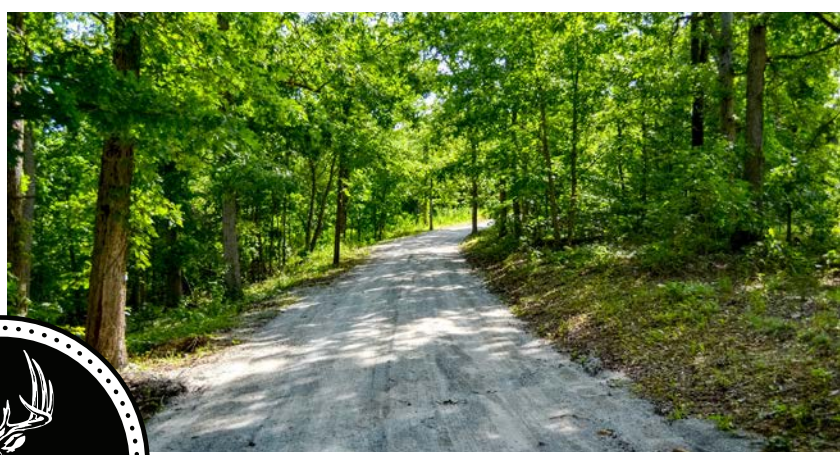


MIDWEST LAND GROUP PRESENTS

10 ACRES

McDONALD COUNTY, MO

779 BUFORD ROAD, NOEL, MISSOURI, 64854



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME IN THE WOODS WITH ACREAGE

The hills and hollers of McDonald County are breathtaking. Long ridges transition into lush valleys, with diverse hardwood stands covered in stately white and red oaks with an understory of redbuds and flowering dogwoods. It's a place where your nearest neighbor is a whitetailed doe with her fawn, and the only sounds you're likely to hear at night are an owl or a whippoorwill. Situated at the end of a long ridge, down a quiet, tree-canopied gravel road, you'll find a little piece of paradise that could be your next home.

The main level features an open concept kitchen/dining area with a roomy feel. The kitchen is laid out well for meal prep, with good flow between the fridge, stove, pantry, and island sink/counter area. In addition, the island features bar seating perfect for light meals or a nice place to chat with friends and family while cooking. Just off the kitchen is a living room with all the features that make it cozy, including tongue & groove hardwood flooring, built-in shelves, a wood-burning fireplace, a pellet stove, and coffered ceilings. Also on the main floor is a full bath/laundry room and a non-conforming bedroom that would also make a great office or hobby space.

Up the stairs, you'll find the master bedroom. This room offers built-in storage along one wall, with two seating areas perfect for uses such as a computer desk or makeup vanity. Moving into the master bath, you'll love the natural light afforded by a large window above the Jacuzzi tub. A new vanity top is a welcome feature, and a fiberglass shower with a

glass door is nice as well. His & hers closets frame the master bath, with one at each end. Across the hall from the master suite is another bedroom. This space was used as an office by the current owners and could be put back into service as a home office, hobby room, or bedroom. This room is a blank slate, and the sellers are offering a credit to buyers for new flooring.

If you enjoy outdoor living, then you'll fall in love with the spacious porches wrapping around the home. With >1,200 square feet of covered area, the porches beckon you outside to enjoy nature, grill a steak, or just relax in the shade. Next to the home are two shops/garages, one at 750 square feet and the other at 440 square feet. These buildings offer plenty of workspace and storage, and each is fully wired. A 22 kW Generac generator was installed in 2023. This is a propane-fueled, minimum maintenance generator that can be programmed to cycle on and self-test according to your own needs, and it provides tremendous peace of mind for weathering a power outage in comfort.

This property is perfect for those who love nature. It offers a comfortable home with outbuildings on a beautiful, quiet wooded ridge. Opportunity abounds for birdwatching, peaceful hikes, and hunting, whether for morel mushrooms in the springtime or cruising bucks in the fall. It's just a 30 minute drive to downtown Bentonville, Arkansas, and even closer to Pineville, Noel, or Bella Vista. If you're ready to move to the country, you'll want to check this one out.

