



MIDWEST LAND GROUP
PRESENTS

McDONALD COUNTY

MISSOURI

146 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBERED HILLS AND VALLEYS IN SOUTHWEST MISSOURI'S OZARKS

The rugged hills and valleys of McDonald County evoke an appreciation for the beauty of nature. As the terrain rises and falls, it creates ideal conditions for the hardwood forests for which the Ozarks are so well known. It's a land where whitetailed deer grow fat on acorns and whip-poor-wills utter their refrain all through the night. Out here, you won't hear many sirens, but instead, owls and tree frogs fill the nights with sound. Down in the valleys, cold spring water bubbles out of the rock layers, and up on the ridgetops, wild blueberries feed deer and bears and other fauna. It's a place you'll always enjoy and you'll never grow tired of.

With 146 +/- acres to roam, you're sure to enjoy this slice of the Ozarks in northeastern McDonald County. The timber is mixed age, with lots of mature white and red oaks to provide wildlife food and aesthetics, and maybe even some income. The timber has not been harvested in at least 30 years, and is predominantly oaks and hickories, with some patches of cedar on the side slopes above the creeks. Several ridgetop flats offer promise as great stand locations during deer season, and the land has untapped potential to be a top-notch hunting farm with some TSI, enhanced bedding cover, and food plots. Bear sign has been observed, offering additional hunting opportunity for those

wishing to pursue a bruin during Missouri's black bear season.

Another great feature is the 12'x24' off-grid cabin that creates the perfect hunting camp or weekend getaway. Inside, the cabin consists of a main room with two sleeping lofts. An 8'x12' deck looks out over the creek valley to the northeast. With some minimal work and a wood or propane stove, this cabin could serve you well in all seasons. And if your preference is to have utilities to the cabin, NewMac Electric service and rural water is available along the highway and could be run to the cabin for even greater convenience.

Those interested in building a home or rental cabins in the woods should also find this to their liking, with several ridgetops extending off the highway to offer good build sites. Direct access from the property to Highway V is also a big plus, making it quick and easy to get to the I-49 corridor or drop down into northwest Arkansas for work or fun. And Big Sugar Creek State Park is just minutes away for those who love to hike and explore or float an Ozark stream. If you'd like to learn more about this amazing property, or to schedule an appointment to see it, call Land Agent Scott Sudkamp at (417) 321-5427.

PROPERTY FEATURES

COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **146**

- 146 +/- acres
- Off-grid cabin
- Small spring
- No restrictions or HOA
- Electric service and rural water available
- Ridgetop build site
- Beautiful rural setting
- Mixed-age wooded acreage
- Has not been logged in >30 years
- Bear sign observed
- Low property taxes
- 13.5 miles to I-49
- 5 miles to Big Sugar Creek State Park
- 24 miles to Bella Vista, AR
- McDonald County Schools



OFF-GRID CABIN

Another great feature is the 12'x24' off-grid cabin that creates the perfect hunting camp or weekend getaway. The cabin consists of a main room with two sleeping lofts. An 8'x12' deck looks out over the creek valley to the northeast.



