

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

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# MCDONALD COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# RIDGETOP ACREAGE WITH BUILD SITE

Located in the southwest corner of Missouri, McDonald County borders Arkansas and Oklahoma. Situated within the Ozark Plateau, it is characterized by a mixture of rugged hills, scenic ridges, river valleys, rolling prairie, towering limestone bluffs, and upland forests. These 15 acres are a beautiful example of all these characteristics. Situated at the top of a ridge, when you enter the property, you will encounter a wonderful built site of an open meadow with a few scattered mature oaks and walnuts and a small pond. As you travel further into the property the mature hardwood ridge plays out to the north and the terrain falls off into a ravine where two

creeks join in the dead center of the property.

Build here, play here, or both. This is a peaceful and quiet area ready for a full-time home or a weekend getaway cabin with room to roam. Most of the property is timber and provides plenty of room for hunting, hiking or just peace and quiet. 15 minutes from either Powell or Pineville, the area feels remote but with conveniences not far away. This property is just minutes from Big Sugar Creek State Park, composed of 2,000 acres and three miles of hiking trails. The acreage will be surveyed from a larger parcel.



# PROPERTY FEATURES

PRICE: **\$88,400** | COUNTY: **MCDONALD** | STATE: **MISSOURI** | ACRES: **15**

- Build site
- Mature oak and walnut timber
- Pond on property
- Minutes from Big Sugar Creek
- 15 minutes to Powell
- 15 minutes to Pineville
- 40 minutes to Bentonville



# BUILD SITE

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# 15 MINUTES TO POWELL

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# MATURE OAK AND WALNUT TIMBER

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# POND ON PROPERTY

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 36° 37' 1.25, -94° 13' 54.3

