

MIDWEST LAND GROUP PRESENTS

167 ACRES IN

McDONALD COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

167 +/- ACRE HUNTER'S PARADISE

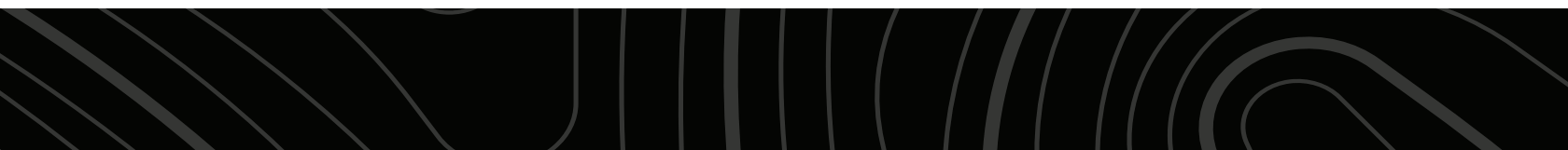
Discover your own slice of paradise with this 167 +/- acre hunting property, the perfect sanctuary for outdoor enthusiasts and nature lovers alike. Nestled in a tranquil setting, this large tract of land offers endless opportunities for exploration, relaxation, and adventure. This property is more than just land, it's a getaway to adventure, relaxation, and cherished memories. Whether

you're an avid hunter or simply seeking a peaceful getaway, this retreat has everything you need to make the most of your time in nature. With a rustic hunting cabin, well, and septic system already established. Don't miss your chance to own a piece of this stunning landscape. Schedule a showing with Land Agent Allen Barbre at (417) 312-9445.

PROPERTY FEATURES

PRICE: **\$718,100** | COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **167**

- Hunting cabin
- Well
- Septic system
- Electric
- Established trails
- Minutes from Big Sugar Creek
- Lots of wildlife
- 24 miles to Bentonville, AR
- 27 miles to Neosho, MO



HUNTING CABIN



ESTABLISHED TRAILS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 1,101.5
Max: 1,340.8
Range: 239.3
Average: 1,237.9
Standard Deviation: 48.75 ft

