

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WOODED ACREAGE WITH HIGHWAY ACCESS IN SOUTHWEST MISSOURI

The hills and hollows of western Barry County never disappoint. Whether it's hunting morels and spring turkeys under a canopy of dogwoods and redbuds, chasing a giant whitetail buck in the November rut, or just enjoying the foliage on a crisp October day, this land represents all there is to love about life in the Ozarks.

These 38 +/- acres are your own blank canvas, readily awaiting your input to make them into your very own paradise. The hardwood ridges are mostly covered in timber, including plenty of white and red oaks, hickories, and walnut. These ridges are separated like fingers on a hand by valleys full of ferns and spring wildflowers, and this rolling terrain creates the feel of a more expansive acreage. This is even further enhanced at the west property line, where you'll have your own private access onto the 4,035 acre Flag Springs Conservation Area, offering room to roam for days.

As you enter the property, a cleared trail welcomes you into the timber, dropping gently into a wet-weather creek that appears to have a small spring feeding it. The trail crosses the main hollow, then meanders up

the other side into several cleared ridges that would be the ideal setting for a secluded home or cabin. These clearings also offer great hunting opportunities to intercept a cruising buck or perhaps some pasture for grazing animals. Numerous big, mature whitetails have been harvested and captured on trail cameras over the years, and with some habitat management, you could enhance that even more.

If your interests include casting a lure for bass and bluegill, the terrain features also present an opportunity to impound some water and create a nice pond on the property. Access is easy and smooth, with a paved highway all the way from town to the driveway entrance - a big plus compared to many properties that require miles of travel on rough gravel roads.

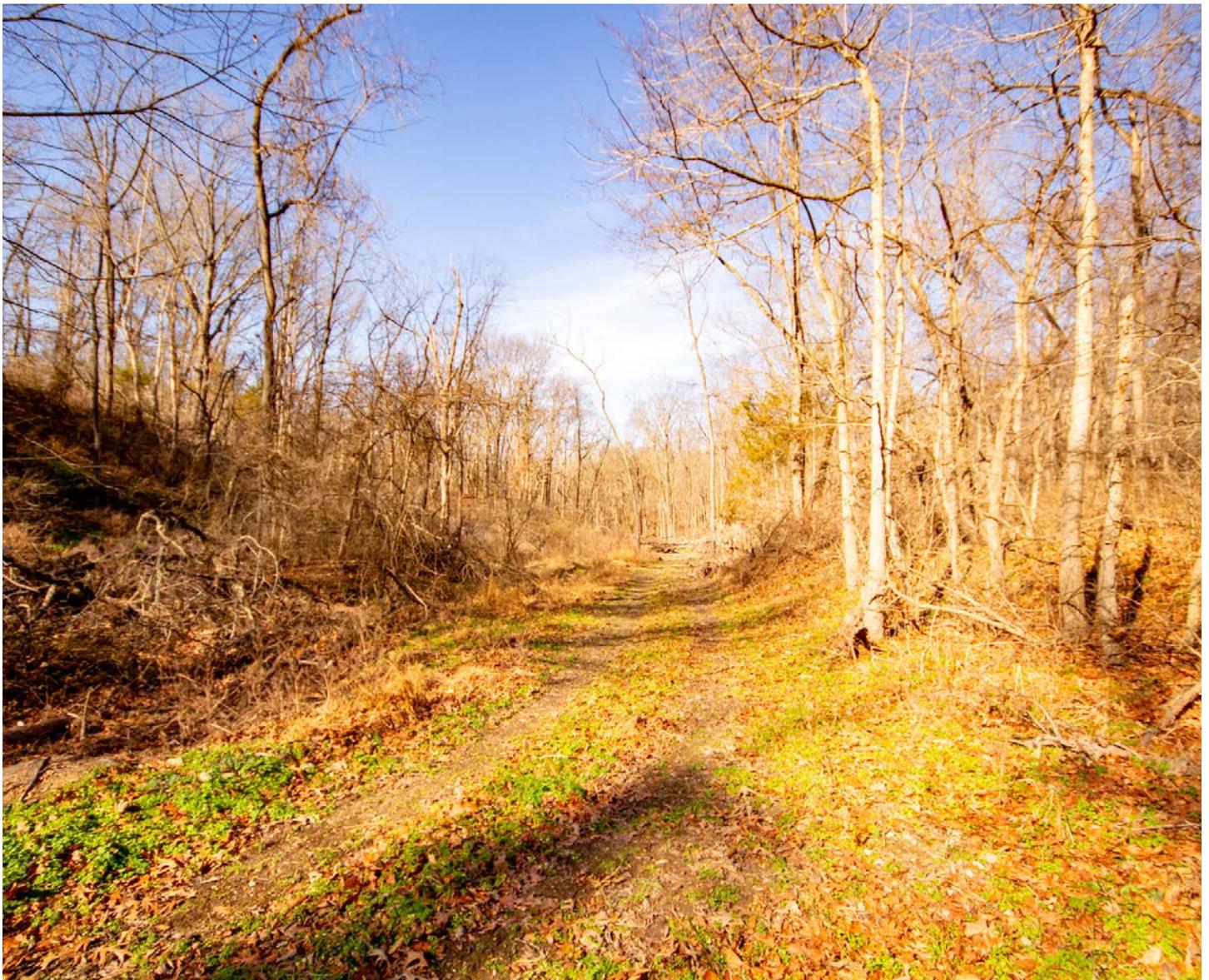
And finally, if you're looking for a bit more room to roam, additional acreage is available next door. Properties like this in the area don't come along too often. To schedule an appointment to see this one before it's gone, call Land Agent Scott Sudkamp at (417) 321-5427 today.



PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **38**

- 38 +/- acres - to be surveyed
- Wet-weather creek
- Adjoins the 4,035 acre Flag Springs Conservation Area
- Lots of mature oak - red, white, and black
- Pond potential
- Rural water available
- NewMac Electric and fiber internet available
- Several trails
- Build site options
- Beautiful wooded setting
- Strong deer populations
- Additional land available
- 4 miles to Washburn, MO
- 17 miles to Pea Ridge, AR
- 12 miles to Cassville, MO
- Washburn schools



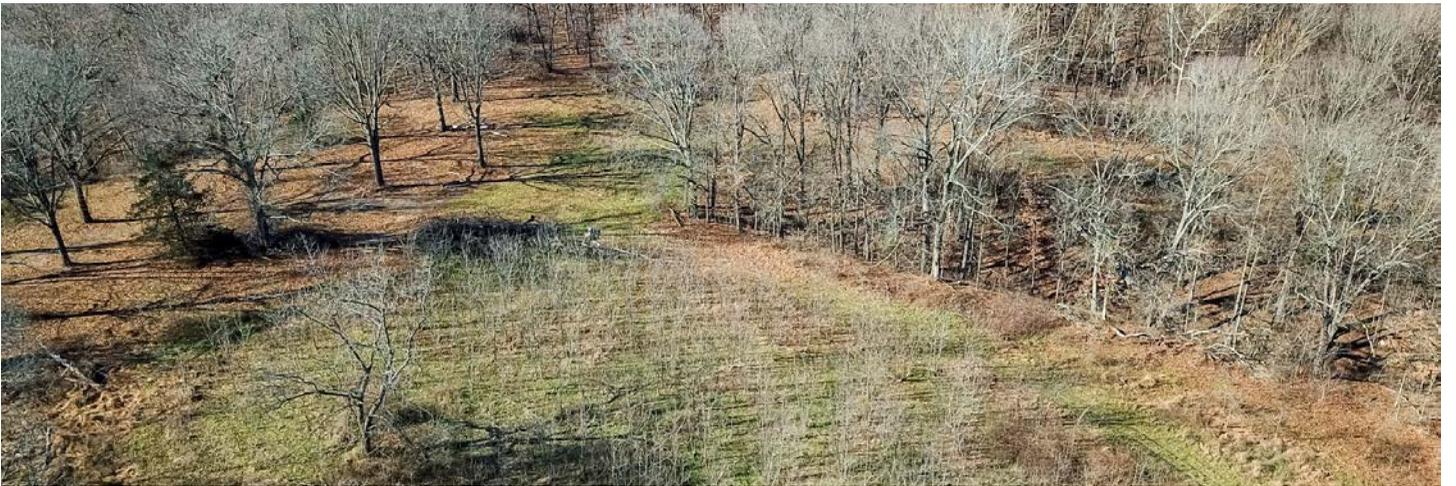
TIMBERED HARDWOOD RIDGES



WET-WEATHER CREEK



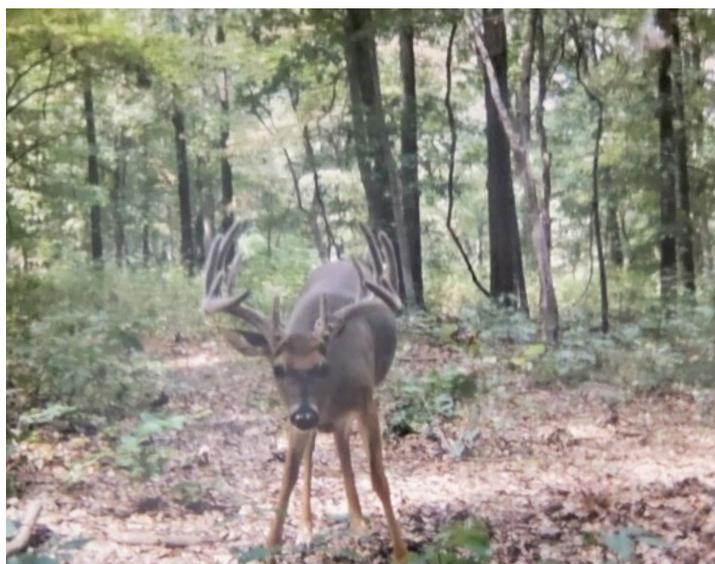
CLEARED BUILD SITES



ADJOINS FLAG SPRINGS CONSERVATION



STRONG DEER POPULATION



AERIAL MAP



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Boundary Center: 36° 36' 29.96, -94° 1' 34.06



Maps Provided By:



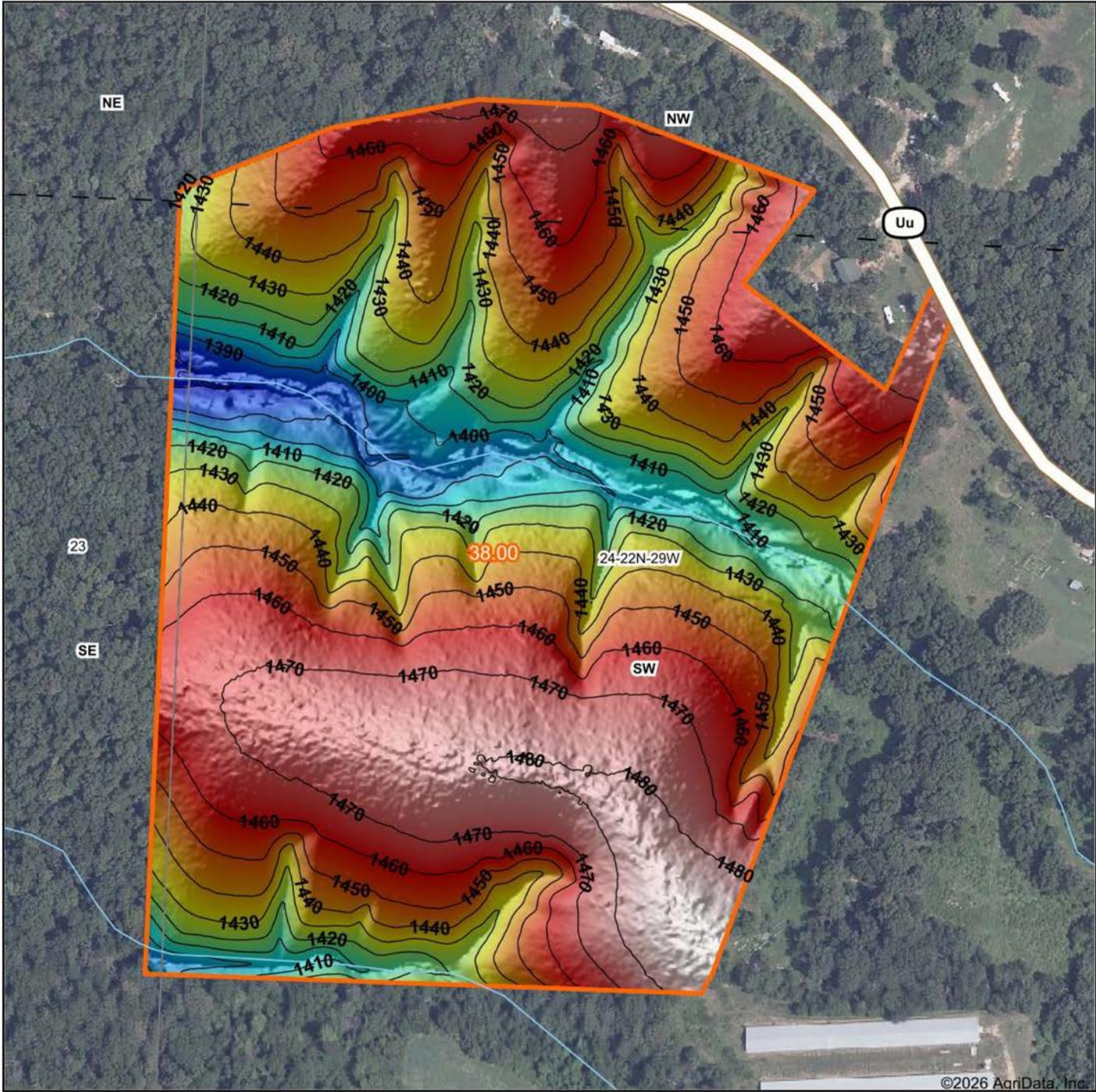
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24-22N-29W
Barry County
Missouri