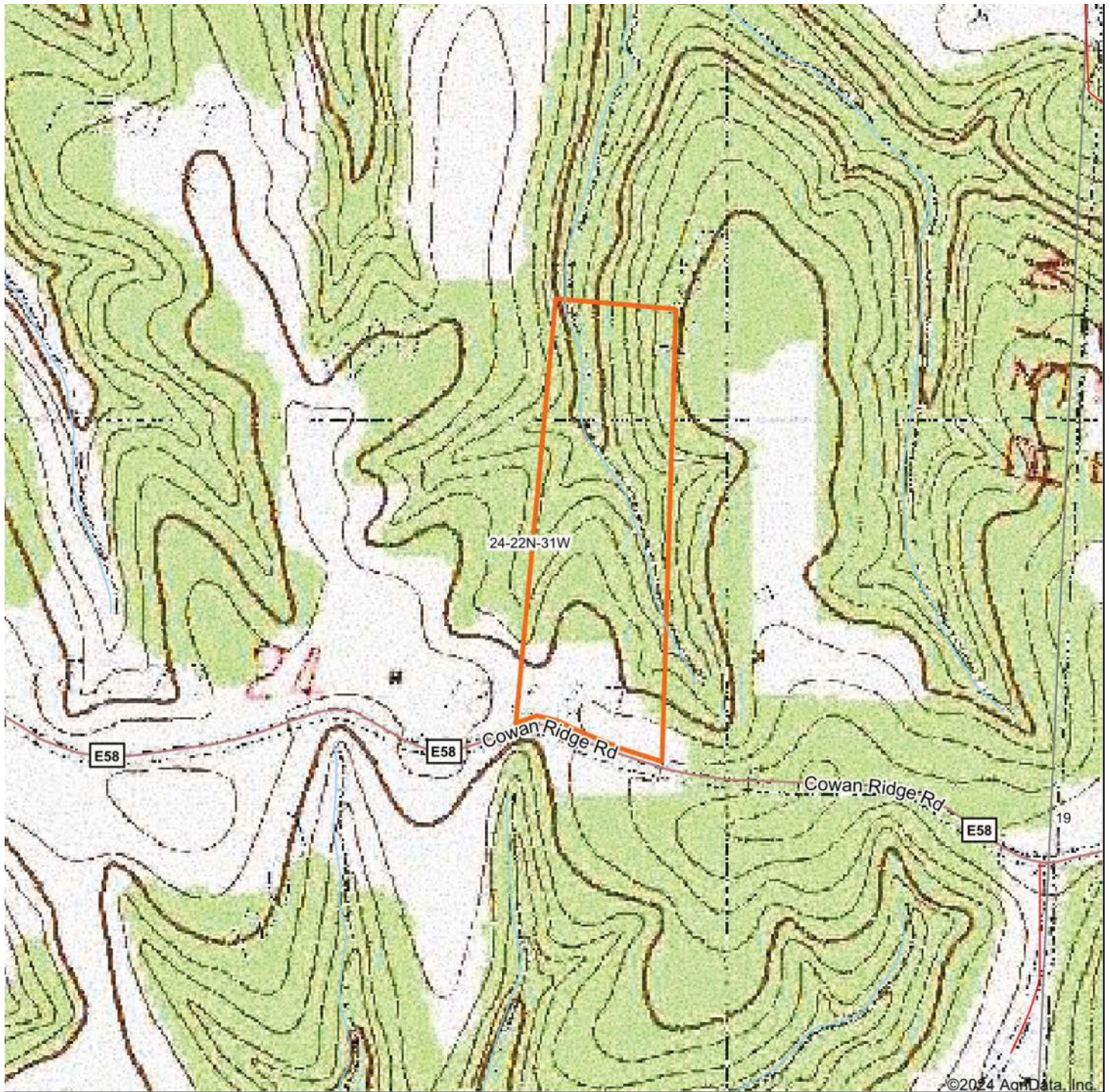


**24-22N-31W**  
**McDonald County**  
**Missouri**





# TOPOGRAPHY MAP



Map Center: 36° 37' 0.9, -94° 13' 56.12

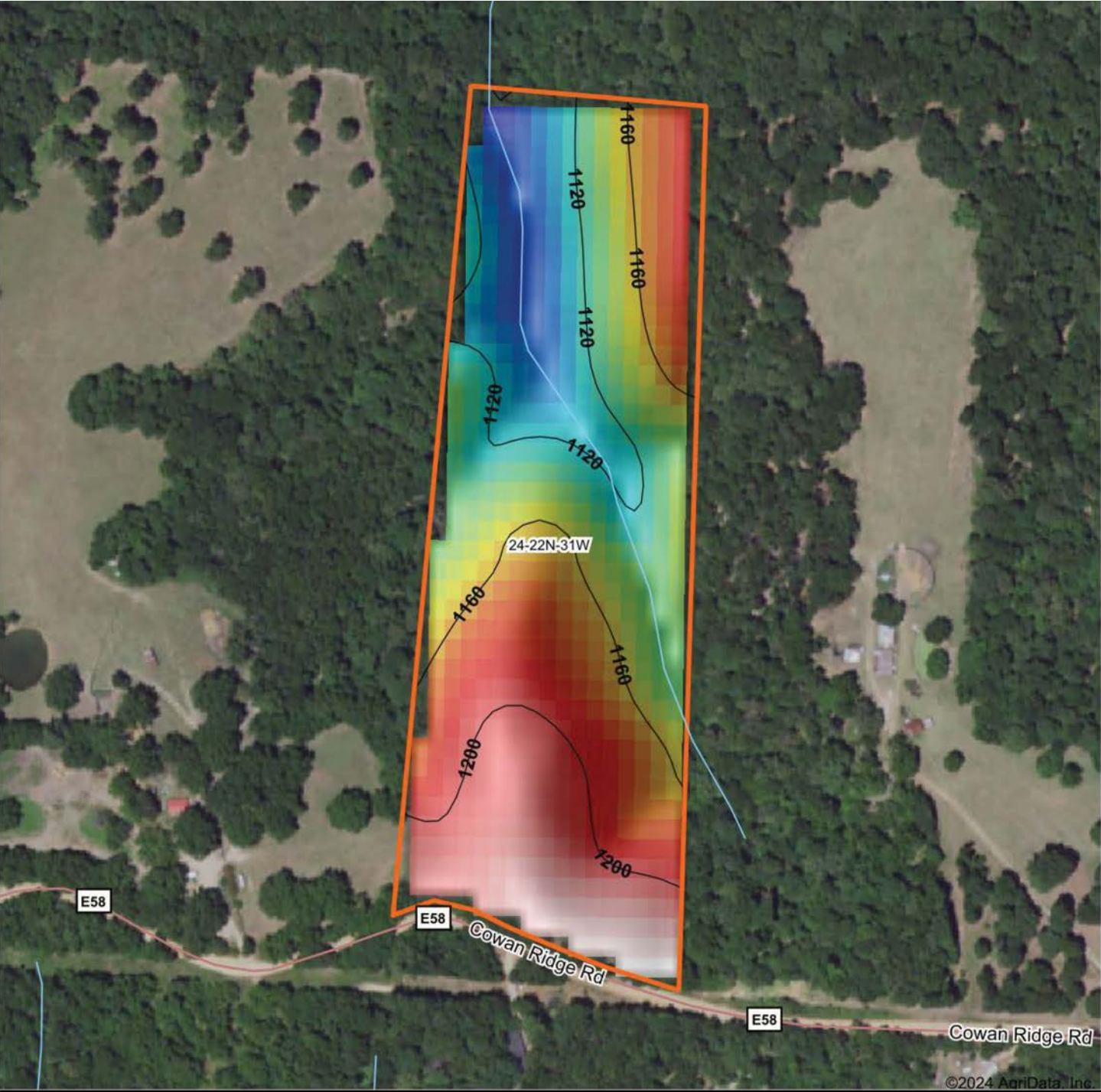


**24-22N-31W**  
**McDonald County**  
**Missouri**

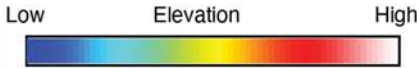


Maps Provided By:  
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# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 40  
 Min: 1,080.4  
 Max: 1,231.2  
 Range: 150.8  
 Average: 1,159.9  
 Standard Deviation: 38.62 ft



