

MIDWEST LAND GROUP PRESENTS

167 ACRES IN

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# McDONALD COUNTY MISSOURI



[MidwestLandGroup.com](http://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

COUNTY: **McDONALD**

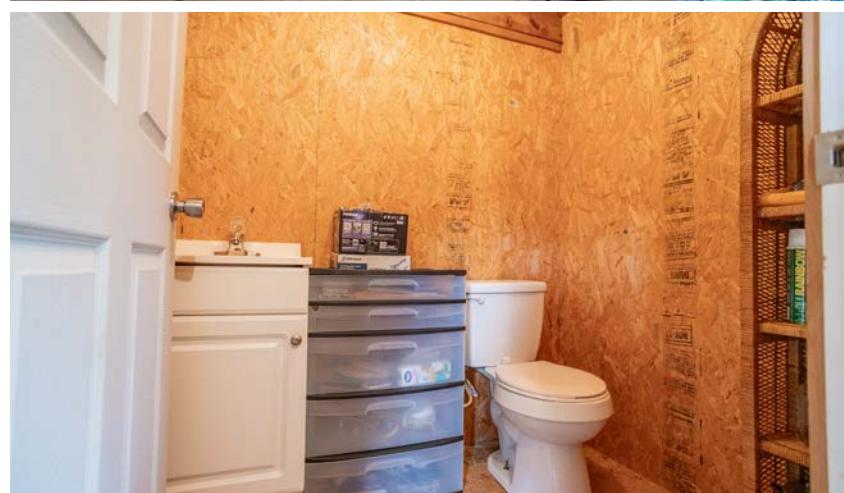
STATE: **MISSOURI**

