

MIDWEST LAND GROUP PRESENTS

7.01 ACRES IN

WASHINGTON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

7.01 +/- ACRES TIMBERED HOMESITE NEAR LAKE SEQUOYAH

Looking for an affordable place to build near Fayetteville without sacrificing privacy or utility access? This surveyed 7.01 +/- acre property just north of Lake Sequoyah may be exactly what you've been looking for.

One of the most common questions I hear is, "Do you have an affordable build site close to Fayetteville that still offers utilities and privacy?" This property is a great answer to that question.

Featuring a timbered setting, flat and buildable terrain, and road frontage, this tract offers an excellent opportunity to build your new home in a private, natural setting while remaining within convenient reach of Fayetteville. Power is already on site, and recorded utility easements provide a path to bring rural water in from Summer Rain Road, adding to the property's appeal for those looking to establish a residence.

Beyond its potential as a build site, this property offers an added recreational element that can be hard to find on smaller acreage. The timbered landscape provides an opportunity for bowhunting right out your back door. During photography, several deer were observed, along with abundant deer sign throughout the property, highlighting the area's wildlife potential.

Whether you're looking to build your primary residence, establish a private country retreat, or own a manageable piece of land with room to enjoy the outdoors, this 7.01 +/- acre tract offers a compelling combination of location, utility access, privacy, and recreational opportunity just north of Lake Sequoyah. Showings by appointment only, so give land agent Chris Shadrack a call today at (479) 530-2470 to schedule your personal tour.

PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **7.01**

- 7.01 +/- acres just north of Lake Sequoyah
- Timbered setting with usable terrain
- Road frontage and convenient building potential
- Power on site
- Recorded utility easements for access to rural water from Summer Rain Road
- Potential for a private homesite near Fayetteville
- Deer sign and bowhunting potential
- 15 minutes to Crossover in Fayetteville
- 10 Minutes to Elkins
- Less than 25 minutes to the University of Arkansas

BUILD SITE CLOSE TO FAYETTEVILLE



PRIVATE ROAD FRONTAGE



POWER ON SITE

Featuring a timbered setting, flat and buildable terrain, and road frontage, this tract offers an excellent opportunity to build your new home in a private, natural setting while remaining within convenient reach of Fayetteville.



HUNTING OPPORTUNITIES



AERIAL MAP



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Maps Provided By:



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Boundary Center: $36^{\circ} 4' 14.26$, $-94^{\circ} 2' 43.59$