PROPERTY FEATURES

PRICE: **\$258,000** | COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **10**

- ~1,500 sq.ft., 3 bedroom/2 bathroom home
- >1,200 sq. ft. of covered porch
- 750 sq. ft. garage & 440 sq. ft. shop
- 22 kW backup generator
- Tongue & groove oak flooring
- No-mess pellet stove in living room
- New furnace in 2020
- Beautiful, quiet, wooded setting
- Mature hardwood timber
- Morel mushroom patch
- Abundant wildlife
- 8 miles to Pineville, MO
- 23 miles to downtown Bentonville, AR
- McDonald County R-1 Schools



~1,500 SQ.FT. HOME

The main level features an open concept kitchen/dining area with a roomy feel. Just off the kitchen is a living room with all the features that make it cozy.



3 BEDROOM/2 BATHROOM



NO-MESS PELLET STOVE



>1,200 SQ. FT. OF COVERED PORCH



750 SQ. FT. GARAGE & 440 SQ. FT. SHOP

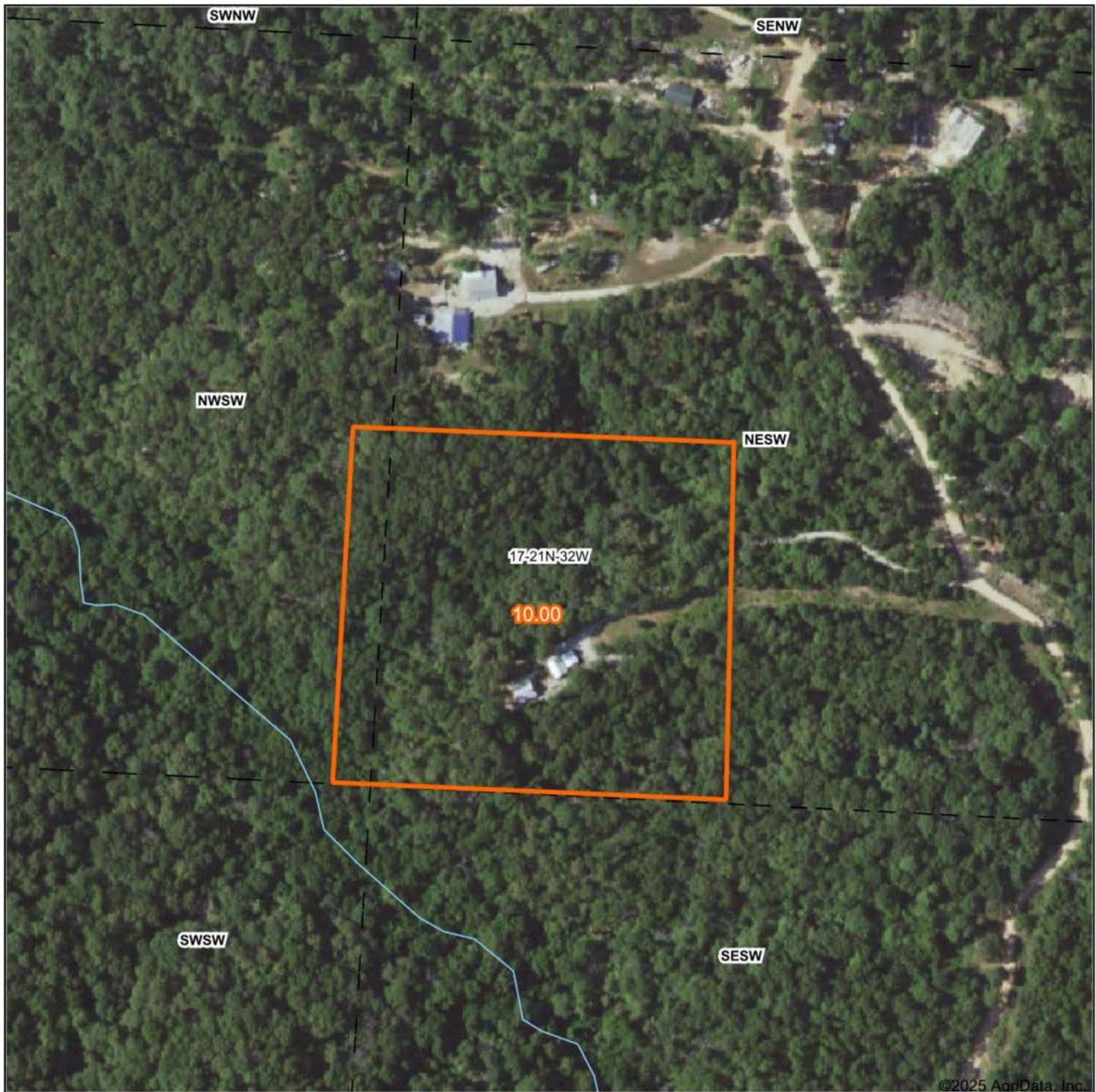
Next to the home are two shops/garages, one at 750 square feet and the other at 440 square feet. These buildings offer plenty of workspace and storage, and each is fully wired.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 32' 47.42, -94° 25' 18.51

