

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

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# BARRY COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BARRY COUNTY BUILD SITE ON PAVED HIGHWAY

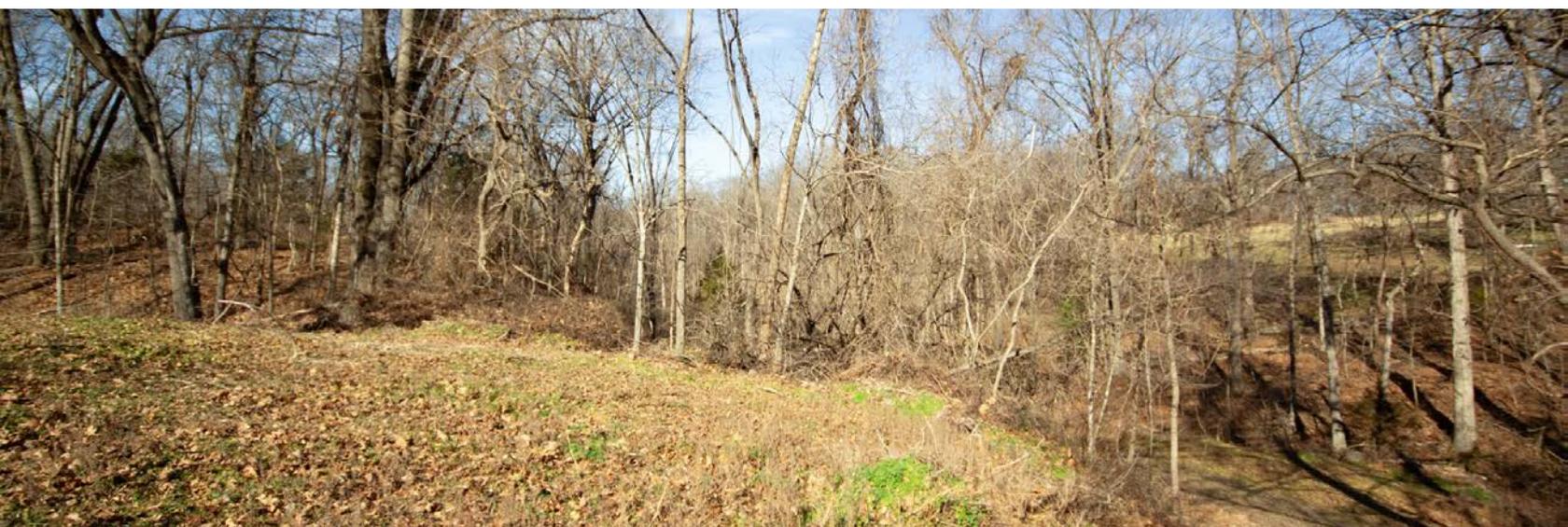
Located just 17 miles from Pea Ridge, Arkansas, and 12 miles from Cassville, Missouri, you'll find a little slice of heaven. Up near the road is about an acre and a half of open land with a small pond. Previously used for pasture, this area still offers some good forage for your animals, but it would also make a pretty setting for a home, with easy access to the highway. Utilities available include rural water, electric, and fiber internet, and all can be found at the north edge of the property along Highway UU.

Moving further back into the property, you'll find even more options. A wet-weather creek runs from east to west as it meanders towards the nearby Flag Springs Conservation Area, a 4,035 acre piece of public land that offers recreational opportunities ranging from hunting and fishing to hiking, horseback riding, and shooting. While this creek rarely runs more than a few inches deep, it does offer the possibility of impounding a small

pond. To the south of the seasonal creek, you once again ascend a gentle hill that leads up onto a couple of cleared ridges of about 1.5 acres each. These secluded clearings would make good pasture, food plots, or a more secluded site for a home off the beaten path.

Between the cleared areas, you'll find a nice mix of hardwood trees, including red and white oaks, hickories, hackberry, elm, and a few walnuts. The location of this tract, and especially the arrangement of forested and open land, makes for some good hunting opportunities.

Properties like this one in western Barry County are getting hard to come by. If you've been on the hunt for a top-notch build site with plenty of outdoor recreation options, you owe it to yourself to check this one out. To schedule an appointment, call Land Agent Scott Sudkamp at (417) 321-5427 today.



# PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **10**

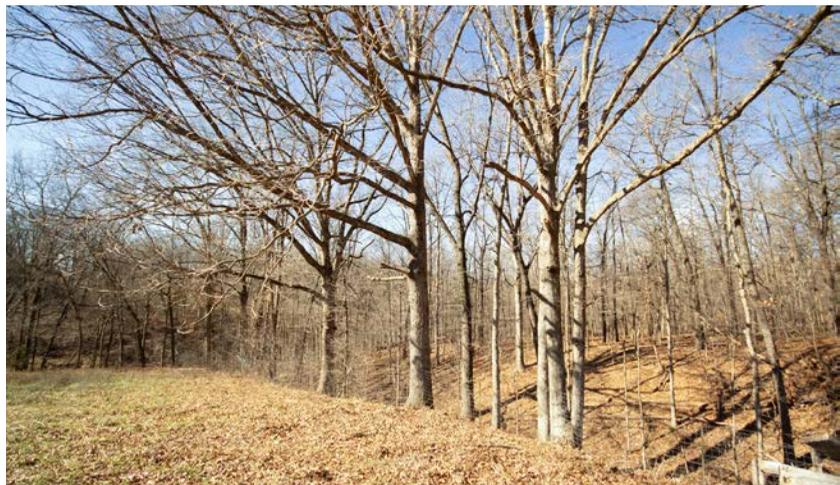
- 10 +/- acres - to be surveyed
- Wet-weather creek
- Close to Flag Springs Conservation Area
- Mixed hardwoods - oak, hickory, elm, walnut
- Rural water available
- Electric service and fiber internet are available
- Build site options - close to highway or more secluded
- Small pond
- Strong deer populations
- Additional land available
- 4 miles to Washburn, MO
- 17 miles to Pea Ridge, AR
- 12 miles to Cassville, MO
- Washburn schools



# MIXED HARDWOODS

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Between the cleared areas, you'll find a nice mix of hardwood trees, including red and white oaks, hickories, hackberry, elm, and a few walnuts.



## SMALL POND

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## STRONG DEER POPULATIONS

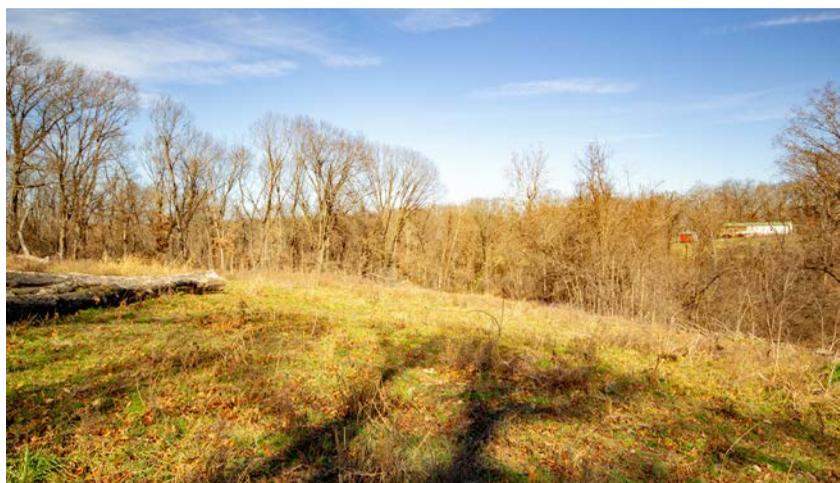
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# BUILD SITE OPTIONS

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Previously used for pasture, this area still offers some good forage for your animals, but it would also make a pretty setting for a home, with easy access to the highway. Utilities available include rural water, electric, and fiber internet, and all can be found at the north edge of the property along Highway UU.



# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 36° 36' 28.12, -94° 1' 26.1



Maps Provided By:



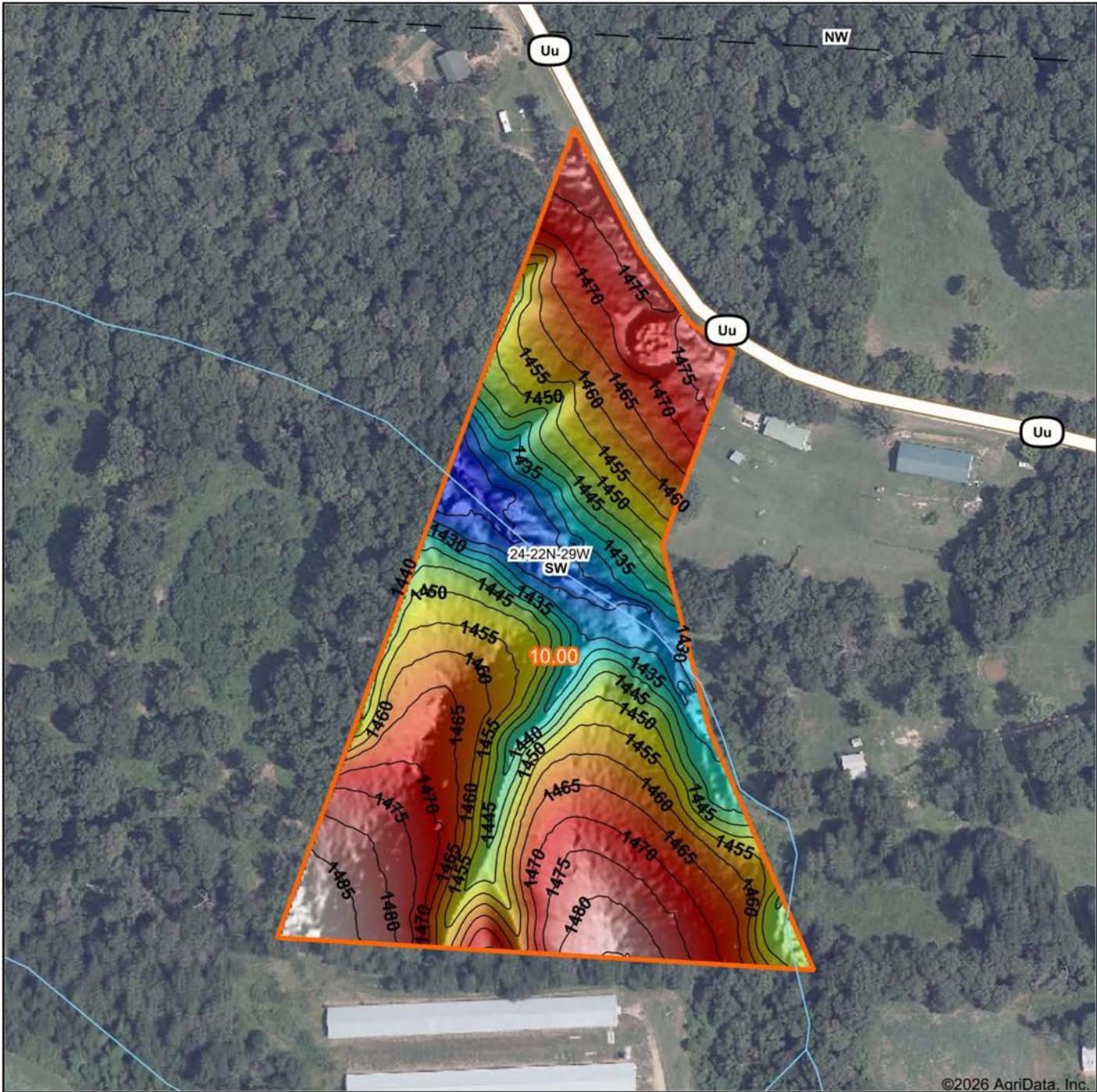
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24-22N-29W  
Barry County  
Missouri