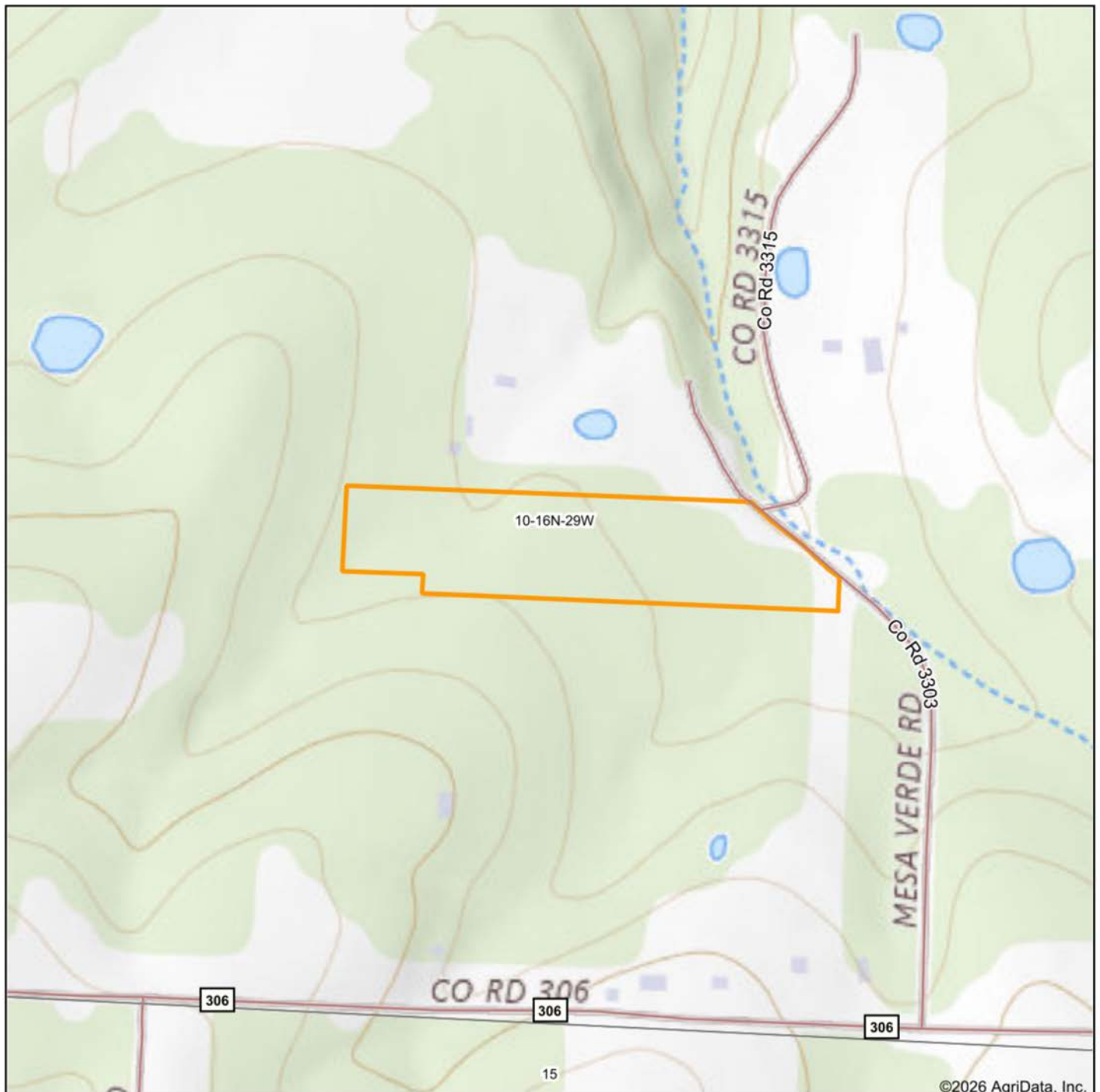
0ft 394ft 787ft

10-16N-29W
Washington County
Arkansas



10/2/2026

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 36° 4' 14.21, -94° 2' 44.87

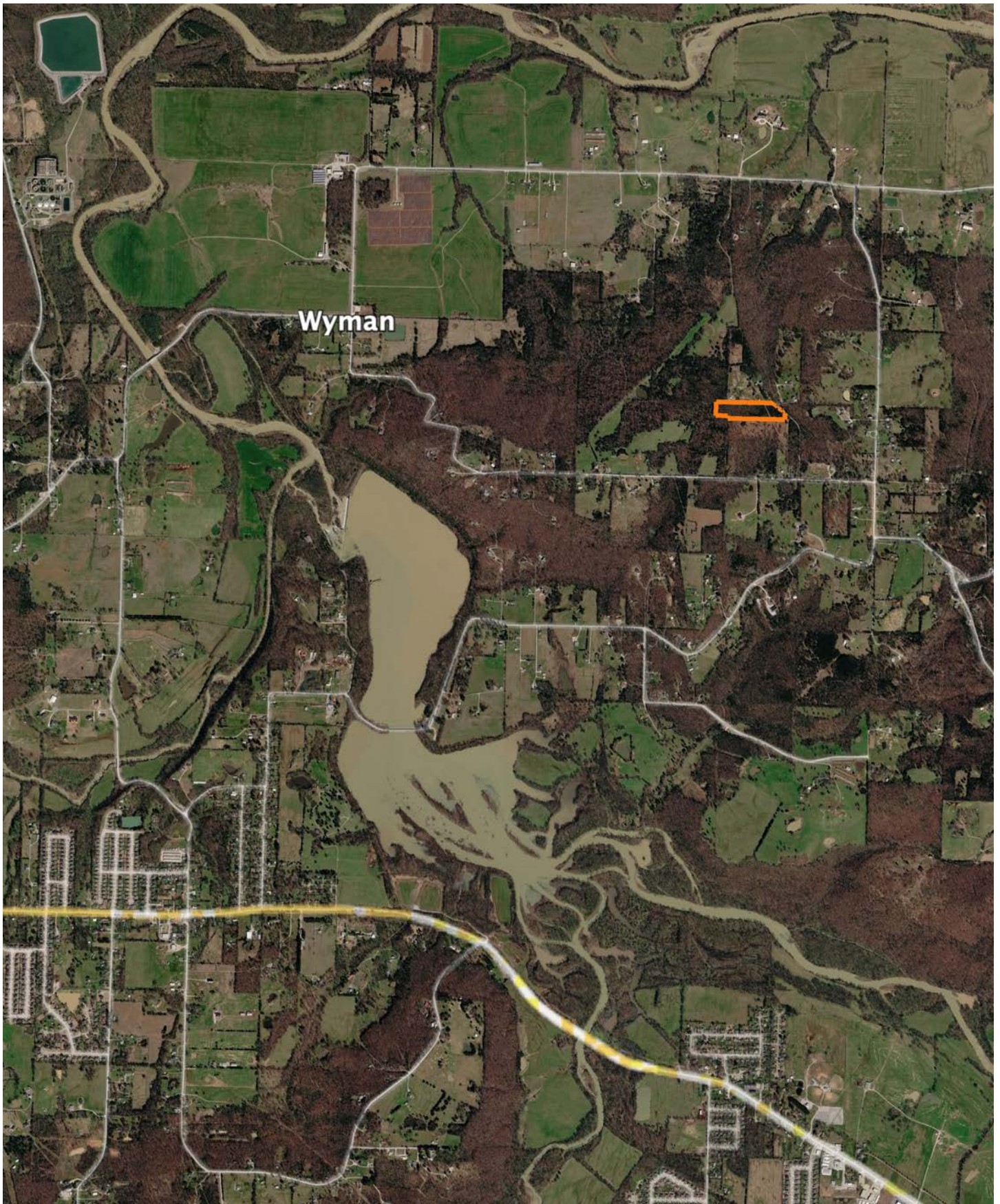
10-16N-29W
Washington County
Arkansas

0ft 394ft 787ft



10/2/2026

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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