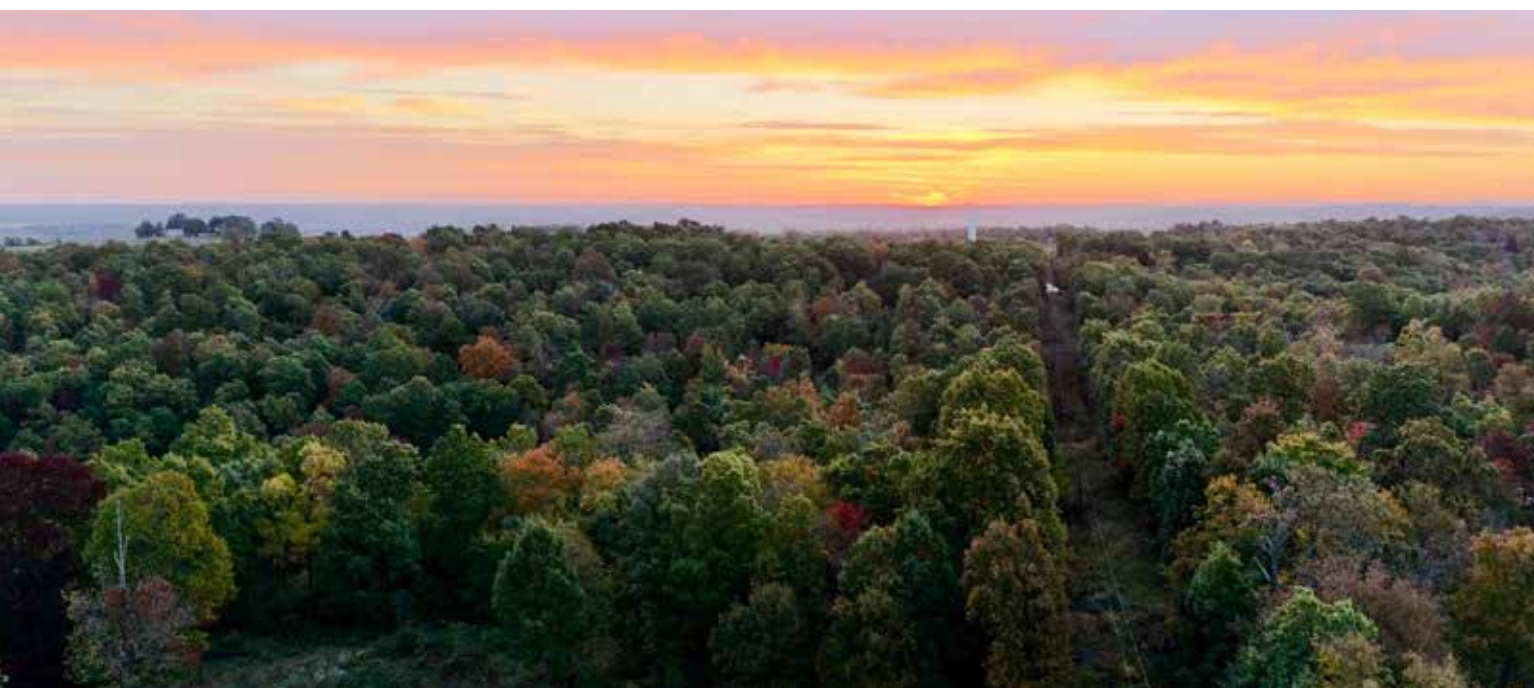
M I D W E S T L A N D G R O U P P R E S E N T S

RUSTIC LIVING SPACE, SHOP, AND HUNTING GROUND

54 ACRES IN NEWTON COUNTY, ARKANSAS



MidwestLandGroup.com



RUSTIC LIVING SPACE, SHOP, AND HUNTING GROUND

COUNTY: NEWTON | **STATE:** ARKANSAS | **ACRES:** 54.1

Just west of Western Grove in Newton County, this 54.1 +/- acre property has the makings of a place where you can put down some roots, work on projects, raise a few animals, or simply get away from the busier pace of everyday life. Around 6 acres surrounding the residence are cleared and offer a good starting point for a hobby farm. Hog Creek borders the northwest portion of the property, and the setting offers a little bit of everything that makes this part of the Ozarks appealing. From the front deck, distant views open to the north, with scenic mountain ridges and hilltops to the west.

The existing structure is a little different from your typical country house. Roughly half is living space, with the other half serving as a shop and workspace. Inside, the living area features concrete floors, soaring vaulted ceilings, and an open kitchen and living room with a rustic-industrial feel. The current layout includes one bedroom and two bathrooms, providing a comfortable place to stay while leaving plenty of room to make the space your own. The unfinished shop portion could also offer an opportunity to expand the living area or create additional space to fit your plans. Out front, a large deck gives you room to fire up the grill, visit with friends, or settle in for the evening and enjoy the views.

