

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

MCDONALD COUNTY MISSOURI



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: **\$90,000** | 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



15 MINUTES TO POWELL



MATURE OAK AND WALNUT TIMBER



POND ON PROPERTY



ADDITIONAL PHOTOS



AERIAL MAP



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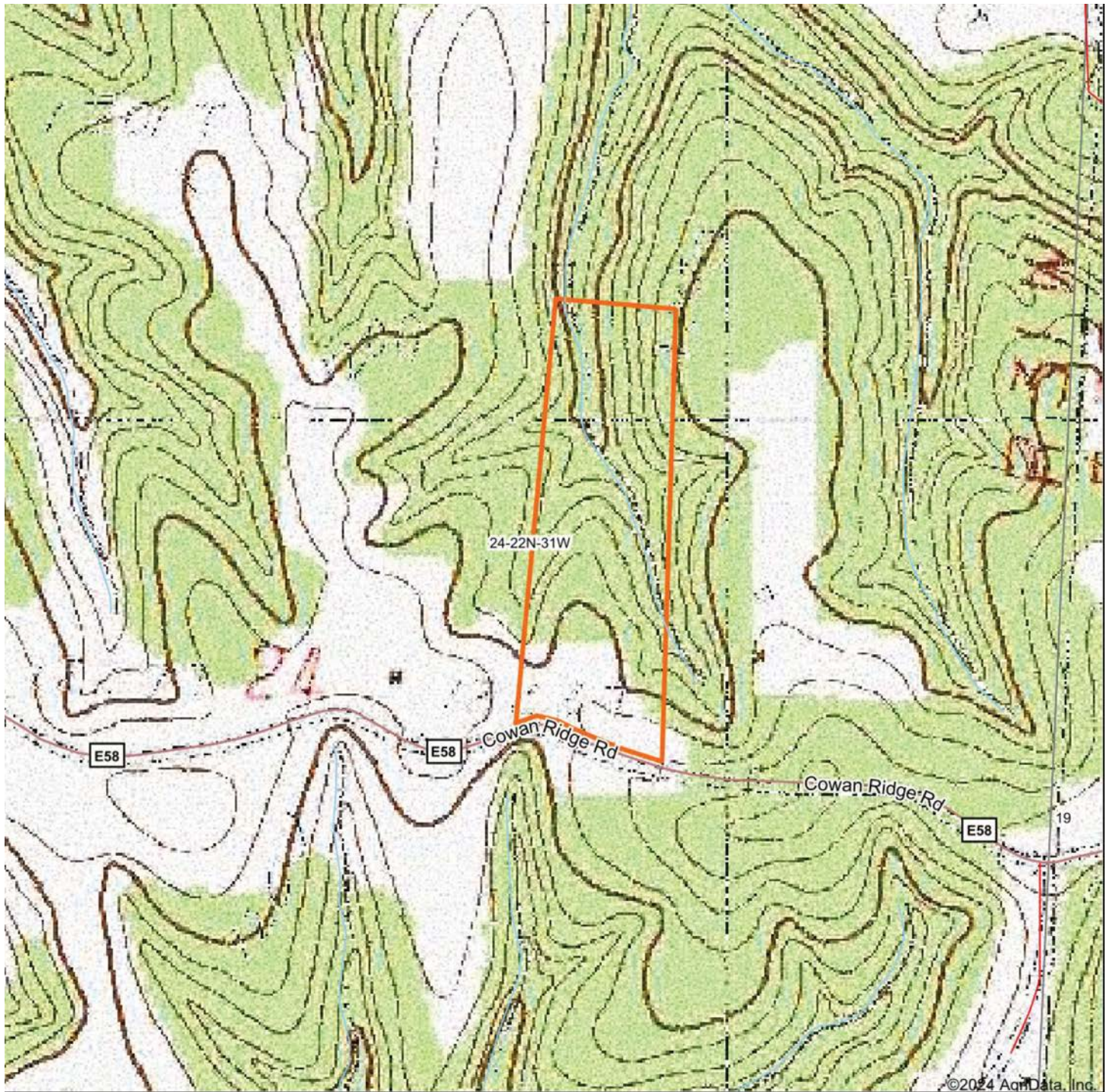
Boundary Center: 36° 37' 1.25, -94° 13' 54.3