0ft 276ft 551ft



Maps Provided By:



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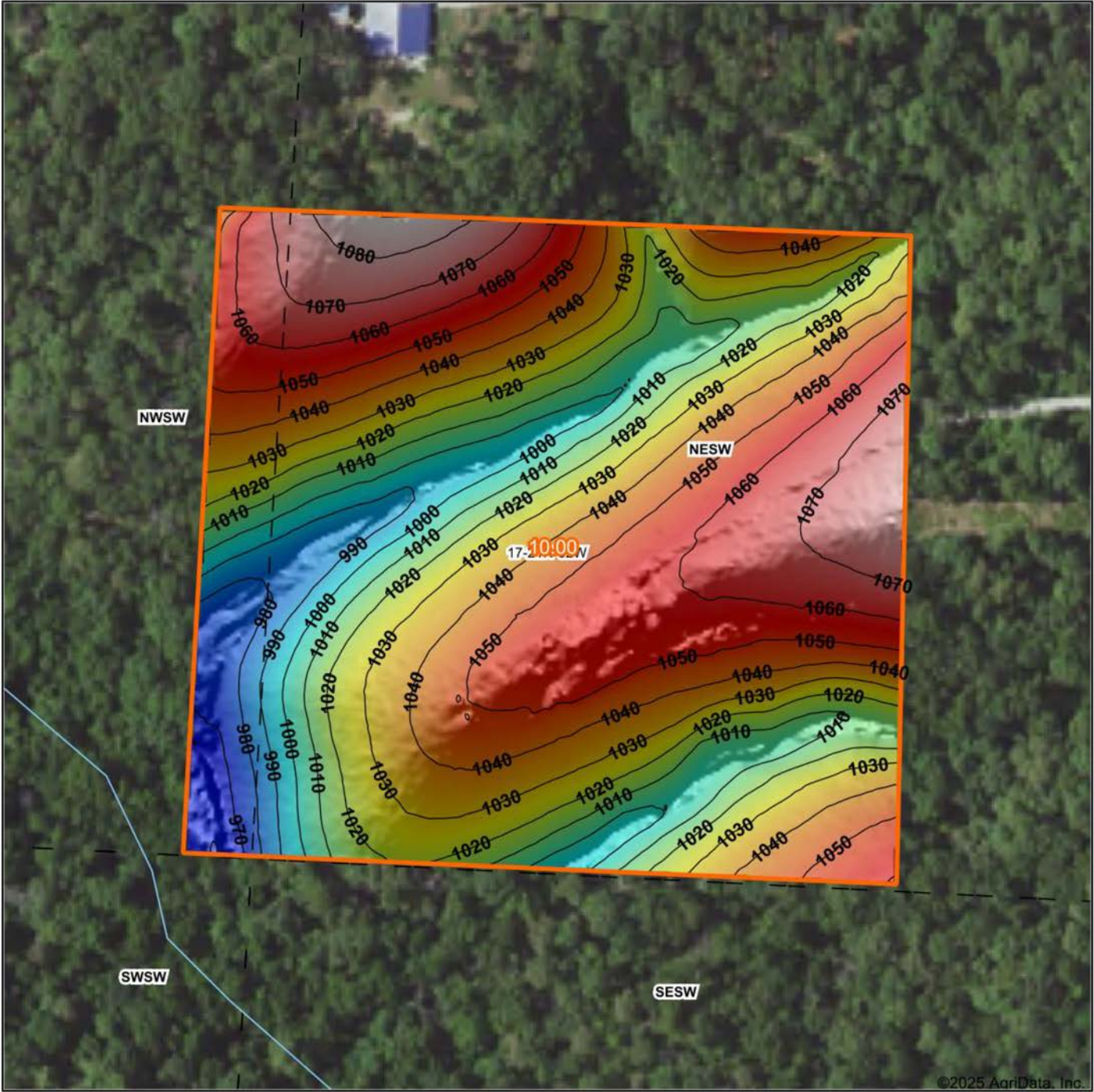
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17-21N-32W
McDonald County
Missouri