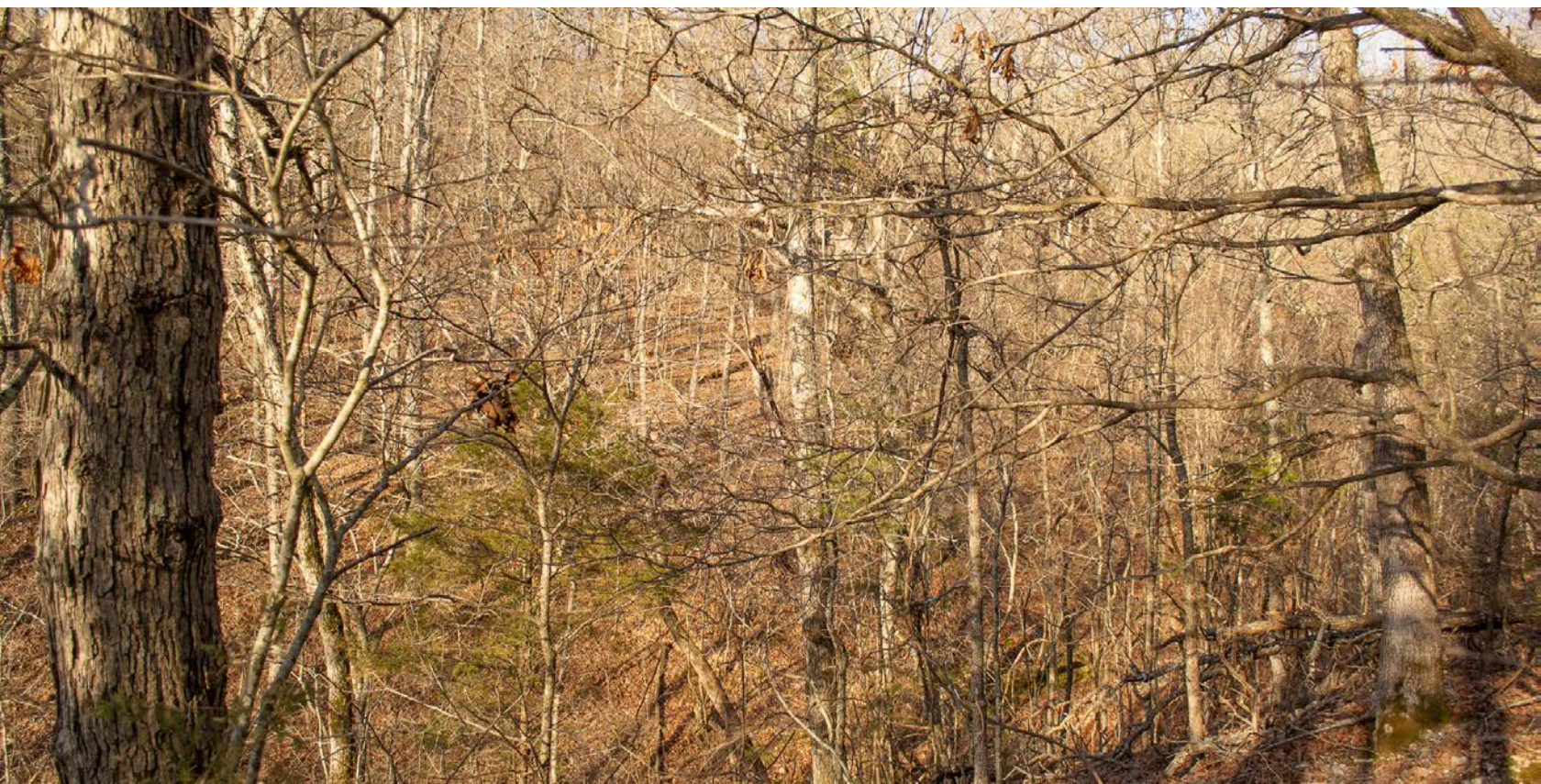
RIDGETOP BUILD SITE



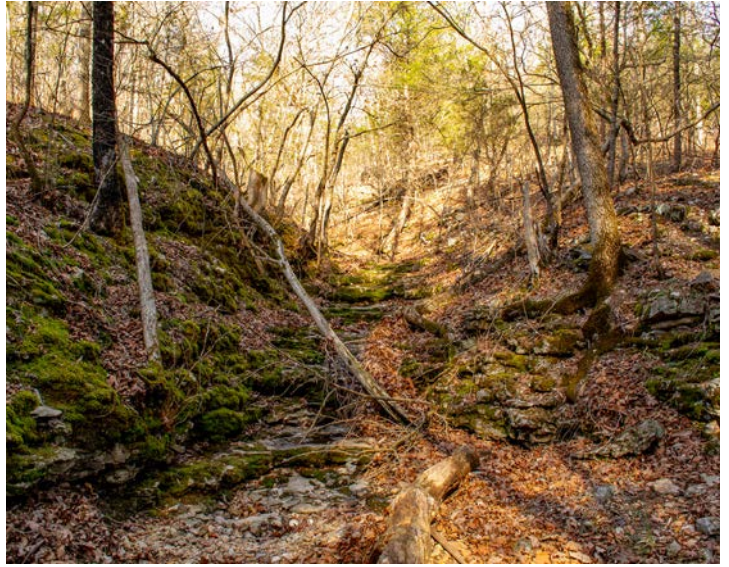
SMALL SPRING



MIXED-AGE WOODED ACREAGE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Boundary Center: 36° 39' 21.49, -94° 15' 3.63



