MIDWEST LAND GROUP

73 +/- ACRE HARDWOOD HAVEN IN THE OZARKS

73 ACRES | CARROLL COUNTY | ARKANSAS









THE TRUSTED LEADER IN LAND SALES







73 +/- ACRE HARDWOOD HAVEN IN THE OZARKS

COUNTY: CARROLL | **STATE:** ARKANSAS | **ACRES:** 73

This 73 +/- acre property offers the kind of hunting potential and versatility that can be hard to find, especially this close to a major Northwest Arkansas travel route. With an abundance of deer sign, natural travel corridors, quality hardwood timber, and a dependable spring, there is a lot to like here. Whether you're slipping into a stand on a crisp fall morning or looking for a quiet place to build a home in the Ozarks, this property has the features to make either vision a reality.

Located less than a mile south of Highway 412, just west of Osage and south of Green Forest, this property offers an uncommon combination of convenience, privacy, and recreational opportunity. You're right around an hour from Fayetteville and the greater Northwest Arkansas metro, making it entirely realistic to leave work early and still have time to slip into the stand for an evening hunt.

The hunting potential here is evident from the moment you start exploring. Several fresh scrapes and an abundance of rubs tell the story, while two dendritic creek drainages with multiple points feeding into them create natural funnels and travel areas for deer and other wildlife. The terrain is also more forgiving than much of the surrounding Ozarks, with several benches, gentle slopes, and natural pinch points that offer opportunities for both rifle and archery hunting. White oaks are scattered throughout the property, and the hardwood canopy provides a nice balance of mature timber and natural browse. There is some quality timber here, but enough sunlight reaches the forest floor to keep the landscape from feeling overly closed in.

A spring is located on the property, and according to the sellers, they have never seen it go dry. Even through the current drought conditions, the spring continues to run. That's a valuable feature for wildlife and an added bonus for anyone looking to create a long-term recreational property.

Access and infrastructure are already in place to help you make the most of this acreage. The property offers ample county road frontage, multiple access points, and electricity running along nearly the entire western boundary. A rough-cut road leads to a clearing near the center of the property that could be cleaned up and utilized as a potential homesite or developed into a food plot to further enhance the hunting opportunities. The surrounding hardwoods provide a natural setting and added privacy, while the gentler topography offers several possibilities for building. With convenient access to Northwest Arkansas and much of the groundwork already in place, this property offers a great opportunity to create either a private homesite or a recreational retreat.

Beyond the property itself, the location opens the door to even more recreation. The Kings River is just minutes away, and the Buffalo National River near Ponca is less than a 30-minute drive. Harrison is under 40 minutes away, and Branson is approximately 50 minutes from the property.

Whether you've been looking for a manageable hunting property, a place to build your forever home, or a recreational basecamp in the Ozarks, this 73 +/- acre tract deserves a look. With its combination of hardwood timber, dependable spring, natural wildlife habitat, ample county road frontage, and convenient location, it offers a little bit of everything. Properties that offer this much recreational potential while remaining this accessible to Northwest Arkansas can be hard to come by. Viewings are by appointment only, so give Land Agent Chris Shadrick a call at (479) 530-2470 to schedule your private showing.

PROPERTY FEATURES

- 73 acres of Ozark hardwood timber
- Excellent whitetail hunting
- Abundant deer sign, scrapes & rubs
- Year-round spring (per seller)
- Littered with white oak timber
- Gentle terrain
- Excellent rifle & archery hunting setups
- Multiple build sites
- Central clearing homesite or food plot potential
- Ample county road frontage
- Multiple access points
- Electricity along nearly the entire western boundary
- Less than 1 mile south of Highway 412
- 30 minutes to Huntsville
- 35 minutes to Harrison
- Approximately 1 hour from Fayetteville & Northwest Arkansas