3/2/2026

# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,415.7

Max: 1,488.8

Range: 73.1

Average: 1,457.1

Standard Deviation: 17.16 ft

0ft 217ft 433ft

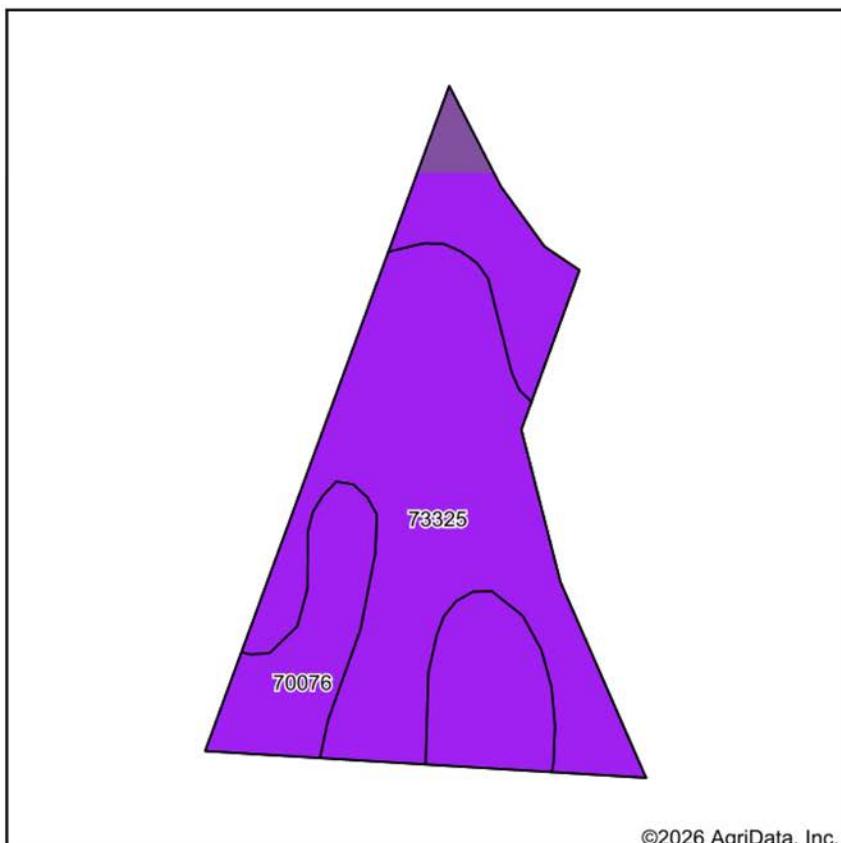


3/2/2026

24-22N-29W  
Barry County  
Missouri

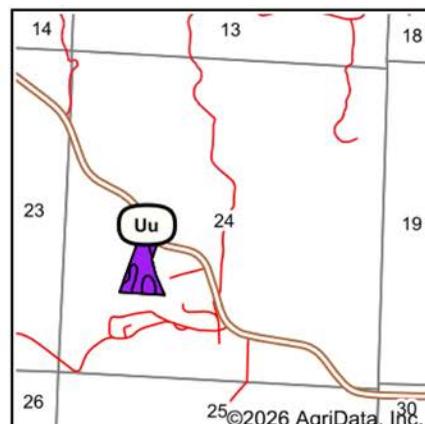
Boundary Center: 36° 36' 28.12, -94° 1' 26.1

# SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**  
 County: **Barry**  
 Location: **24-22N-29W**  
 Township: **Ash**  
 Acres: **10**  
 Date: **3/2/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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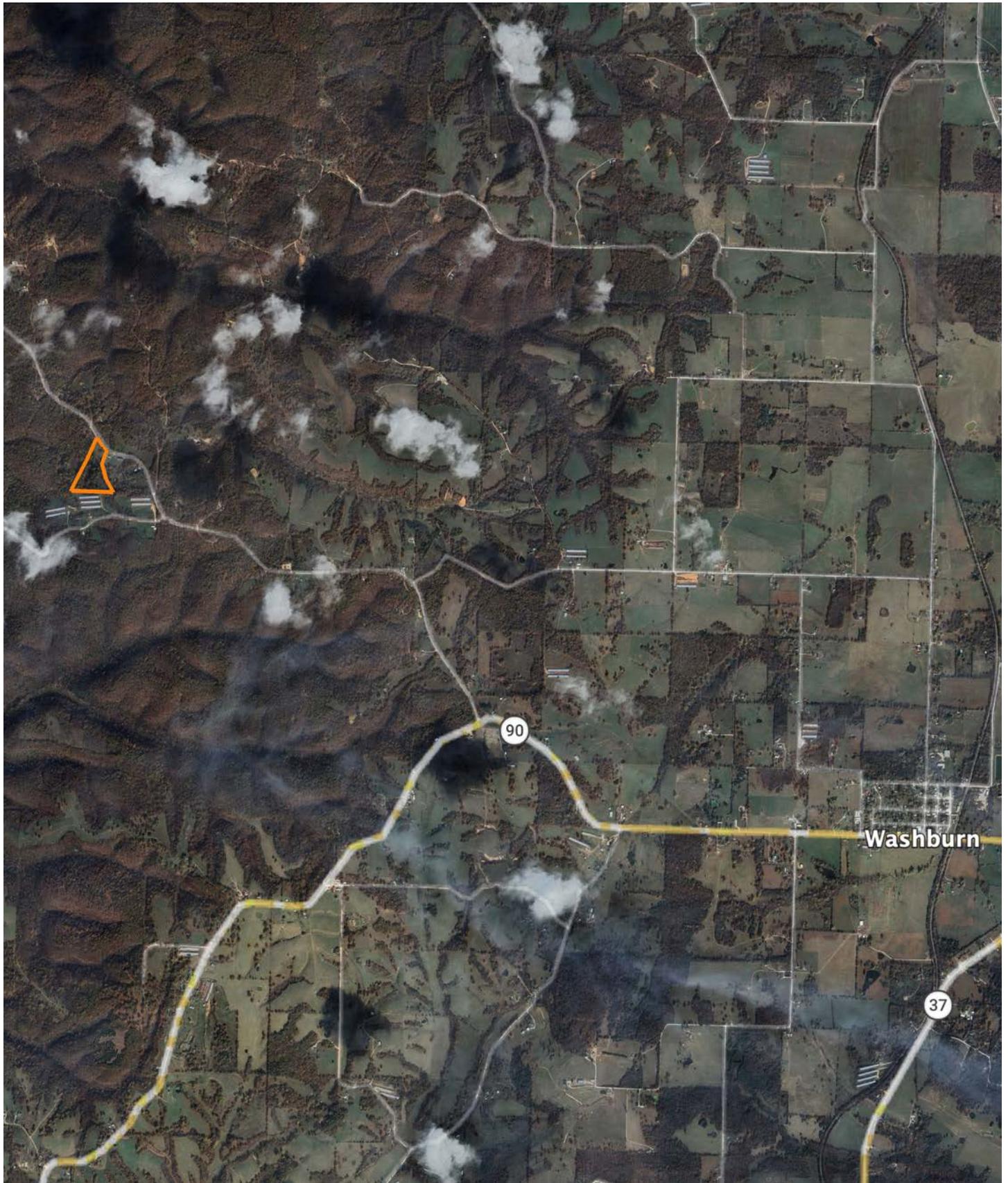
Area Symbol: MO009, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	5.93	59.3%		Somewhat excessively drained	Vllc	9	9	9	3
70076	Clarksville-Noark complex, 3 to 15 percent slopes	4.07	40.7%		Somewhat excessively drained	Vlc	42	42	37	29
<b>Weighted Average</b>						<b>6.59</b>	<b>*n 22.4</b>	<b>*n 22.4</b>	<b>*n 20.4</b>	<b>*n 13.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



## AGENT CONTACT

For as long as he can remember, Scott Sudkamp has loved the land. Whether hunting, fishing, camping, or exploring, he's always been intrigued by prairies and rivers and wild places. His passion for wildlife and habitat led him to pursue degrees in environmental biology and wildlife management from Eastern Illinois University and Southern Illinois University. Following college, he spent nearly 20 years working as a wildlife biologist in Texas and Missouri as a public land manager and private land conservationist. He has an extensive background in managing wetlands, grasslands, and woodlands, and is well-versed in manipulating the land to benefit wildlife, including whitetails, ducks, wild turkeys, and upland game. His expertise managing land and wildlife gives him a unique perspective for understanding the land and recognizing its capabilities and potential.

Scott is a man of faith and serves as an elder and teacher at his church, and enjoys helping people pursue and realize their dreams. He and his wife Tina have been married for 30 years and raised their family on a farm in Vernon County, Missouri. He is an avid hunter and enjoys crisp November mornings bowhunting whitetails, sunrises on the marsh hunting mallards, and following bird dogs around in pursuit of pheasants, grouse, and quail. Scott loves guiding his clients through the buying and selling process and helping them achieve their goals and dreams. With his diverse background in land management and land sales, he's ready to go to work for you. Give him a call today.



**SCOTT SUDKAMP,**  
LAND AGENT

**417.321.5427**

[ScottSudkamp@MidwestLandGroup.com](mailto:ScottSudkamp@MidwestLandGroup.com)



**MidwestLandGroup.com**

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