

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL TIMBERED HILLS IN MISSOURI'S OZARKS

There's something special about the Ozarks. Whether it's the rolling hills, abundant wildlife, the clear streams, or the feel of the entire landscape, many who've seen it have dreamed of living here. If you're ready to realize that dream, take a good look at this surveyed 40 acre parcel just west of Washburn, Missouri, in western Barry County. With blacktop road access via Highway UU right to the driveway entrance, it's easy and convenient to get to. Pulling in the gate, an owned lane leads from the highway to a secluded meadow that would be the perfect setting for a secluded home or weekend cabin, and with rural water, electric service, and fiber internet available at the highway, you'll have your place up and going in no time at all.

Turning the corner past the meadow, you'll enter some classic Ozarks timber, full of towering red and white oaks, hickories, dogwoods, and other hardwood species. The back part of this tract is rugged and secluded - two key factors in attracting and holding good numbers of game. Mature whitetail bucks often cruise the timber, offering

a chance to harvest some quality protein and fond memories. In addition to the whitetail deer and turkeys that frequent the property, neighbors have also observed black bears. As Missouri's bear population grows, you might have the chance to notch your tag on a Show-Me State bruin as well.

A small seasonal stream with several small springs meanders through nearly the entire length of the parcel. Several trails traverse the hills and valleys, offering access throughout the parcel and a travel network for you and the game you'll pursue. And in addition to the incredible Ozarks scenery found in every direction, Flag Spring Conservation Area is located just a few miles distant, offering over 4,000 acres of public land and plenty of opportunity for hunting, hiking, shooting, and riding. This property offers the buyer everything that the Ozarks is known for, all in a package that's also close to Roaring River State Park, Table Rock Lake, and northwest Arkansas. So if you're ready for the slower pace of life in the heartland, don't wait – call to schedule a showing today.

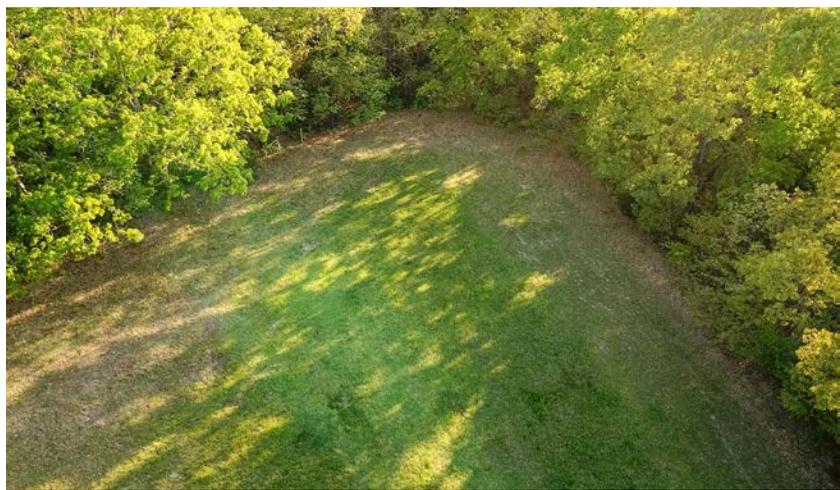
PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **40**

- Owned access (not an easement)
- Recently surveyed
- Nice locations for house or cabin
- Access to rural water & power
- Hunting opportunity for whitetail deer, turkeys, & black bear
- Property is partly fenced
- Several trails
- Seasonal creeks and springs
- Just 2 miles from Flag Spring Conservation Area (4,035 acres)
- 15 miles to Pea Ridge, AR
- 30 miles to Table Rock Lake
- 11 miles to Cassville, MO
- Southwest R-V (Washburn) Schools