2/25/2024

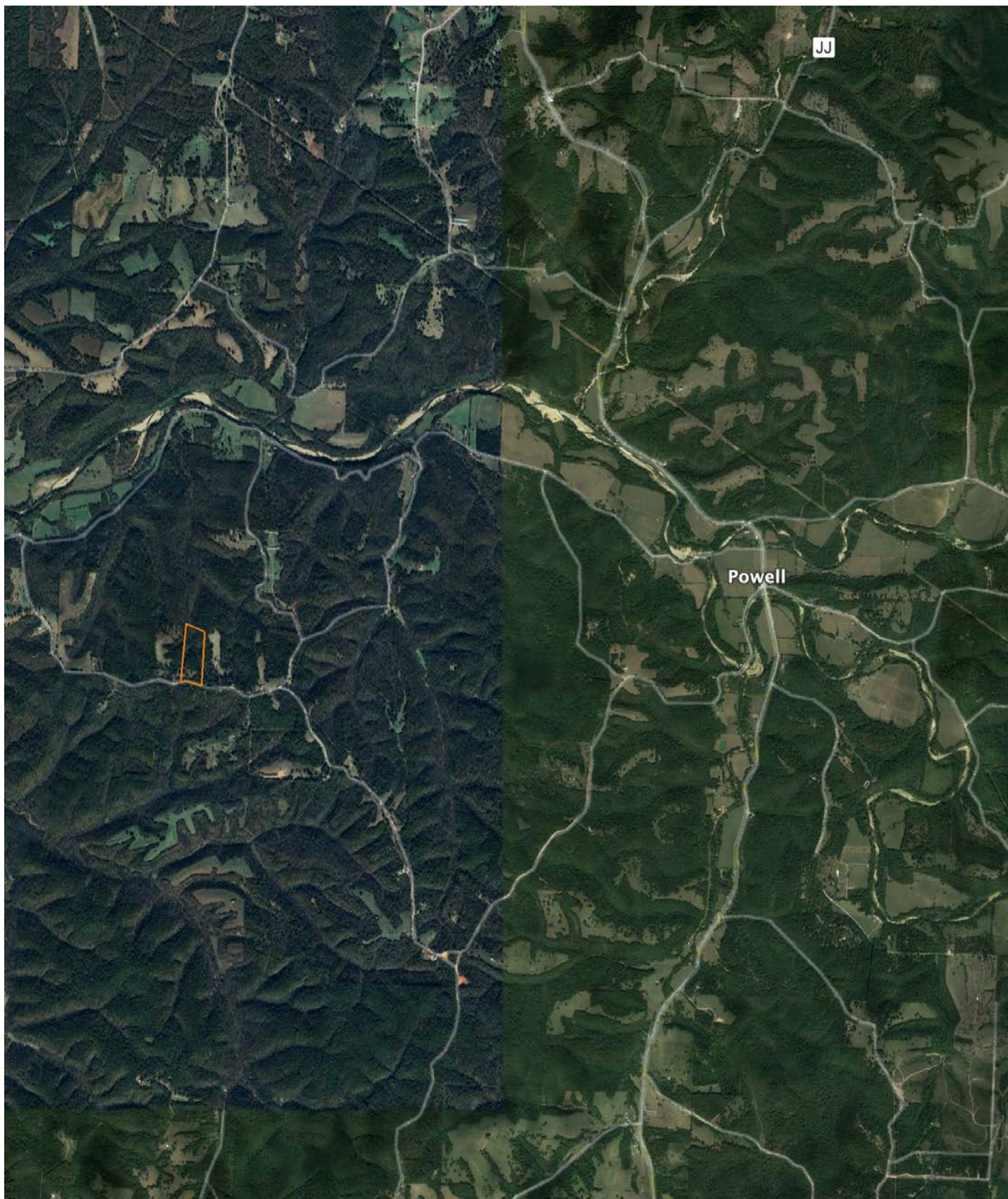
**24-22N-31W**  
**McDonald County**  
**Missouri**

Boundary Center: 36° 37' 1.25, -94° 13' 54.3

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# OVERVIEW MAP

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## AGENT CONTACT

Working with Ryan Litwin is sure to put a smile on your face. This energetic agent comes with a 20+ year background as a professional rodeo clown and entertainer. Ryan spent most of his adult life in Montana, hunting and guiding elk hunters. He attended Montana State University—Bozeman and, after getting married and moving to Texas, Texas A&M's Beef Cattle Short Course and the intensive Ranch Management University. He and his wife, Alyssa, built and grew a small cow calf operation, managing several lease properties and a family ranch in College Station. A lifelong hunter, Ryan's been involved in the outfitting industry for over two decades as a guide, outfitter and booking agent with experience out west as well as Kansas, Texas and Missouri. While elk and elk hunting remain Ryan's number one passion, Midwest whitetails have consumed his mind since moving to Missouri with his wife and son, Bridger, and managing farms both in his home state and in Kansas. Ryan's passion is designing properties that can sustain the balance between ranching and hunting, and at Midwest Land Group, Ryan is able to heed the natural call to follow his passion for land and use his sales and marketing experience to achieve his dream of helping sellers and buyers. Ryan is a member of QDMA, NWTF and RMEF.



**RYAN LITWIN**, LAND AGENT  
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**MidwestLandGroup.com**

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