0ft 600ft 1199ft

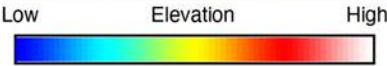
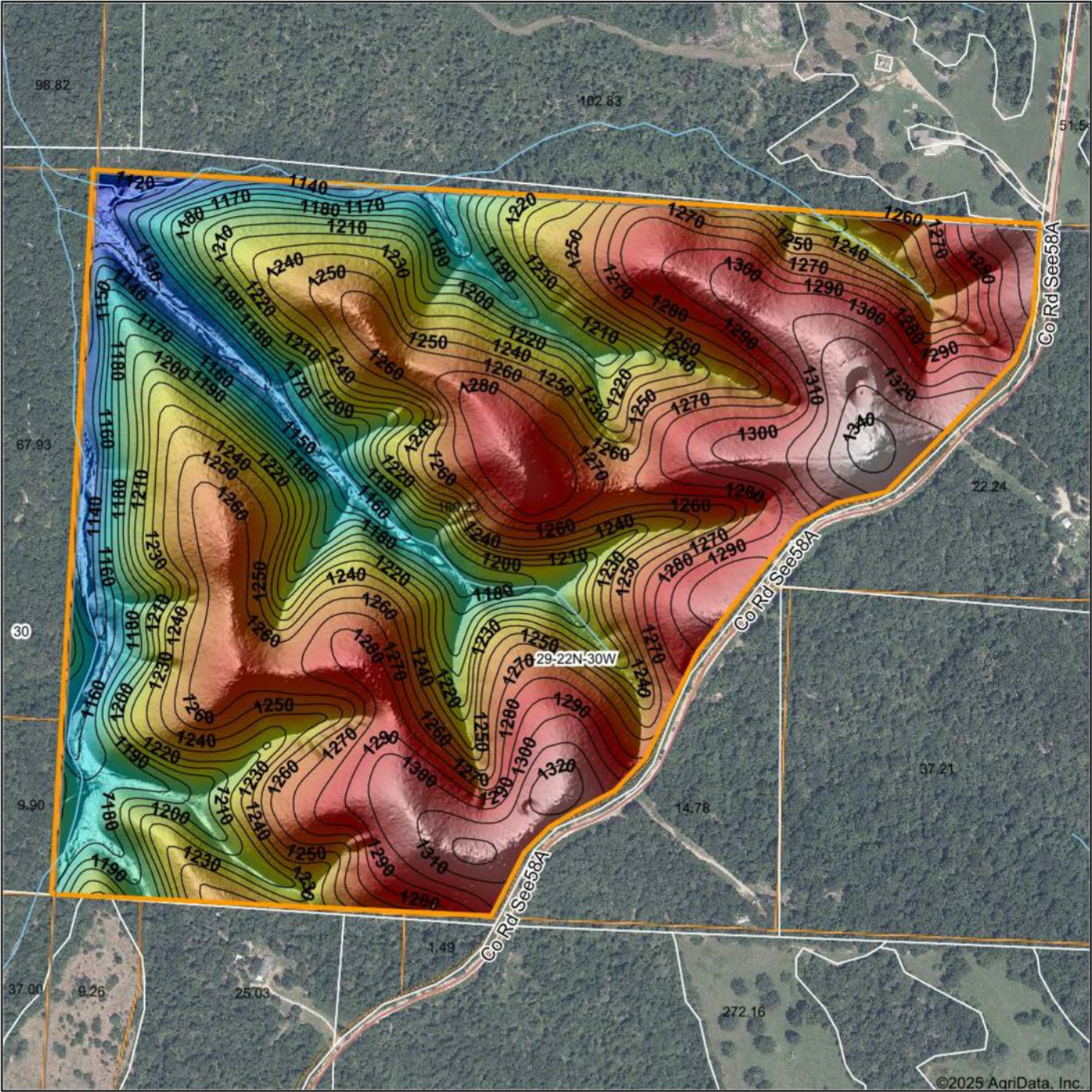


9/3/2025

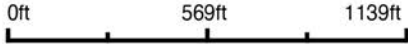
29-22N-30W
McDonald County
Missouri

Boundary Center: 36° 36' 14.2, -94° 12' 8.64

HILLSHADE MAP



Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,101.5
Max: 1,340.8
Range: 239.3
Average: 1,237.9
Standard Deviation: 48.75 ft