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

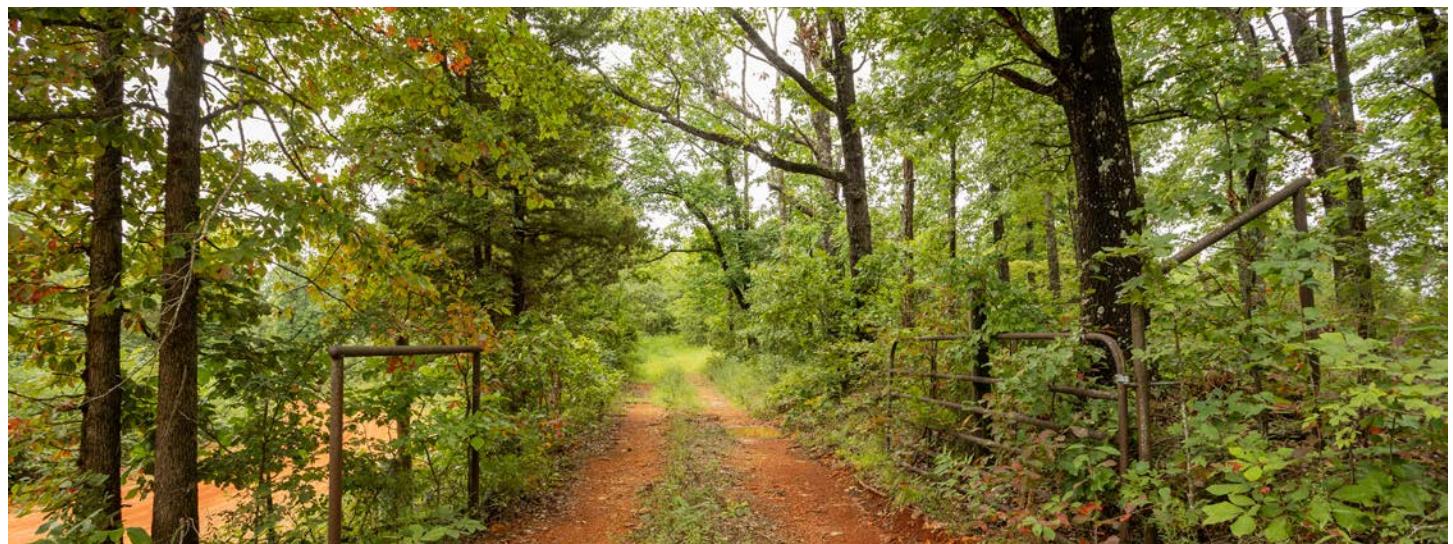


# HUNTING CABIN



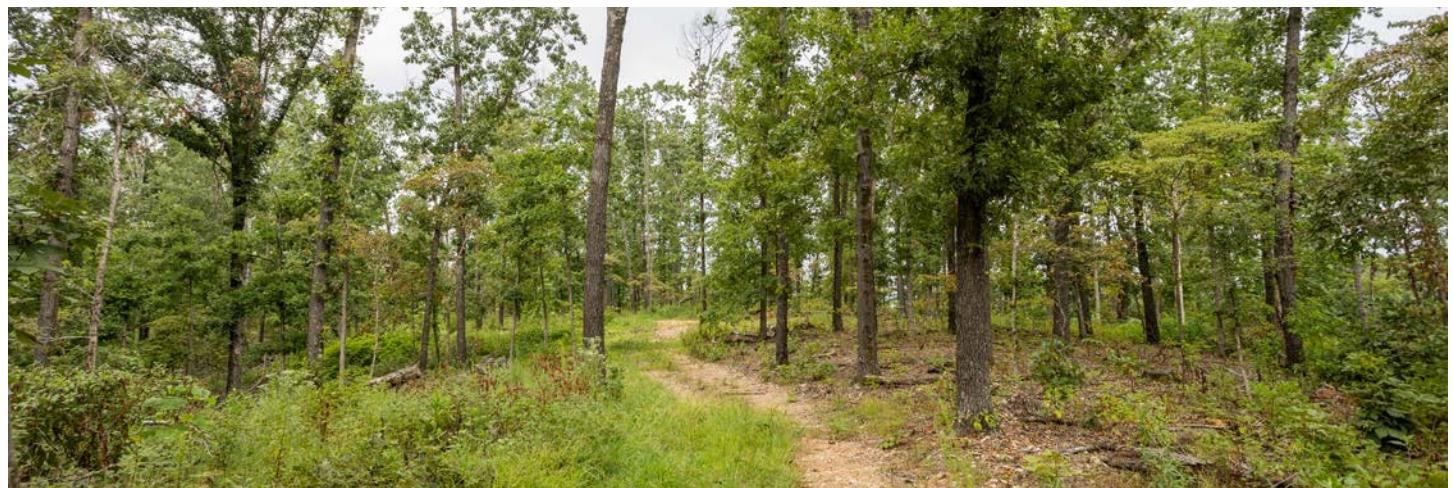
## ESTABLISHED TRAILS

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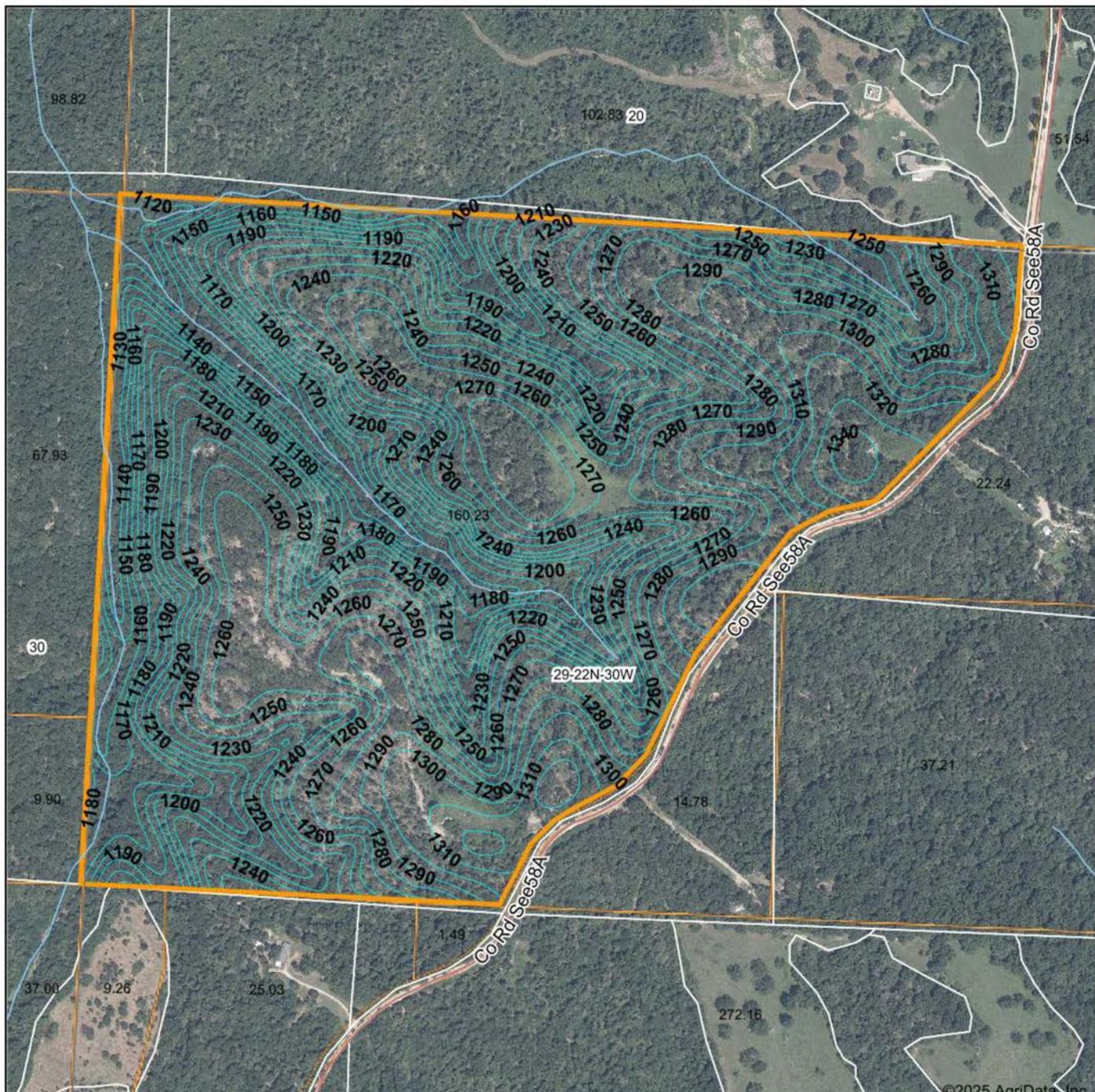


## ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Maps Provided By:

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#### Field borders provided by Farm Service Agency as

11. *What is the best way to increase the number of people who use a particular service?*

Source: USGS 10 meter dem

Oft 600ft 1199ft

Interval(ft): 10.0

Min: 1.1015

Max. 1 340 8

Range: 239-3

Average: 1,237.9

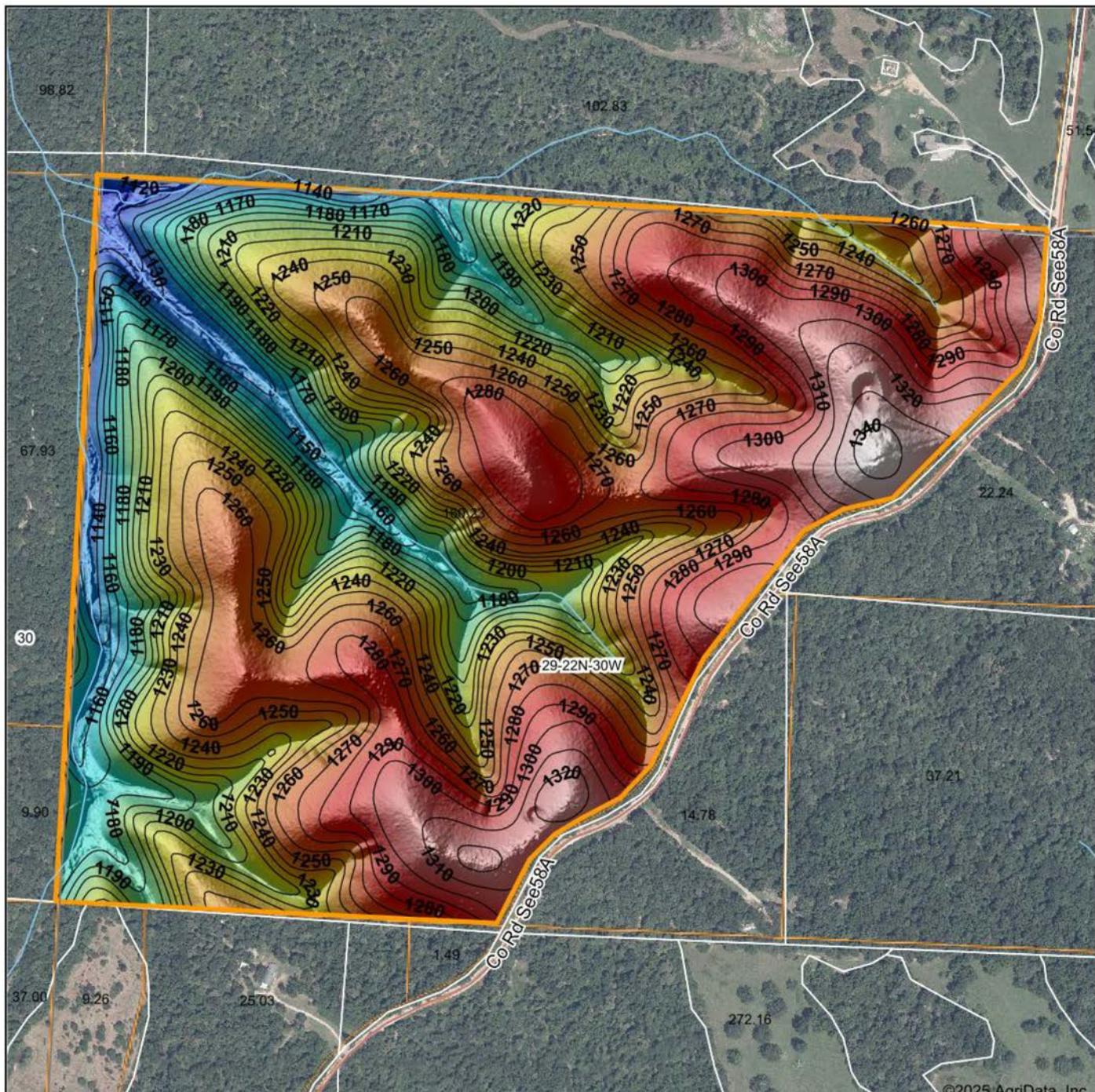
Standard Deviation: 48.75 ft

A small icon of a compass rose, showing cardinal directions (N, S, E, W) and intercardinal points (NE, SE, SW, NW).