73 +/- ACRES

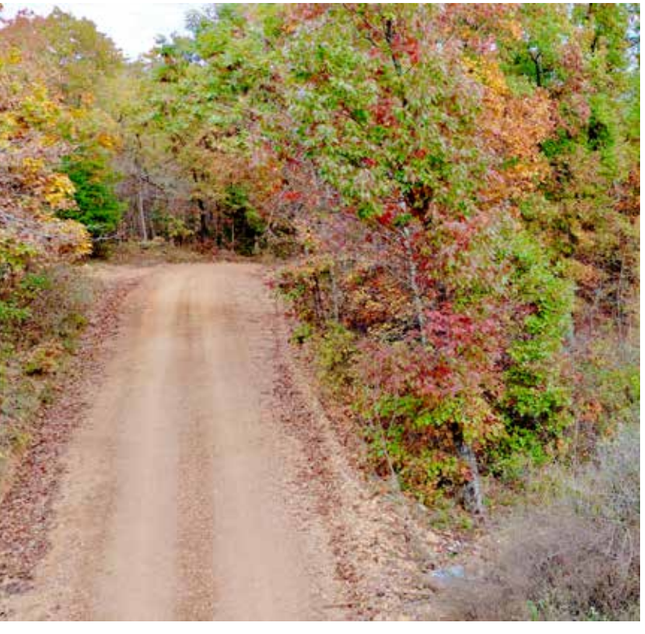




MULTIPLE BUILD SITES

A rough-cut road leads to a clearing near the center of the property that could be cleaned up and utilized as a potential homesite or developed into a food plot to further enhance the hunting opportunities.



















HARDWOOD TIMBER

White oaks are scattered throughout the property, and the hardwood canopy provides a nice balance of mature timber and natural browse.





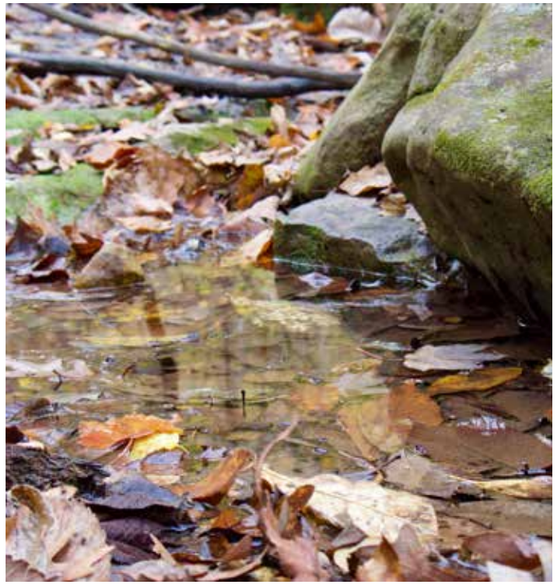
ABUNDANT DEER SIGN

Several fresh scrapes and an abundance of rubs tell the story, while two dendritic creek drainages with multiple points feeding into them create natural funnels and travel areas for deer and other wildlife.