24-22N-31W
McDonald County
Missouri



TOPOGRAPHY MAP



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

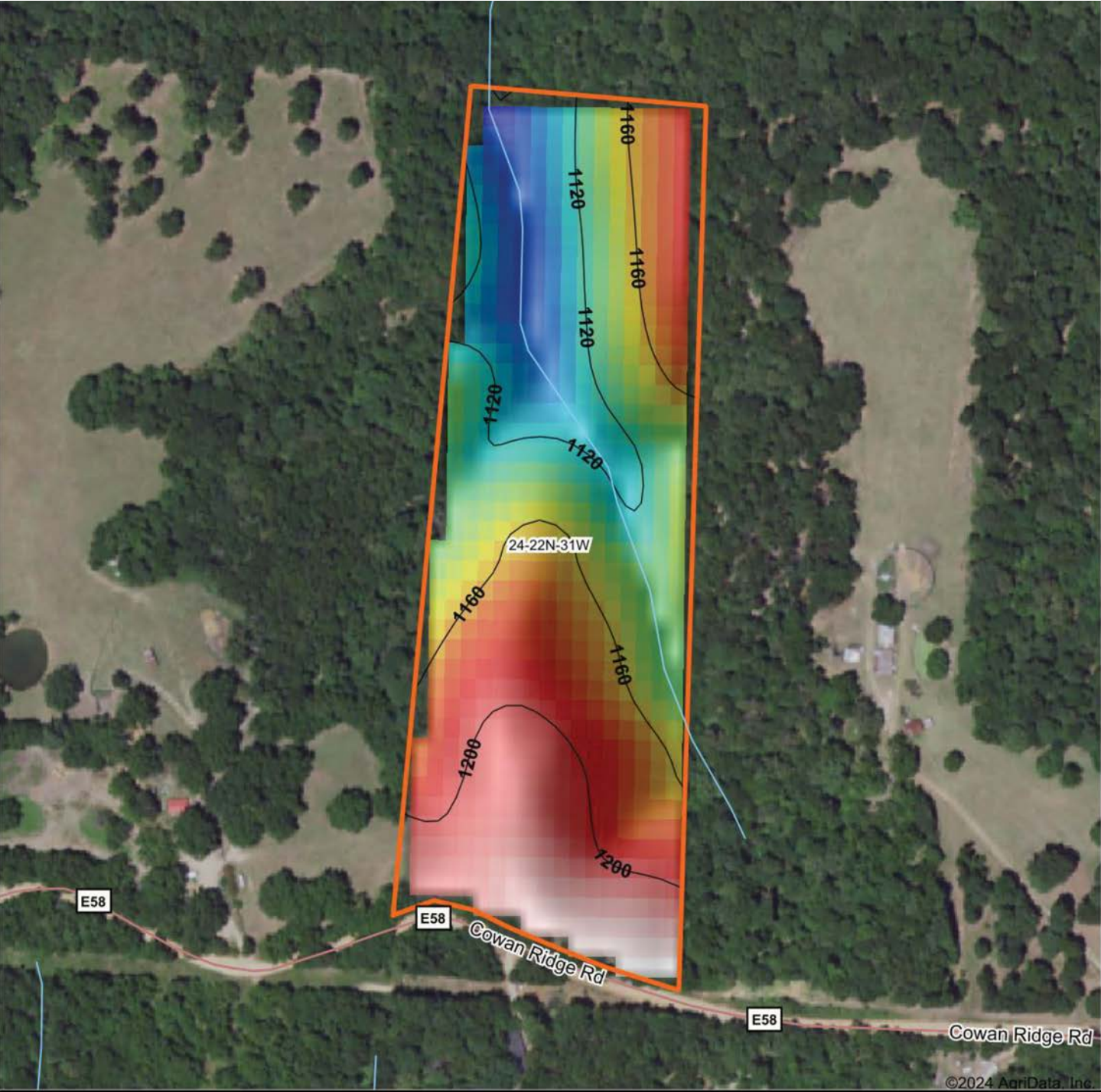


24-22N-31W
McDonald County
Missouri



2/25/2024

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

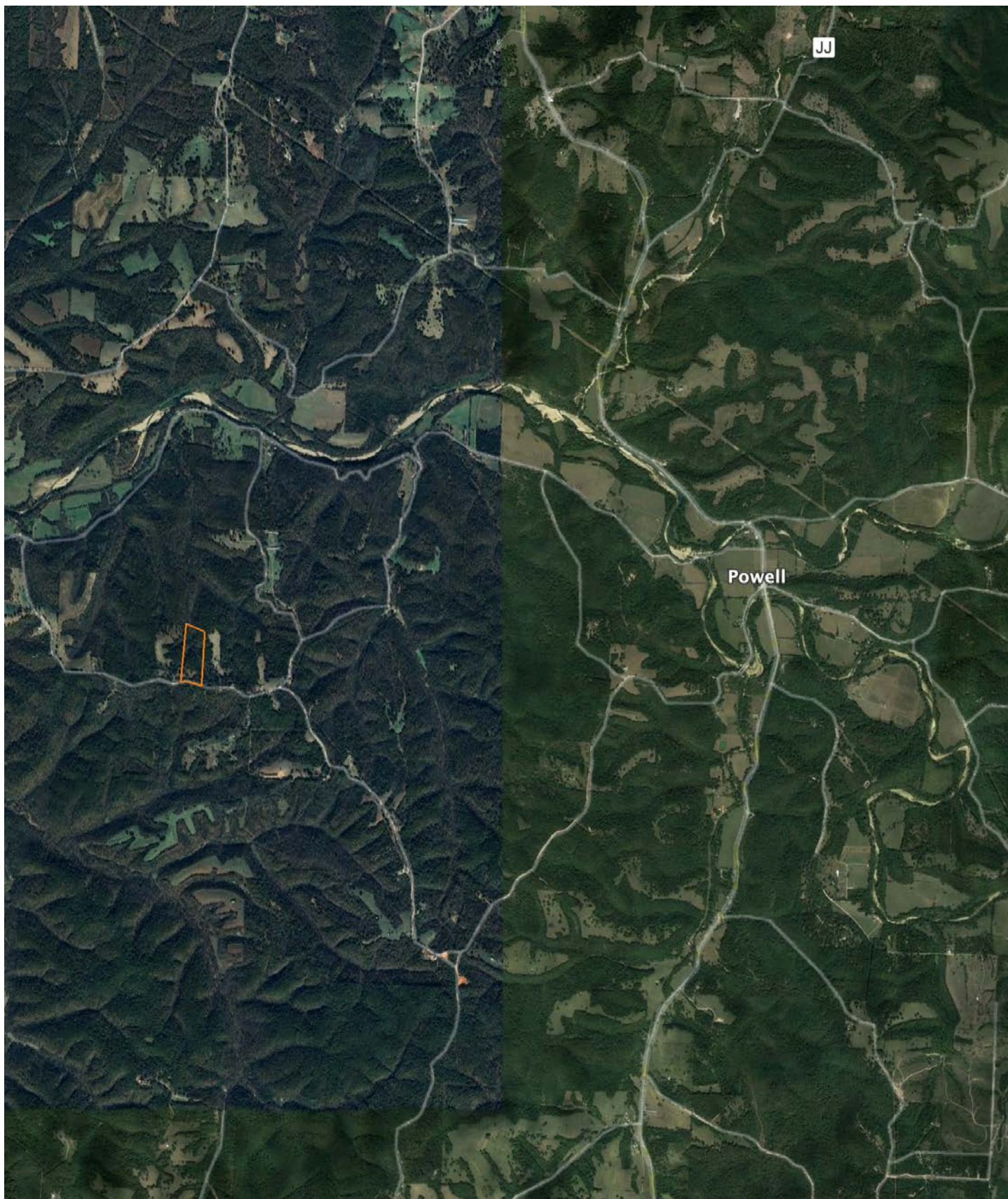
24-22N-31W
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Boundary Center: 36° 37' 1.25, -94° 13' 54.3

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



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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