The land itself offers abundant deer sign and a good mix of timbered benches and points that funnel movement into the

travel hubs below. This property has the ingredients for an enjoyable hunting tract. An established trail system reaches nearly every corner of the acreage, making it easier to check the property, access stand locations, and get game out of the woods. Whether you spend your time hunting, exploring, or working on the next project around the place, having that kind of access throughout the property is a real advantage.

There is plenty to enjoy beyond the property boundaries, too. Carver and Hasty, two popular destinations along the Buffalo National River, are a short drive south, along with the Buffalo River Wildlife Management Area and Gene Rush Wildlife Management Area. The White River, well known for its fishing, is less than an hour to the east. Harrison is approximately 20 minutes away, and Branson and Mountain Home are each about an hour's drive from here.

With cleared ground for a few animals or a garden, a shop for equipment and projects, timber to explore, and a functional place to stay already in place, this property gives you something to work with from day one. There is room to shape it into a small farm, a hunting and recreational getaway, or a full-time country home. Shown by appointment only, so give land agent Chris Shadrack a call at (479) 530-2470 to schedule your private tour today!



PROPERTY FEATURES

- 54.1 +/- acres in Newton County, just west of Western Grove
- Approximately 6 acres of cleared ground with hobby farm potential
- 1 bedroom, 2 bathroom living space with attached shop
- Open-concept layout with concrete floors and vaulted ceilings
- Additional living space potential in the unfinished shop
- Large front deck with scenic mountain and hilltop views
- Hog Creek borders the northwest portion
- Timbered benches and points with abundant deer sign
- Established trail system providing access throughout the property
- Close to Buffalo National River access and nearby wildlife management areas
- Less than an hour to White River fishing
- Approximately 20 minutes to Harrison and 1 hour to Branson and Mountain Home



6 ACRES OF CLEARED GROUND



SHOP HOUSE

The existing structure is a little different from your typical country house. Roughly half is living space, with the other half serving as a shop and workspace. Inside, the living area features concrete floors, soaring vaulted ceilings, and an open kitchen and living room with a rustic-industrial feel.



HOG CREEK & TIMBERED BENCHES





AERIAL MAPS





Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 36° 6' 13.05, -93° 0' 22.52

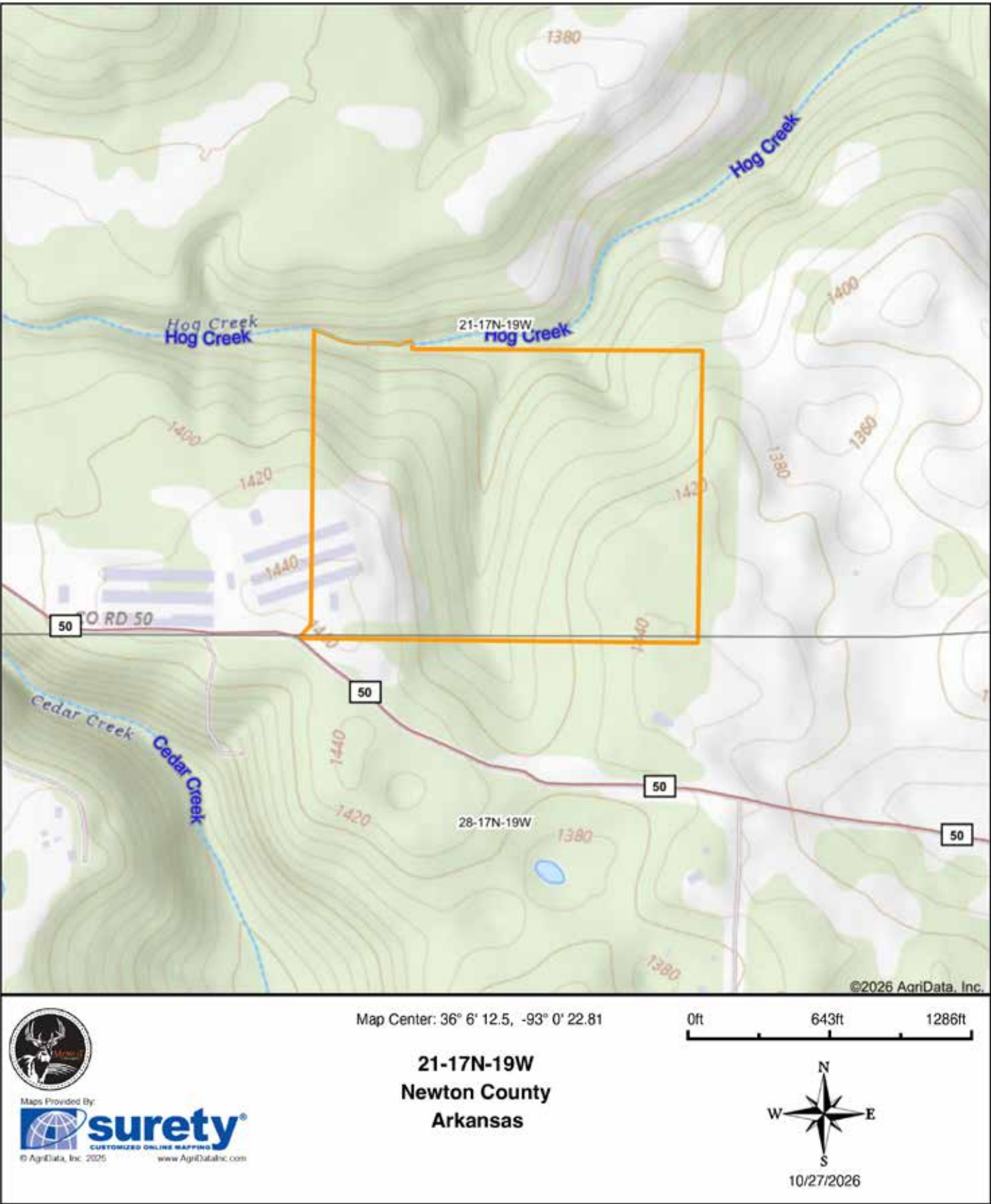
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Newton County
Arkansas