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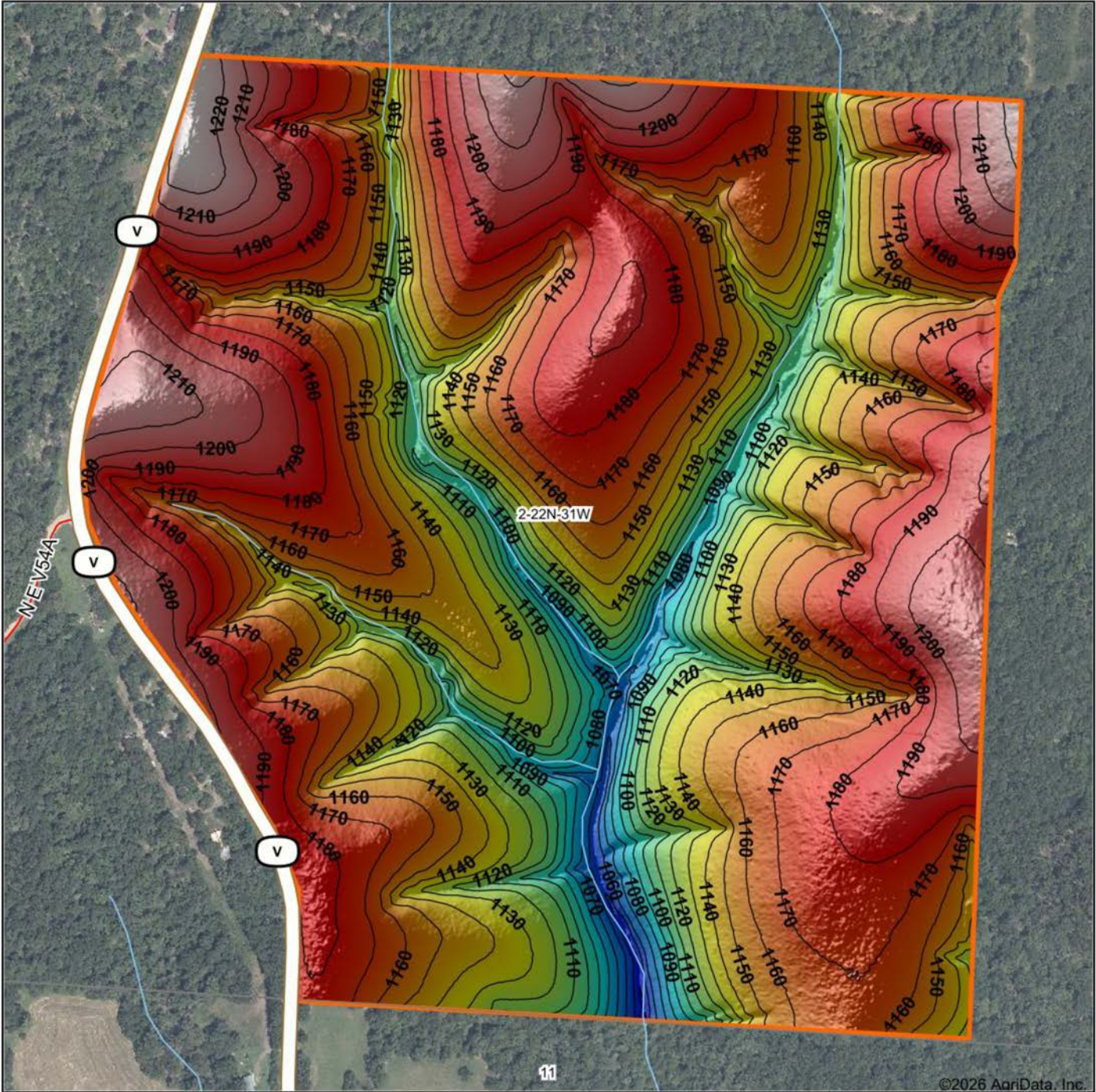
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2-22N-31W
McDonald County
Missouri



