

MIDWEST LAND GROUP PRESENTS

42.2 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

READY TO BUILD TIMBERED RESIDENTIAL LOTS

Investors and developers take notice: Autumn Estates features multiple surveyed lots ready for development. 42.2 +/- acres of beautiful timbered ridges run down into seasonal creeks with several springs and waterfalls, capturing the essence of the Missouri Ozarks. Towering oaks and hickories blanket the ridges and valleys, attracting plenty of wildlife and providing plenty of shade and serenity for the homes. Plus, the rock features and overall landscape inspires awe with stunning views of the wooded hills. Subdivision features include three drilled commercial wells, a septic system, perc tests for each lot, electric service for each lot, fiber optic internet

service availability, and over 1.5 miles of improved roads. These tracts lie just off of Highway 112, a few miles from Roaring River State Park, renowned for its spectacular scenery, miles of trails, and trout hatchery and fishing opportunities. In 2020, this state park received over 1.4 million visitors, making it one of Missouri's most popular recreational destinations. Subdivision covenants ensure quality construction and maintain building standards, thereby protecting residents' property values. The seller would consider dividing into smaller parcels or individual lots, and will consider owner financing. Contact listing agent Scott Sudkamp at (417) 321-5427 for full details.



PROPERTY FEATURES

PRICE: **\$366,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **42.2**

- Multiple surveyed lots
- Lot sizes from 1.8 to 5.9 acres
- Fiber optic internet available
- Buried electric service
- Private water system
- 3 deep commercial wells
- Amazing views
- Timbered ridges and valleys
- Cassville Schools
- Maintained roads
- Less than 2 miles to Roaring River State Park