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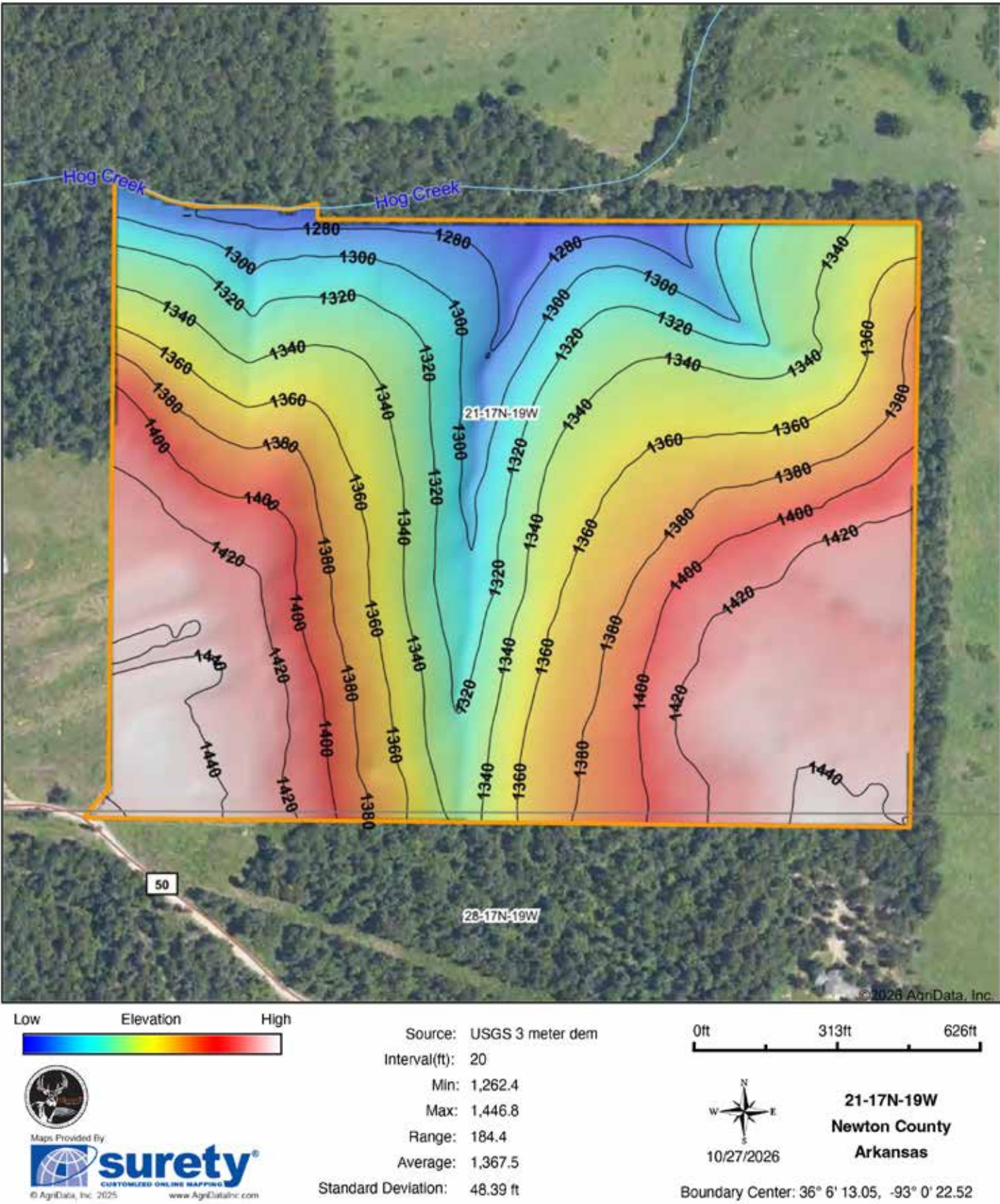


10/27/2026

TOPOGRAPHY MAP



HILLSHADE 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

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