

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

McDONALD COUNTY MISSOURI

581 MEADOR ROAD, POWELL, MISSOURI, 65730



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SELF-SUFFICIENT OZARKS HOMESTEAD

Self-sufficiency, hard work, and a never-quit attitude - these are the traits that built this country, and those same traits still drive some of our finest citizens. Those with a desire to continue these traditions, reliant on themselves and their own skills and abilities for their livelihood and well-being, are sure to appreciate this home and acreage in rural McDonald County, between Pineville and Powell. This is classic Missouri Ozarks - rugged hills and hollers covered in hardwoods, with many ridgetops cleared for growing grass for pasture or hay. Simply put, it's a stunning place to live, with views all around that you'll never tire of. If this sounds like the life you've been dreaming of, in the place you'd like to be, then you'll want to look closer at all this farm has to offer.

The home is a 3 bed, 2 bath, 1,960-square-foot manufactured home built in 1997. The owner of this home has done extensive remodeling, including adding a side porch, residing with cedar planks, a metal roof, a new HVAC system, reconfigured rooms, and a full-width, screened-in sun porch on the south side built to carry the weight of a hot tub. The home rests on a block foundation and has gone through the affixation process to make it part of the real estate. A 480' well provides plenty of water, and the septic system is a leach field type rather than a lagoon. It also has been set up for the addition of a wood stove for keeping toasty in the cold months. One of the most beneficial features the owner has undertaken is the addition of a professionally

installed, 55-panel, 16,500-watt solar array. This system is just a few years old and provides ample energy to the farm, resulting in an average monthly electric bill of only \$27. This ensures peace of mind, knowing that energy can be supplied during a power outage or grid failure.

Outside of the home, you'll find plenty of storage. An older mobile home has been converted into a storage building, and an old wooden machine shed offers covered parking or a protected workspace. Gardeners will appreciate the fenced-in garden area for protecting their produce from the many local whitetails, and with the price of eggs and poultry, you're sure to like the chicken coop and protected run as well. Just west of the house, a pad has been cleared off and leveled for a couple of shipping containers, or this area could be a great site for a new shop or barn if needed. Plenty of deer roam the hills in this area, promising a great source of healthy, wild protein, and wild turkeys can be found as well. An 11-acre hay meadow covers the top of the ridge, offering plenty of grass for your livestock, or a ready-to-go spot for some food plots, berry bushes, orchards, or vineyards.

If you're ready to escape the rat race and embrace a self-sufficient lifestyle with plenty of natural beauty all around, you can't go wrong with this property. Contact Listing Agent Scott Sudkamp at (417) 321-5427 for full details and to schedule a showing.

PROPERTY FEATURES

PRICE: **\$370,000** | COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **38**

- 3 bed, 2 bath 1960-square-foot manufactured home
- Sun porch addition built for a hot tub
- 3-year-old HVAC unit
- 10-year-old metal roof
- 55-panel, 16.5 KW solar array
- Electric bill averages \$27/month
- Chicken coop and outbuildings
- Fenced garden spot
- 11-acre hay meadow
- Secluded, quiet location
- Hardwood timber
- McDonald County Schools
- 25 miles to Bentonville, AR
- 28 miles to Neosho, MO
- 6 miles to Big Sugar Creek State Park



CUSTOM BUILT HOME

The home is a 3 bed, 2 bath, 1,960-square-foot manufactured home built in 1997. The owner of this home has done extensive remodeling, including adding a side porch, residing with cedar planks, a metal roof, a new HVAC system, reconfigured rooms, and a full-width, screened-in sun porch on the south side built to carry the weight of a hot tub.



FENCED GARDEN



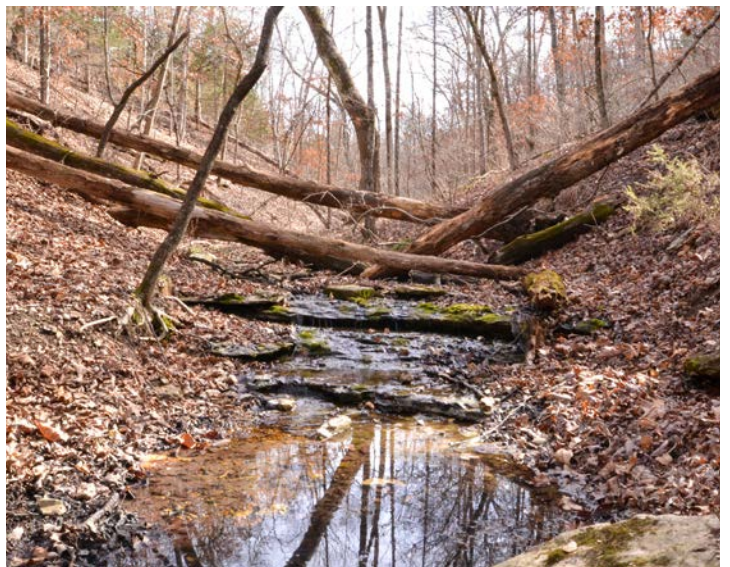
CHICKEN COOP



11-ACRE HAY MEADOW



ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



Boundary Center: 36° 37' 28.16, -94° 13' 42.03

0ft 543ft 1087ft



Maps Provided By:



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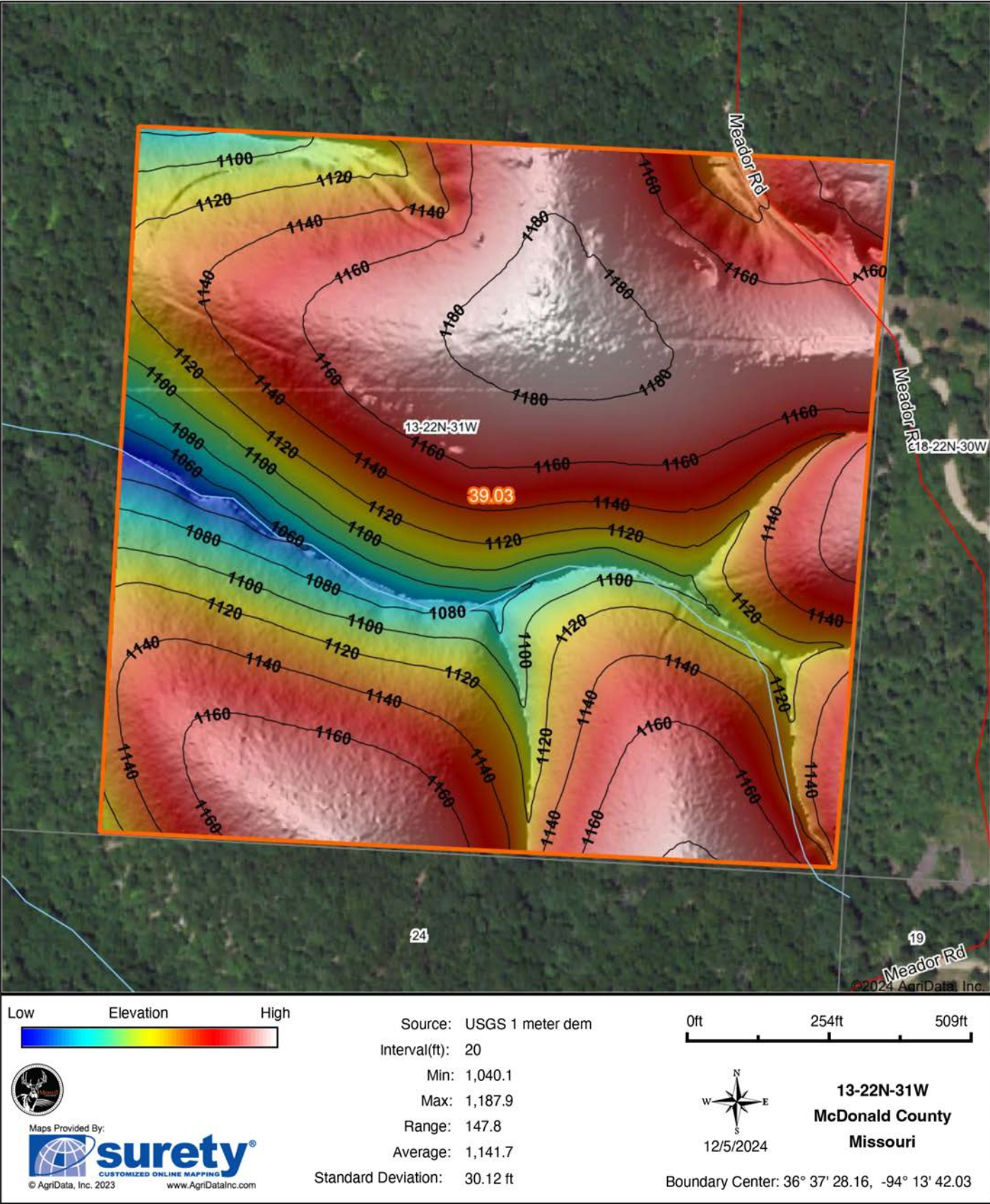
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13-22N-31W
McDonald County
Missouri



12/5/2024

HILLSHADE 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

417.321.5427

ScottSudkamp@MidwestLandGroup.com



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