

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

McDONALD COUNTY MISSOURI



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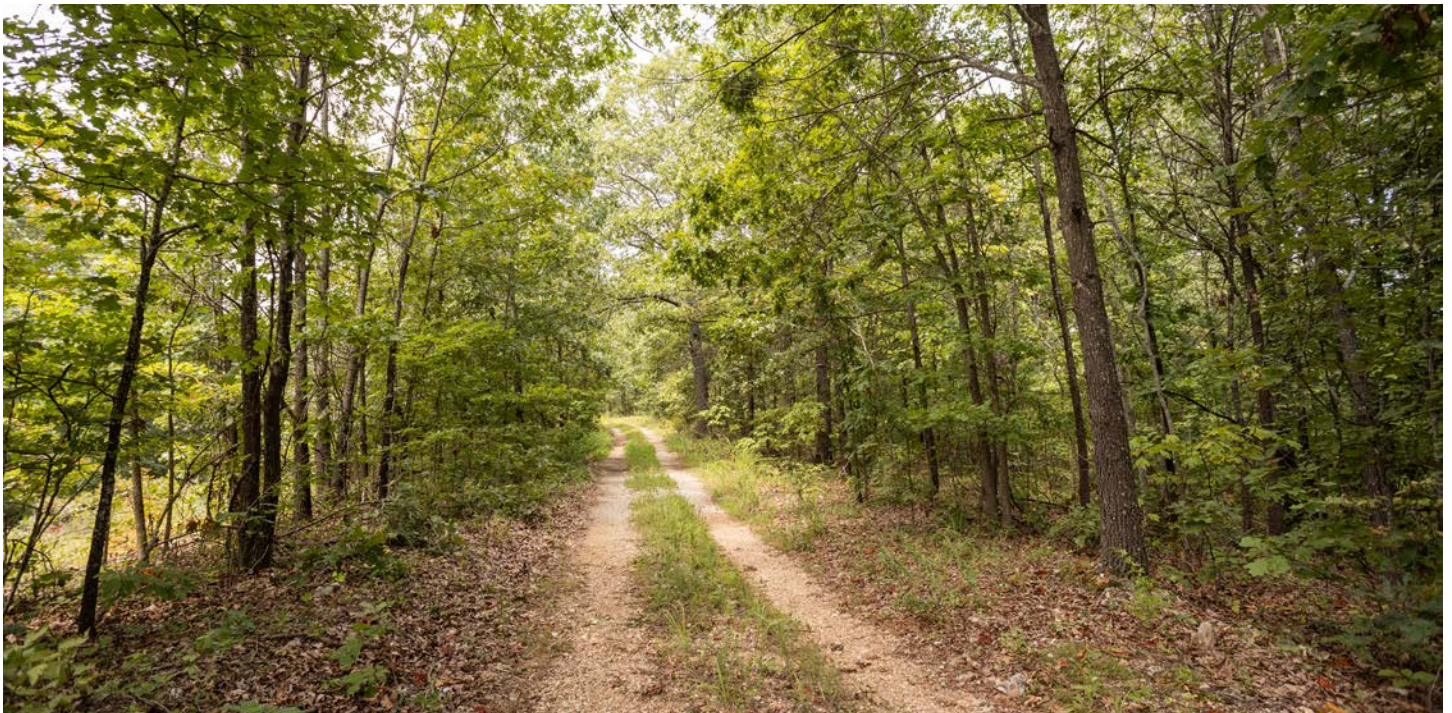
39 ACRE BUILD SITE IN SOUTHWEST MISSOURI

Discover your own private haven on this stunning 39 +/- acre timber property nestled in McDonald County, Missouri. This remarkable tract features a diverse range of timber, from thick, dense cover to mature hardwoods, offering a perfect blend of natural beauty and privacy. The land boasts multiple potential build sites, convenient access to power, allowing you to design your dream home or cabin in the woods.

The terrain varies from level to gently sloping, making it ideal for a variety of uses, whether you're looking to build, hunt, or simply enjoy the peace and quiet of nature. Though secluded, the property offers excellent access, ensuring you can easily reach your retreat.

Wildlife enthusiasts will be thrilled by the abundant wildlife that calls this property home, making it a prime location for hunting or simply observing nature. Additionally, you're just 20 minutes away from thousands of acres of public land at Flag Spring Conservation Area, offering endless opportunities for outdoor recreation.