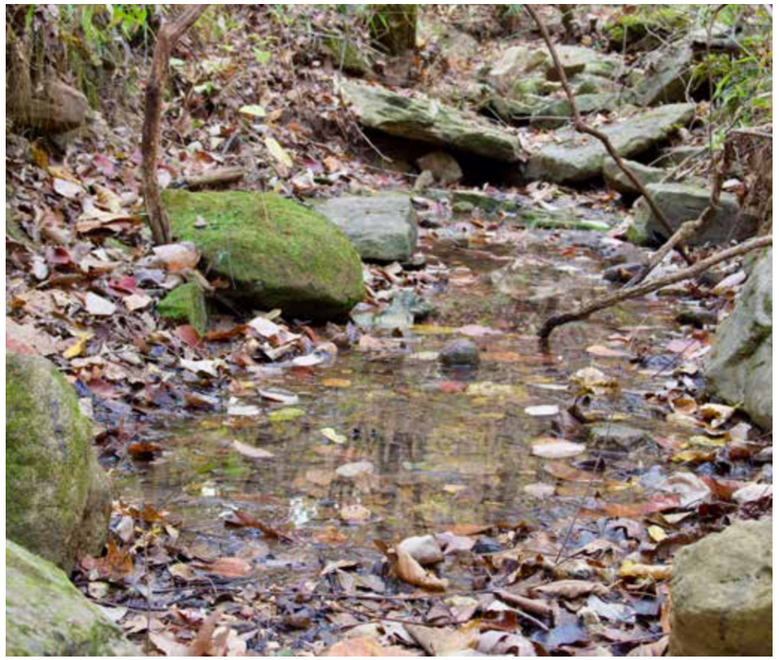




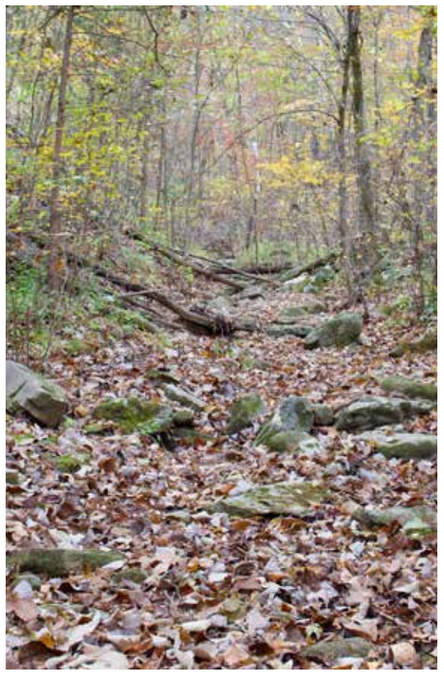




YEAR-ROUND SPRING









AERIAL MAPS



Boundary Center: 36° 10' 50.12, -93° 26' 1.38

0ft 653ft 1305ft

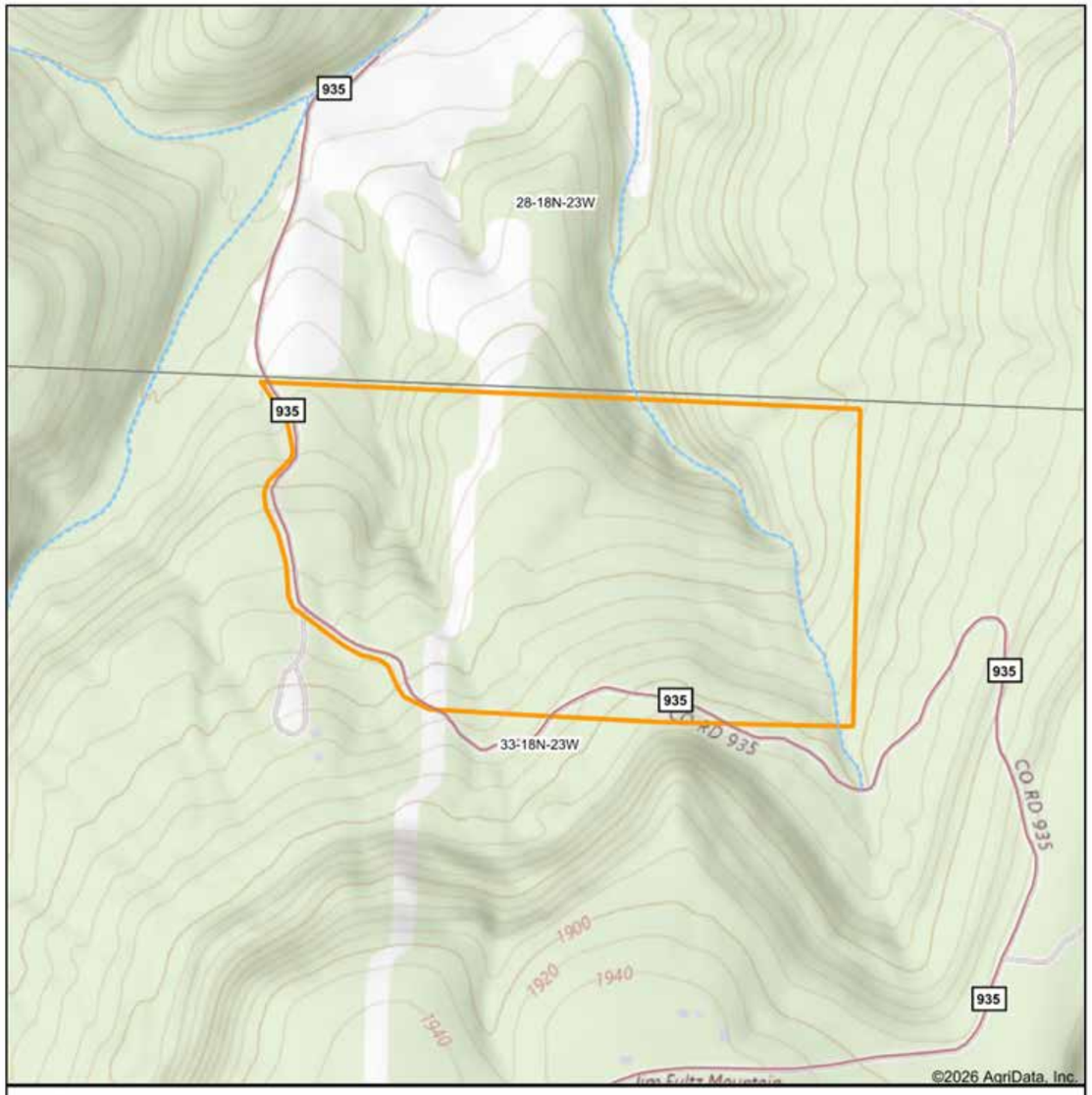
N W E S

33-18N-23W
Carroll County
Arkansas

10/30/2026

Maps Provided By:
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TOPOGRAPHY MAP