5/28/2025

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 966.4
Max: 1,087.2
Range: 120.8
Average: 1,032.6
Standard Deviation: 26.05 ft

0ft 152ft 304ft

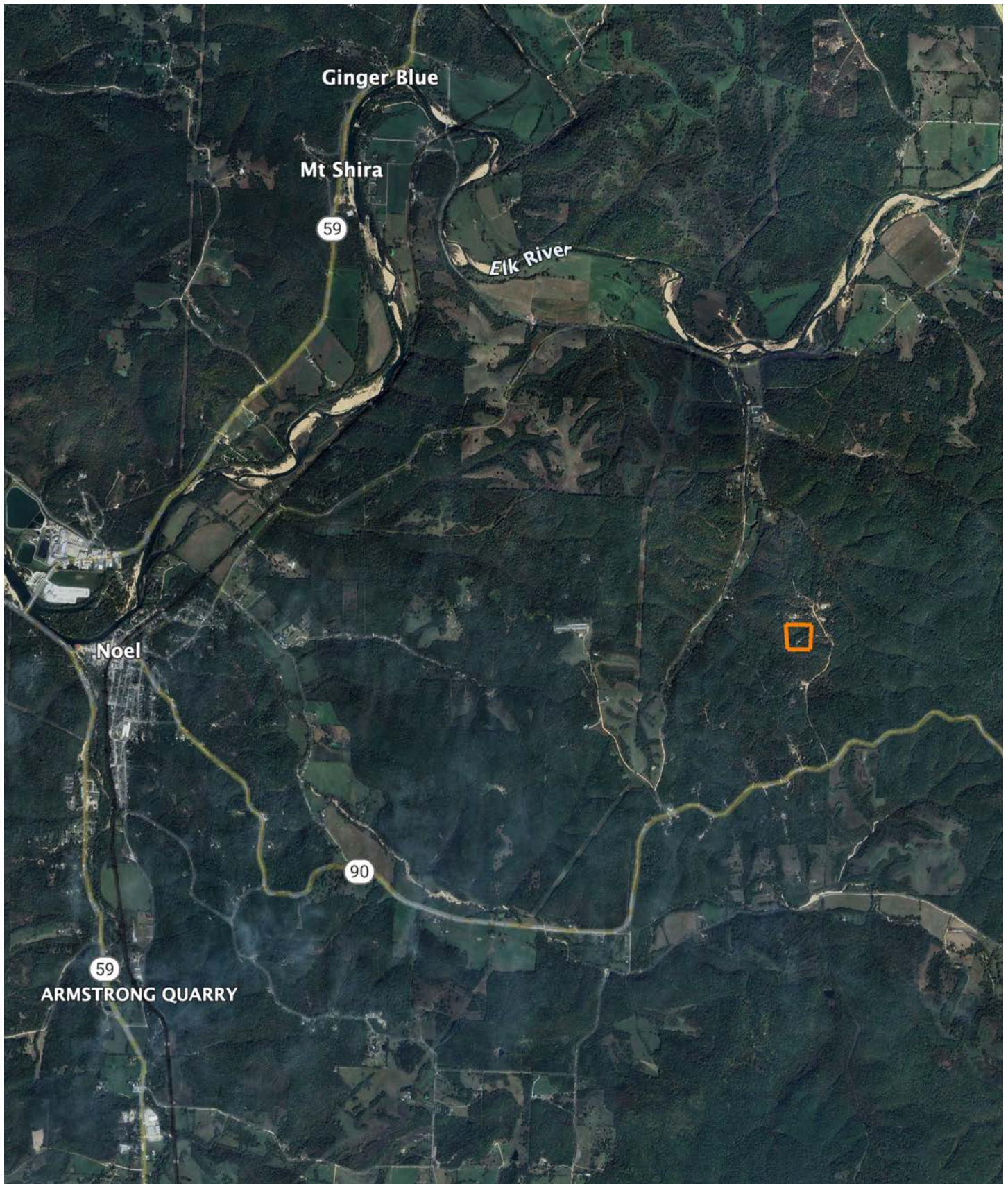


5/28/2025

17-21N-32W
McDonald County
Missouri

Boundary Center: 36° 32' 47.42, -94° 25' 18.51

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,
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