Conveniently located just 30 minutes from both Anderson, Missouri and Bella Vista, Arkansas, this property combines the tranquility of rural living with the convenience of nearby amenities. Whether you're seeking a weekend getaway, a hunting retreat, or a place to build your forever home, this 39-acre timberland offers the perfect canvas for your dreams. Don't miss out on this unique opportunity to own a piece of Missouri's natural beauty!



PROPERTY FEATURES

PRICE: **\$164,388** | COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **39**

- Mature timber
- Multiple build sites
- Secluded
- Easy access
- Abundant wildlife
- Close to public land
- Natural beauty
- 30 minutes to Anderson, MO
- 30 minutes to Bella Vista, AR



39 +/- ACRES



MATURE TIMBER



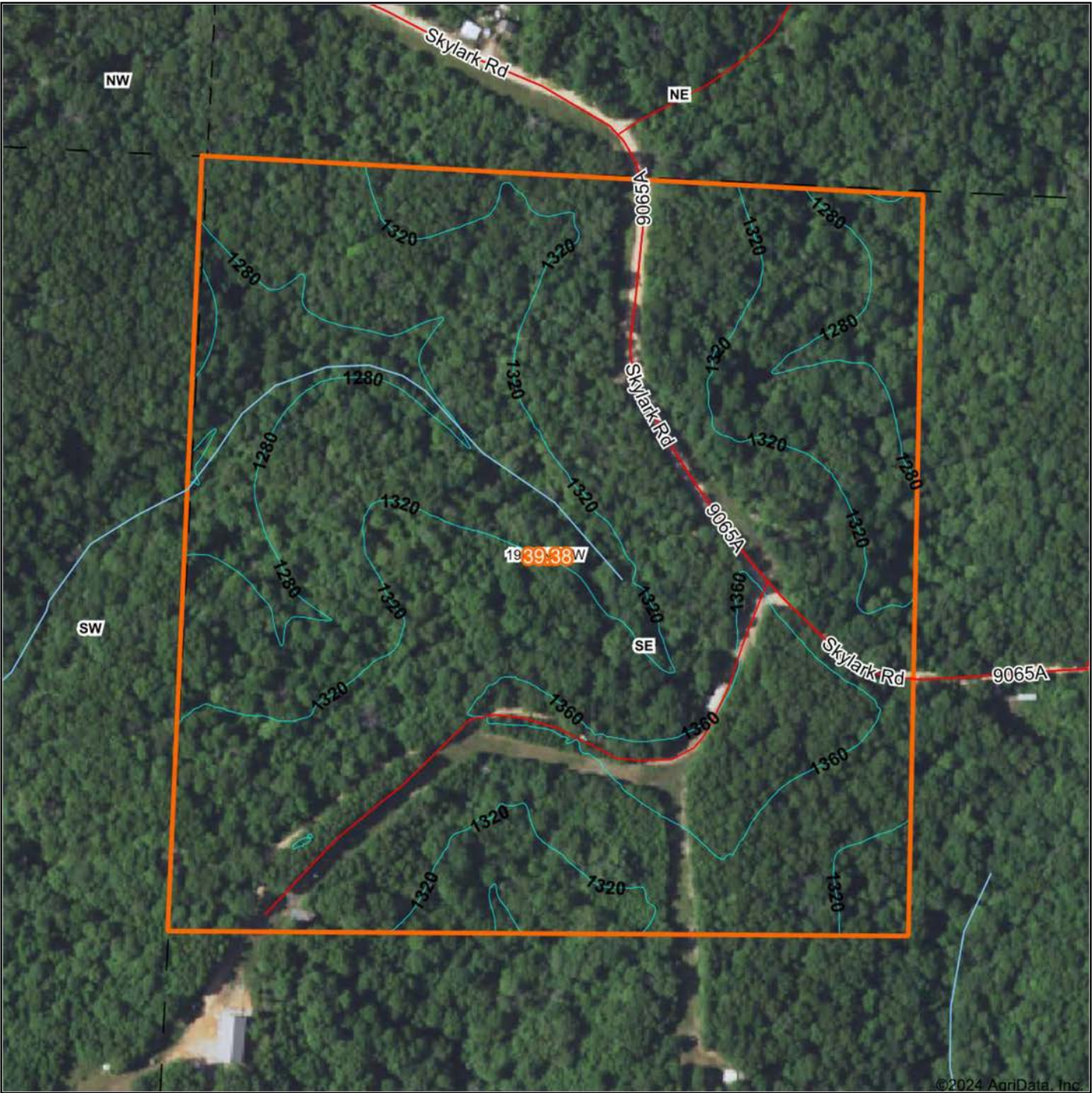
MULTIPLE BUILD SITES



SECLUDED



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 40.0
Min: 1,237.4
Max: 1,374.3
Range: 136.9
Average: 1,321.8
Standard Deviation: 28.87 ft

0ft 274ft 547ft

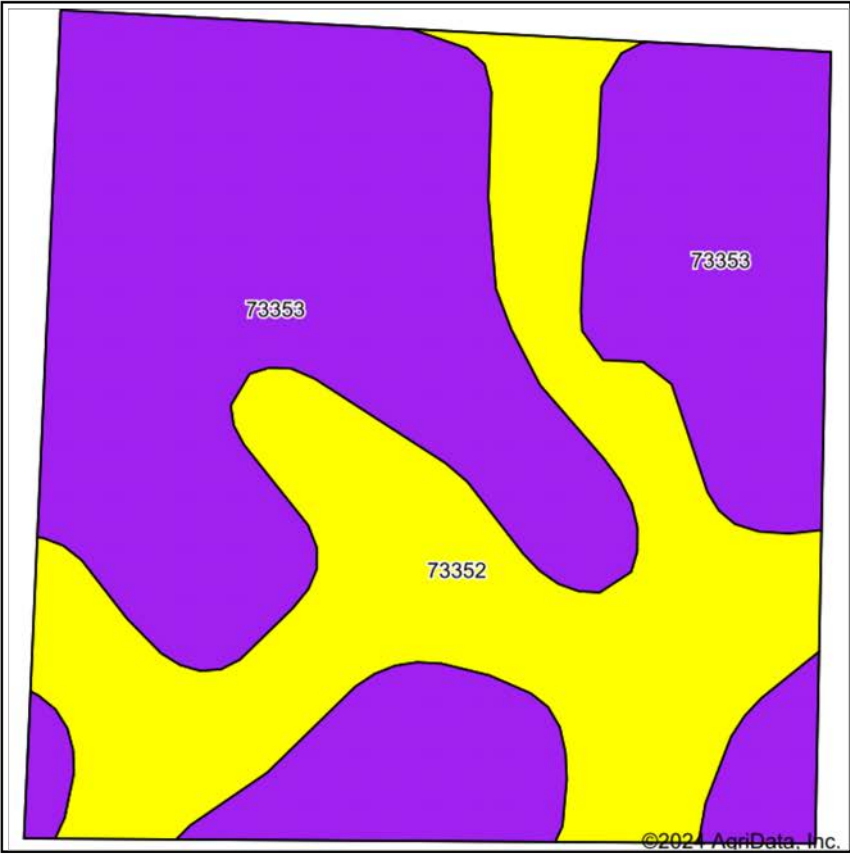


8/21/2024

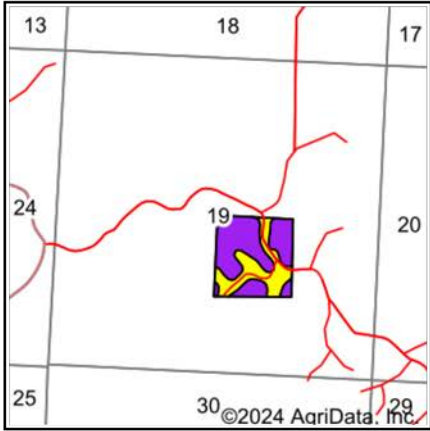
19-22N-29W
McDonald County
Missouri

Boundary Center: 36° 36' 36.39, -94° 6' 24.74

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **McDonald**
Location: **19-22N-29W**
Township: **Center**
Acres: **39.38**
Date: **8/21/2024**



Maps Provided By:



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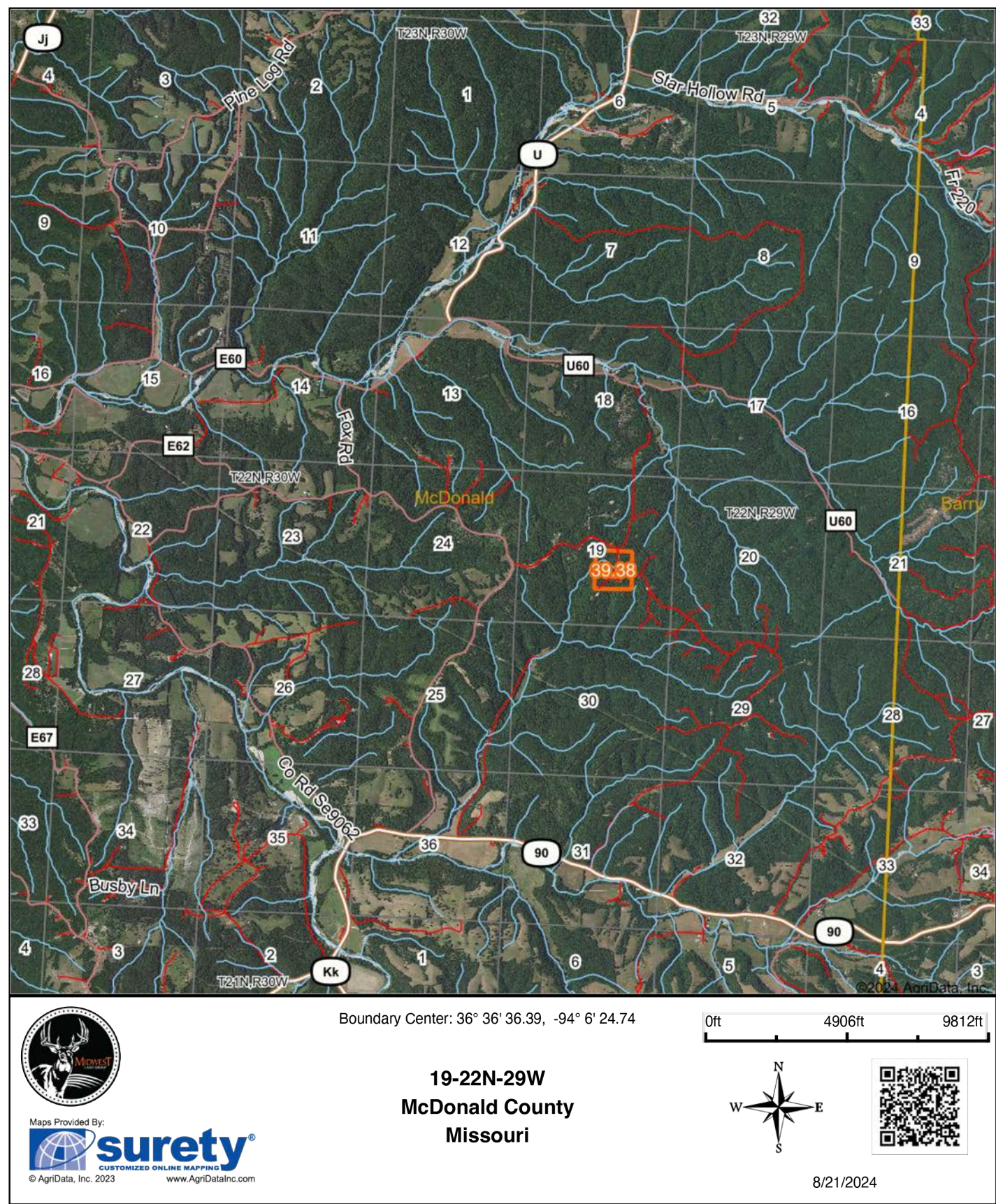
Area Symbol: MO119, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73353	Hailey-Sonsac complex, 35 to 70 percent slopes, very rocky	25.52	64.8%		Vlle				8	8	5	3
73352	Jollymill-Bendavis complex, 3 to 15 percent slopes	13.86	35.2%		IVe	4	6	5	37	37	27	24
Weighted Average					5.94	1.4	2.1	1.8	*n 18.2	*n 18.2	*n 12.7	*n 10.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



BEAU MANTLE, LAND AGENT
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