Map Center: 36° 10' 50.52, -93° 26' 2.14

0ft 653ft 1305ft

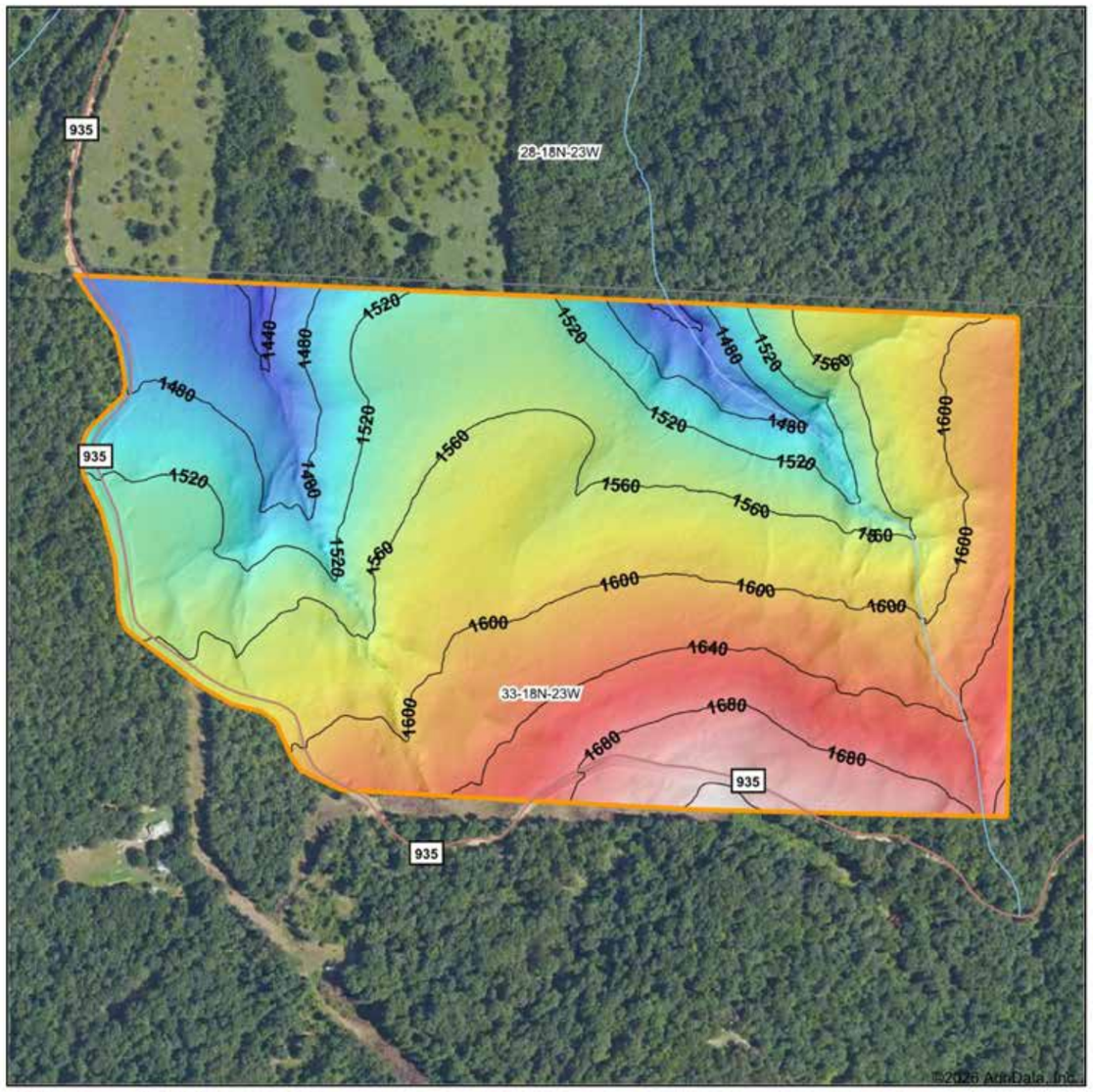
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HILLSHADE MAP