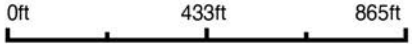
3/18/2026

HILLSHADE MAP



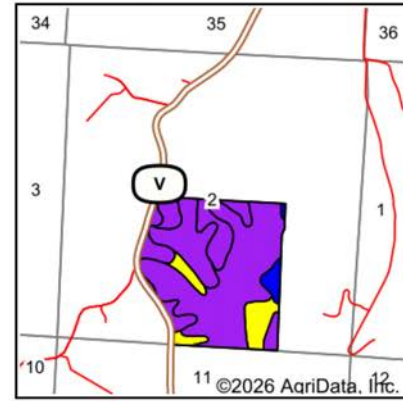
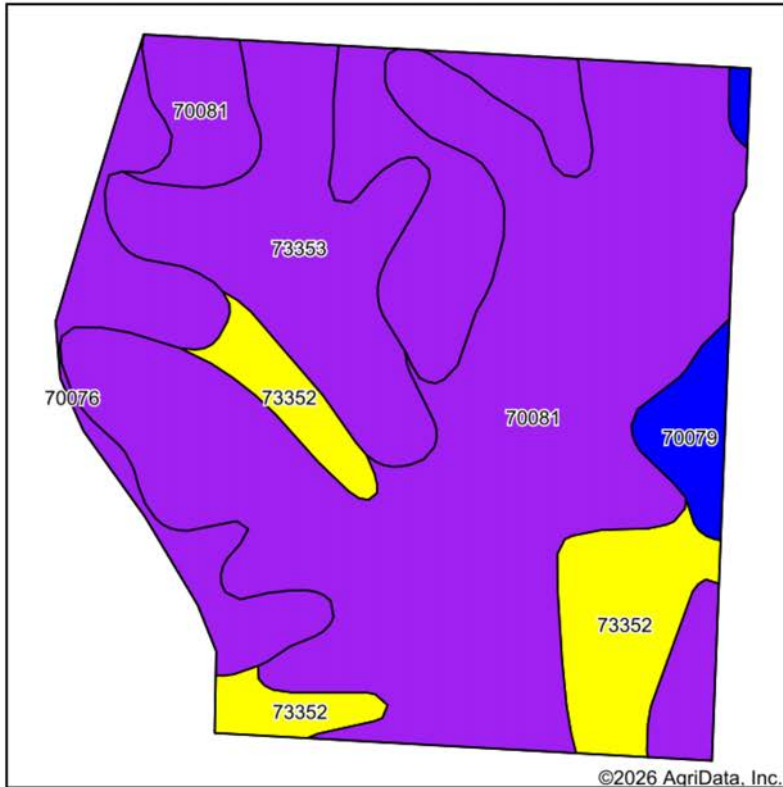
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,039.6
 Max: 1,229.2
 Range: 189.6
 Average: 1,158.3
 Standard Deviation: 33.79 ft



3/18/2026
2-22N-31W
McDonald County
Missouri
 Boundary Center: 36° 39' 21.49, -94° 15' 3.63

SOILS MAP



State: **Missouri**
 County: **McDonald**
 Location: **2-22N-31W**
 Township: **Elk Horn**
 Acres: **135.83**
 Date: **3/18/2026**