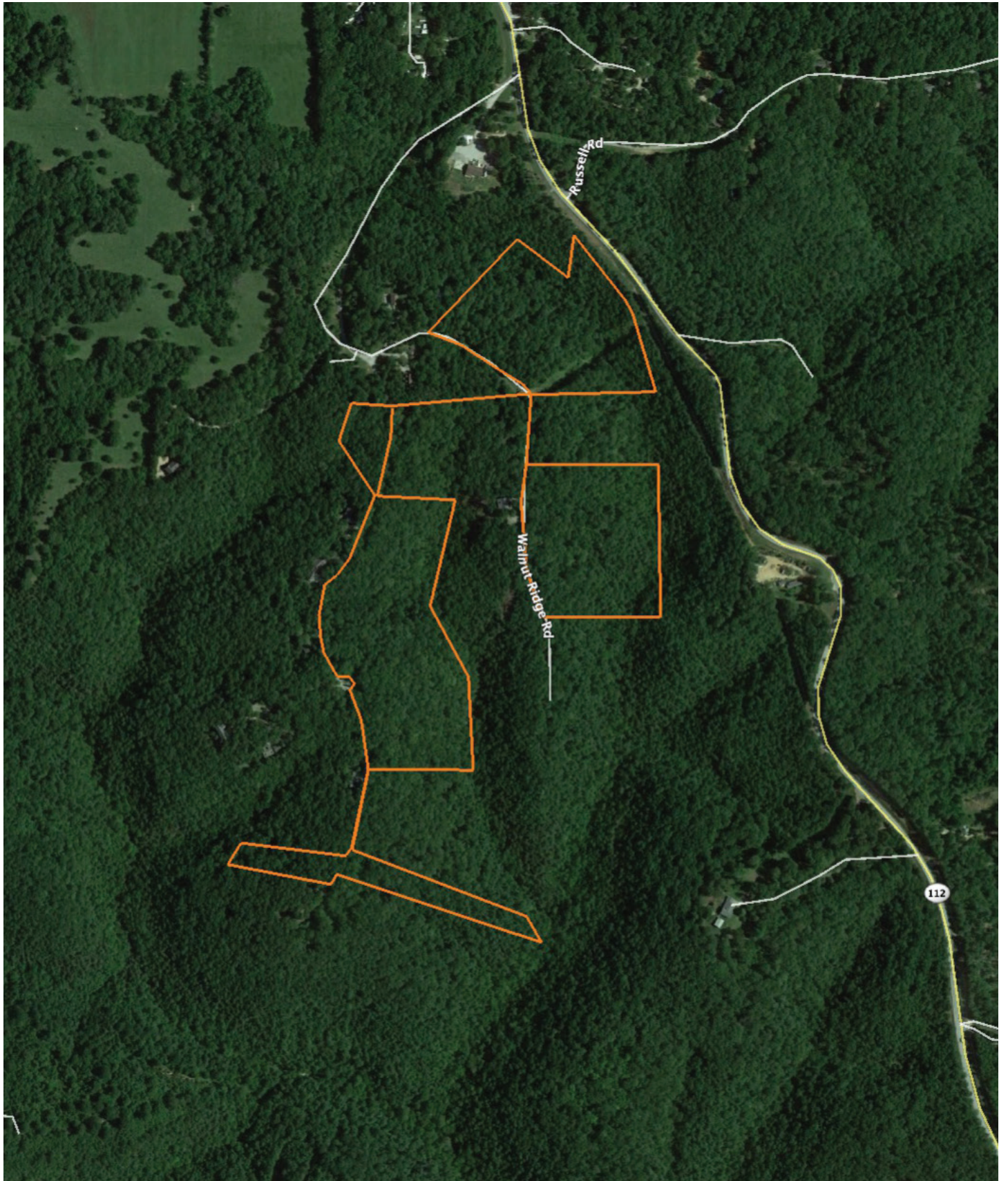
MULTIPLE SURVEYED LOTS



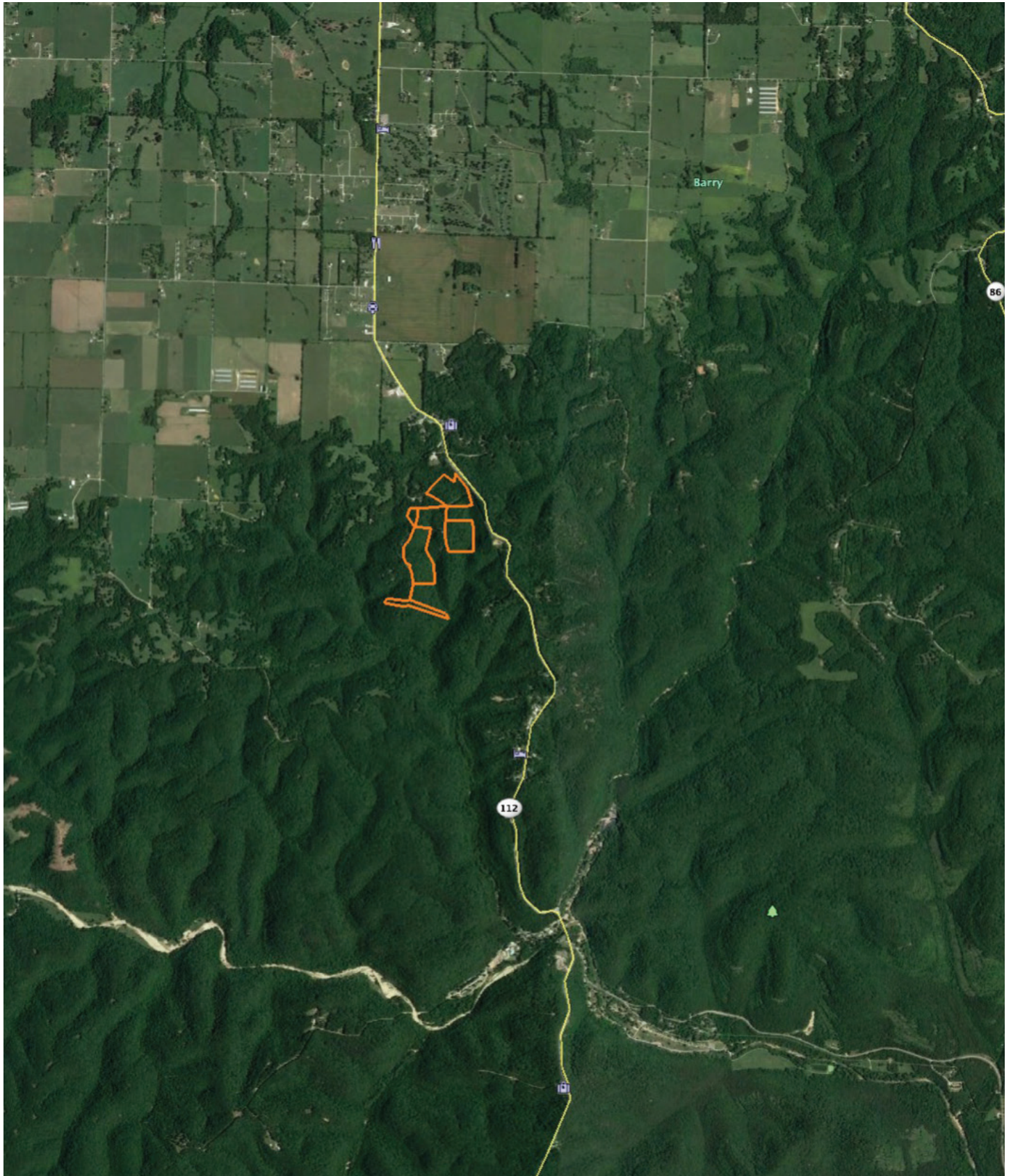
TIMBERED RIDGES AND VALLEYS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

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