3/2/2026

HILLSHADE MAP



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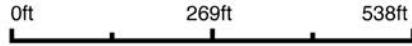


Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,377.2
Max: 1,488.5
Range: 111.3
Average: 1,445.0
Standard Deviation: 24.64 ft

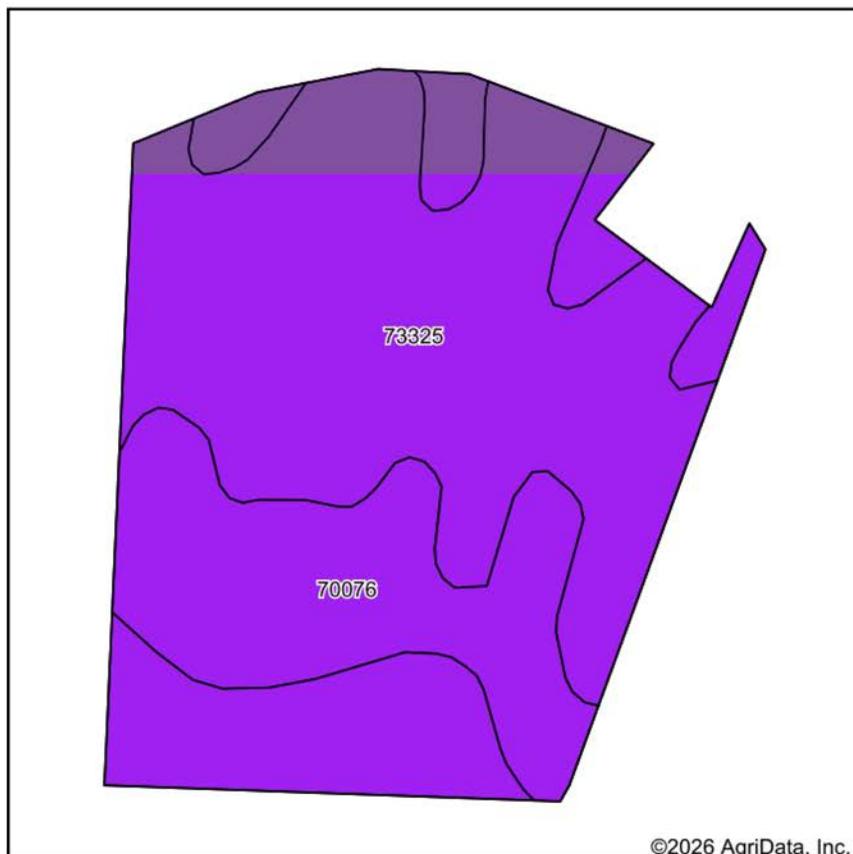


3/2/2026

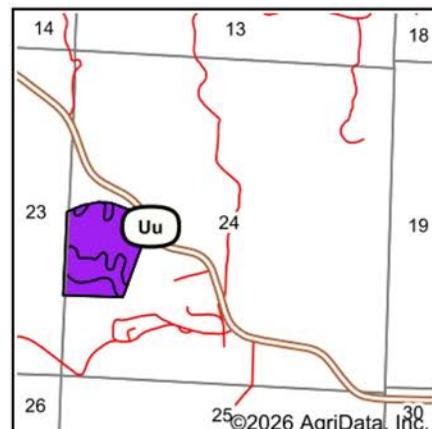
24-22N-29W
Barry County
Missouri

Boundary Center: 36° 36' 29.96, -94° 1' 34.06

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Barry**
 Location: **24-22N-29W**
 Township: **Ash**
 Acres: **38**
 Date: **3/2/2026**