Low Elevation High

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Source:	USGS 1 meter dem
Interval(ft):	40
Min:	1,427.0
Max:	1,731.4
Range:	304.4
Average:	1,573.3
Standard Deviation:	63.91 ft

0ft 415ft 830ft

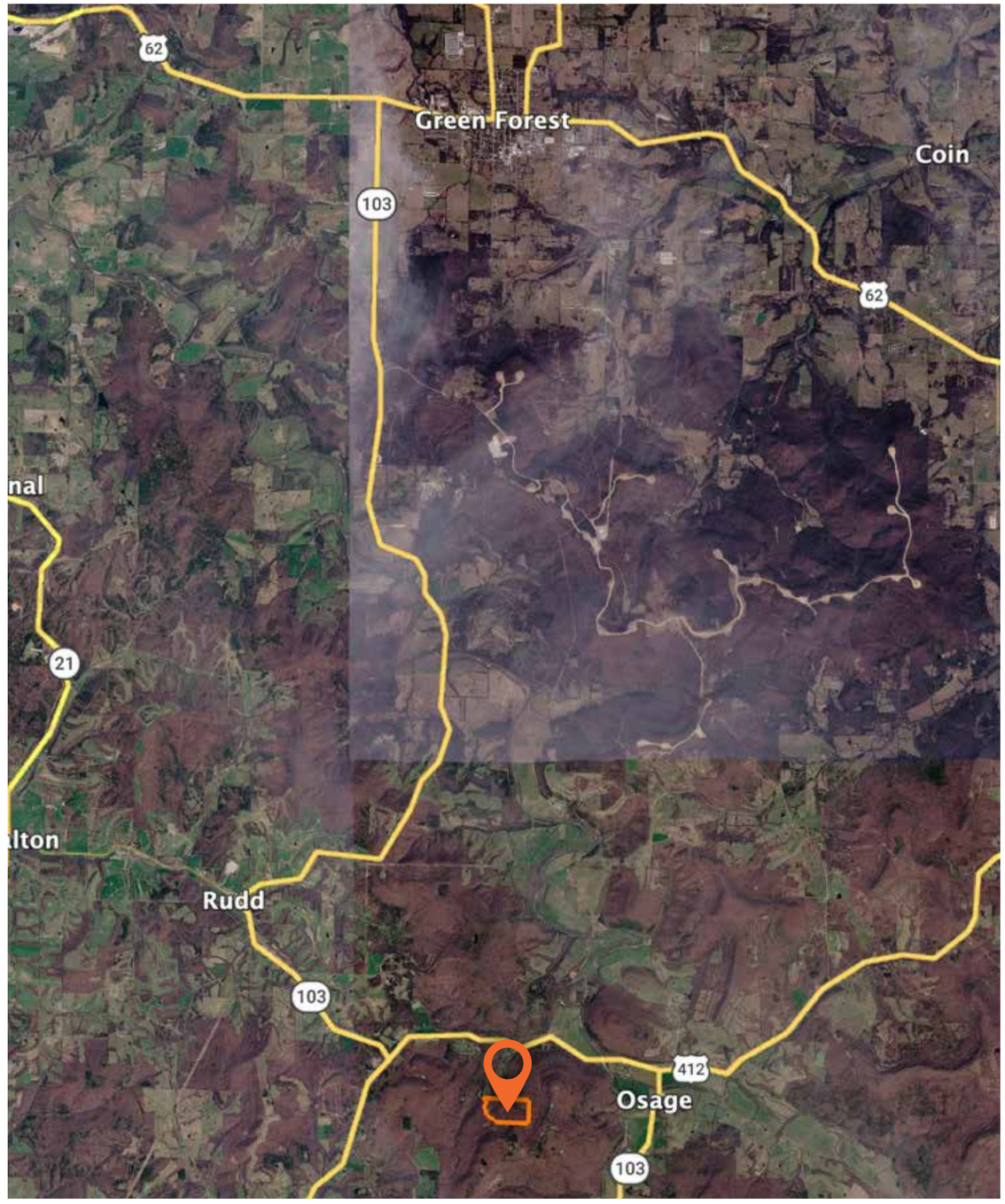
N W E S

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33-18N-23W
Carroll County
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Boundary Center: 36° 10' 50.12, -93° 26' 1.38

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 | Serving Arkansas

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