29-22N-30W  
McDonald County  
Missouri

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

# HILLSHADE MAP



Source: USGS 10 meter dem

0ft 569ft 1139ft

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  
9/3/2025

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



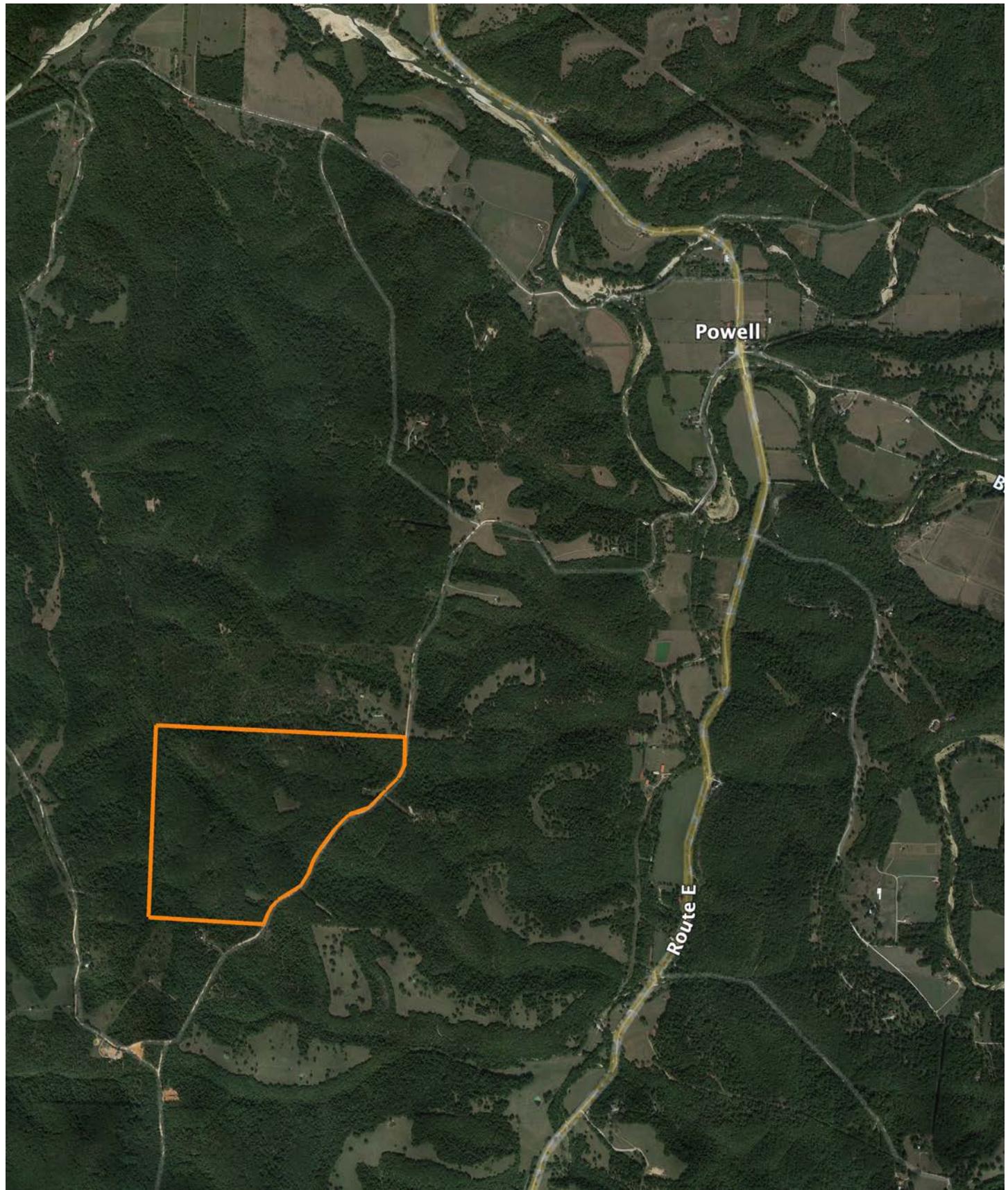
Maps Provided By:

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

# OVERVIEW MAP

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# 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  
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## MidwestLandGroup.com

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