29-22N-30W
McDonald County
Missouri

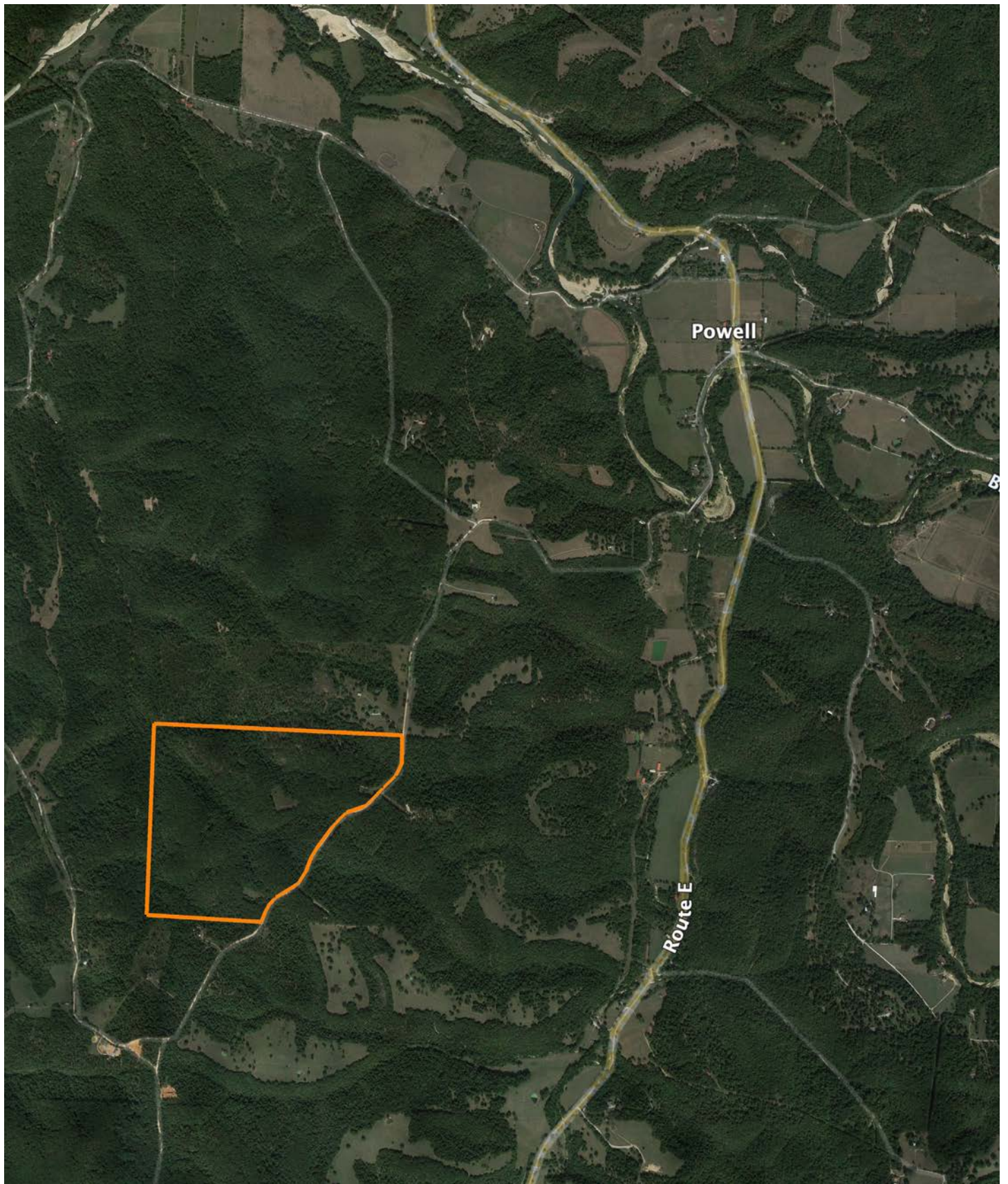
Boundary Center: 36° 36' 14.2, -94° 12' 8.64



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

OVERVIEW MAP



AGENT CONTACT

Agent Allen Barbre is not just passionate about the outdoors, he possesses an uncanny ability to discern the intrinsic value of land. Born and raised in Neosho, Missouri, Allen's affinity for the land was sparked at an early age, fueling his dream of one day owning a farm—a dream he has since turned into a reality. Now, Allen is devoted to helping others find their own dream properties. His hands-on experience extends from buying, developing, and flipping farms, to running a thriving cattle farm complete with corn, bean, and winter wheat crop grounds, and managing the deer on the property.

A graduate of East Newton High School and Missouri Southern State University, Allen majored in Criminal Justice and excelled as a college football player. His athletic prowess led to a 10-year NFL career, during which he played for the Green Bay Packers, Seattle Seahawks, Philadelphia Eagles, and Denver Broncos. The same spirit of determination and teamwork he displayed on the field, he now brings to Midwest Land Group. Once bitten by the land investment bug, Allen turned his focus to helping others find their perfect properties.

In his free time, Allen can be found relishing the tranquility of the great outdoors with his family, tending to his farm, hunting, and fishing. He is particularly passionate about managing deer to help them reach their full potential, enjoys elk hunting, and takes pleasure in crappie fishing in the local lake. Allen also shares his love of sports with the next generation as a coach for his children's youth football and basketball teams. He and his wife Callie, along with their two boys, Knox and Beau, make their home in Granby.

Allen's unique blend of outdoor passion, real-world farming experience, and strong community ties make him an approachable, knowledgeable, and reliable choice for your land investment needs.



ALLEN BARBRE,

LAND AGENT

417.312.9445

ABarbre@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.