Maps Provided By:

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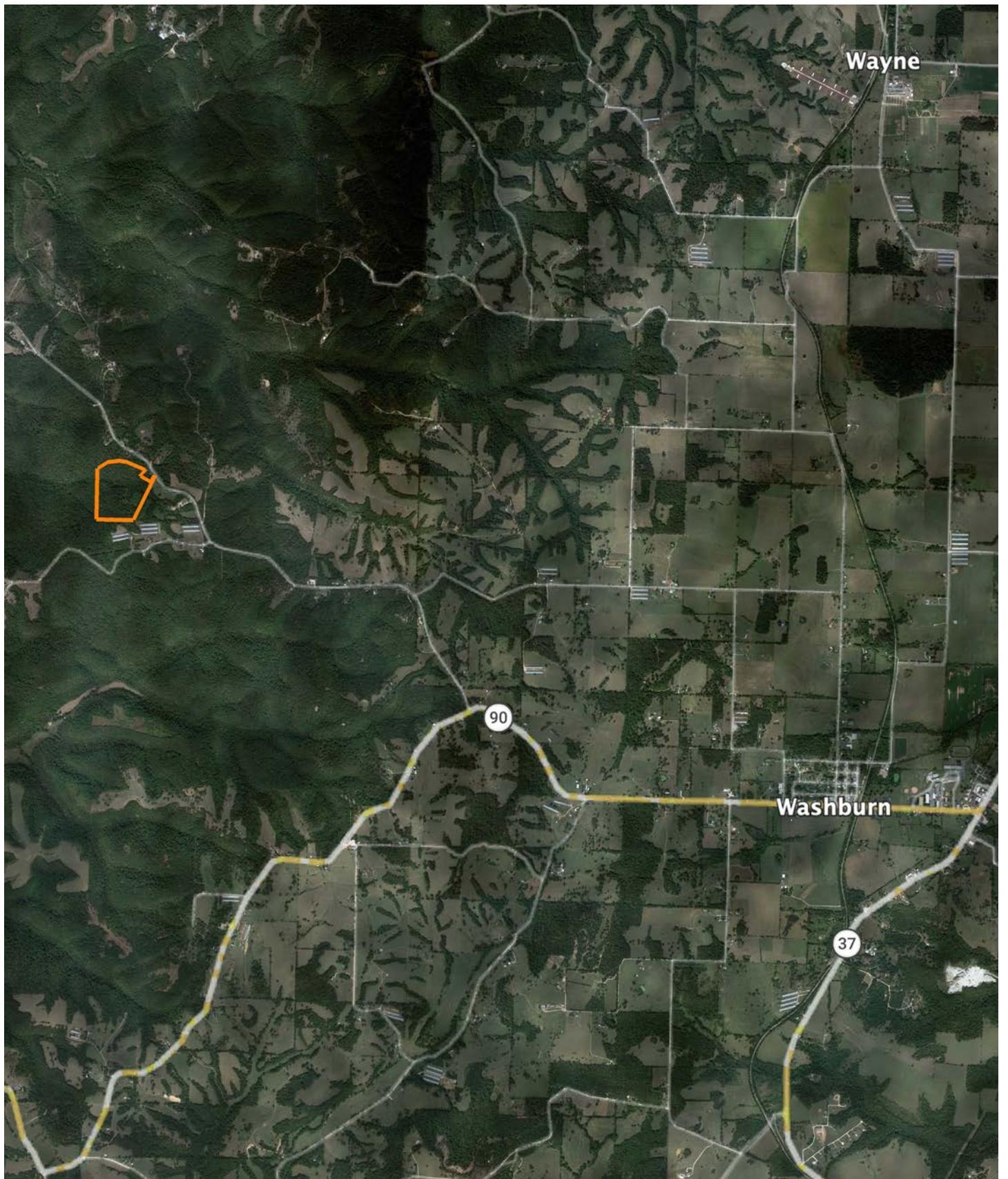
Area Symbol: MO009, Soil Area Version: 31

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	25.72	67.7%		Somewhat excessively drained	Vlle	9	9	9	3
70076	Clarksville-Noark complex, 3 to 15 percent slopes	12.28	32.3%		Somewhat excessively drained	Vle	42	42	37	29
Weighted Average						6.68	*n 19.7	*n 19.7	*n 18	*n 11.4

*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

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