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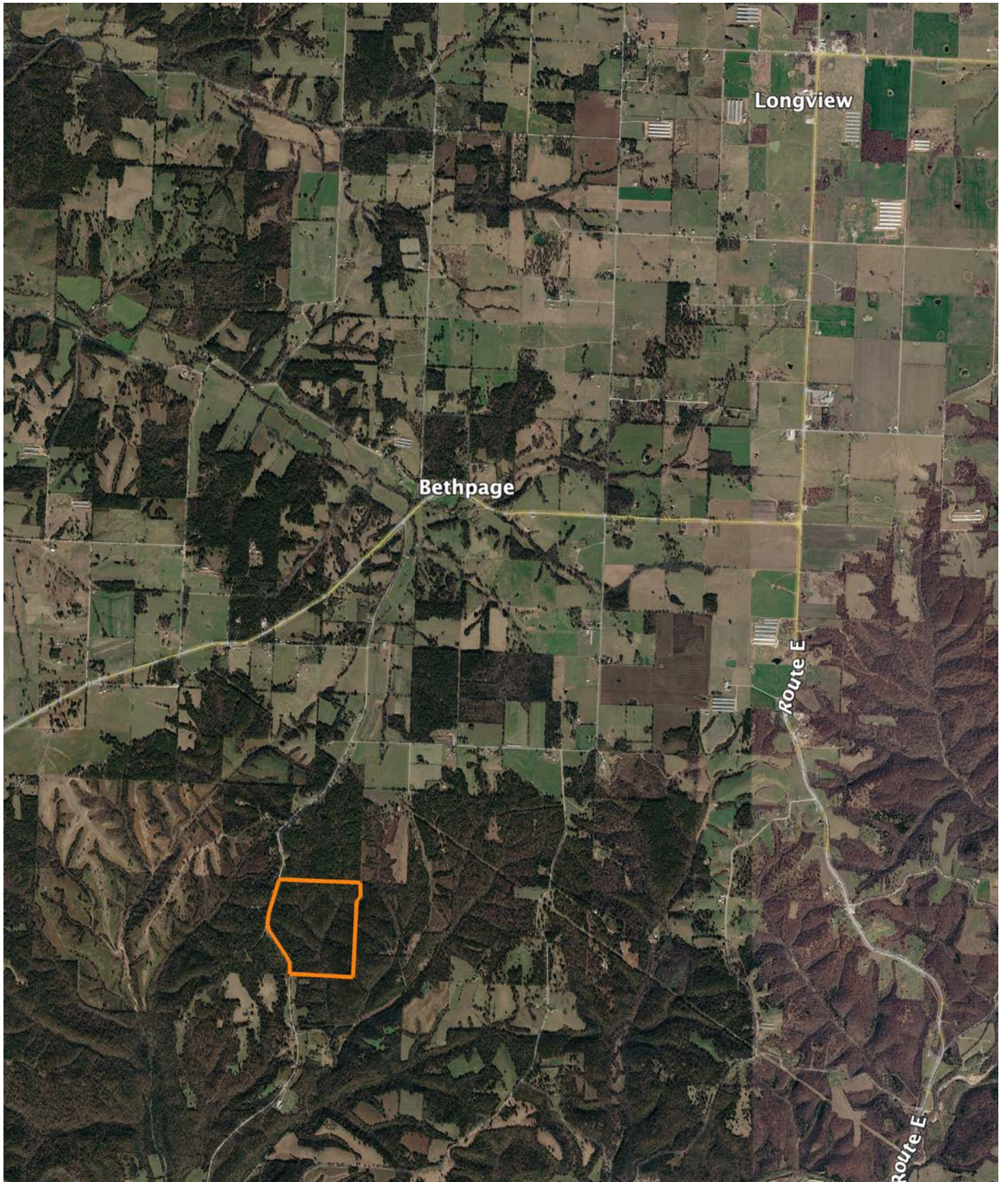
Soils data provided by USDA and NRCS.

Area Symbol: MO119, Soil Area Version: 29

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
70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	75.07	55.3%		Somewhat excessively drained	Vle	9	9	6	4
70076	Clarksville-Noark complex, 3 to 15 percent slopes	22.85	16.8%		Somewhat excessively drained	Vle	42	42	37	29
73353	Hailey-Sonsac complex, 35 to 70 percent slopes, very rocky	19.21	14.1%		Well drained	Vlle	8	8	5	3
73352	Jollymill-Bendavis complex, 3 to 15 percent slopes	14.55	10.7%		Moderately well drained	IVe	37	37	27	24
70079	Viburnum-Crackerneck complex, karst, 1 to 3 percent slopes	4.15	3.1%		Somewhat poorly drained	Ile	59	53	46	35
Weighted Average						5.80	*n 18.9	*n 18.8	*n 14.5	*n 11.2

*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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