SECLUDED BUILD SITES

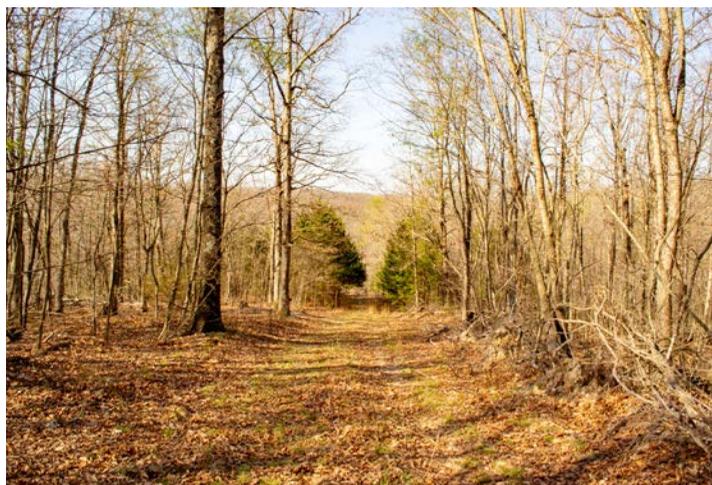
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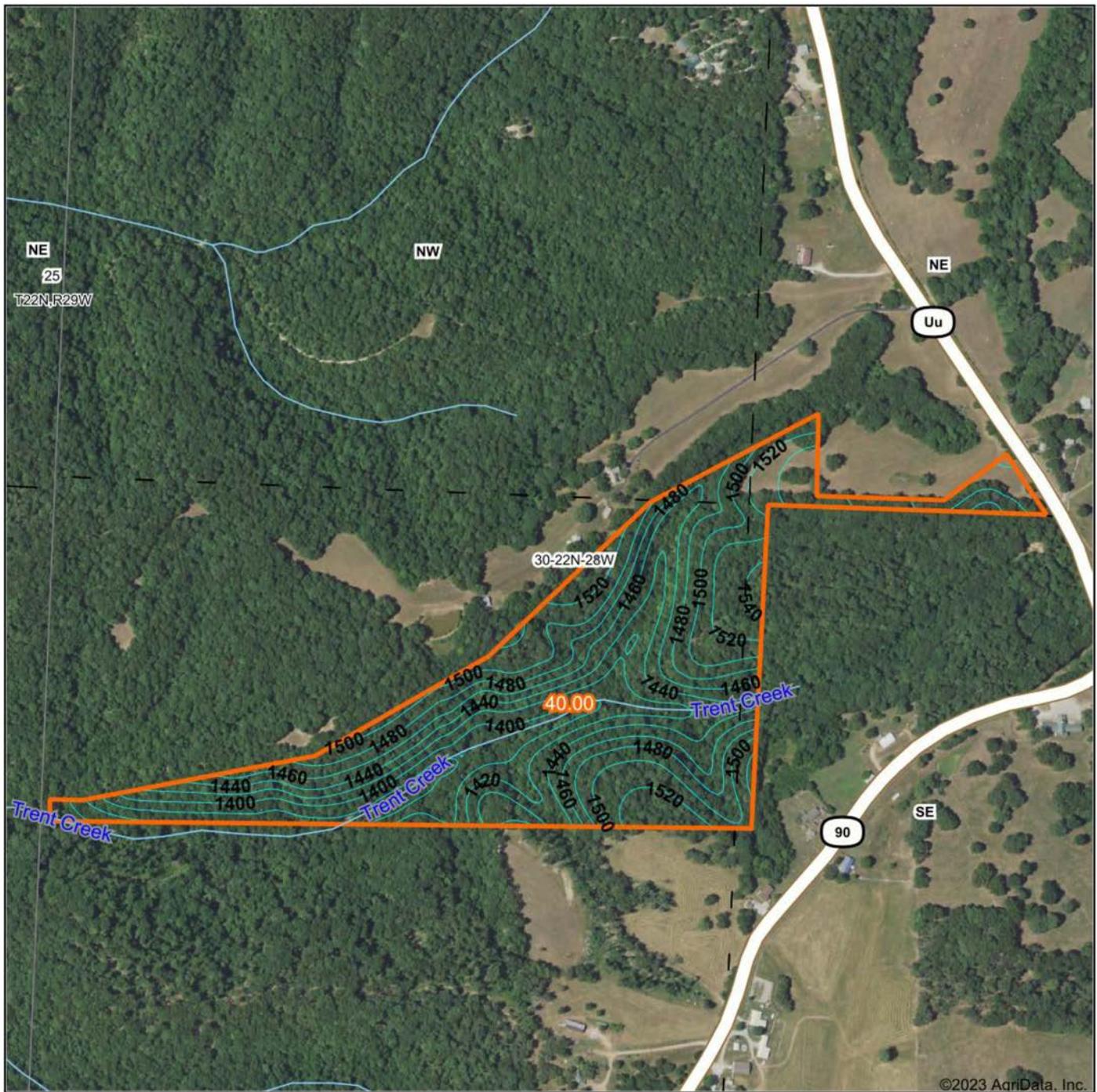
OWNED ACCESS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Map Center: 36° 35' 39.99, -94° 0' 16.19



Maps Provided By:



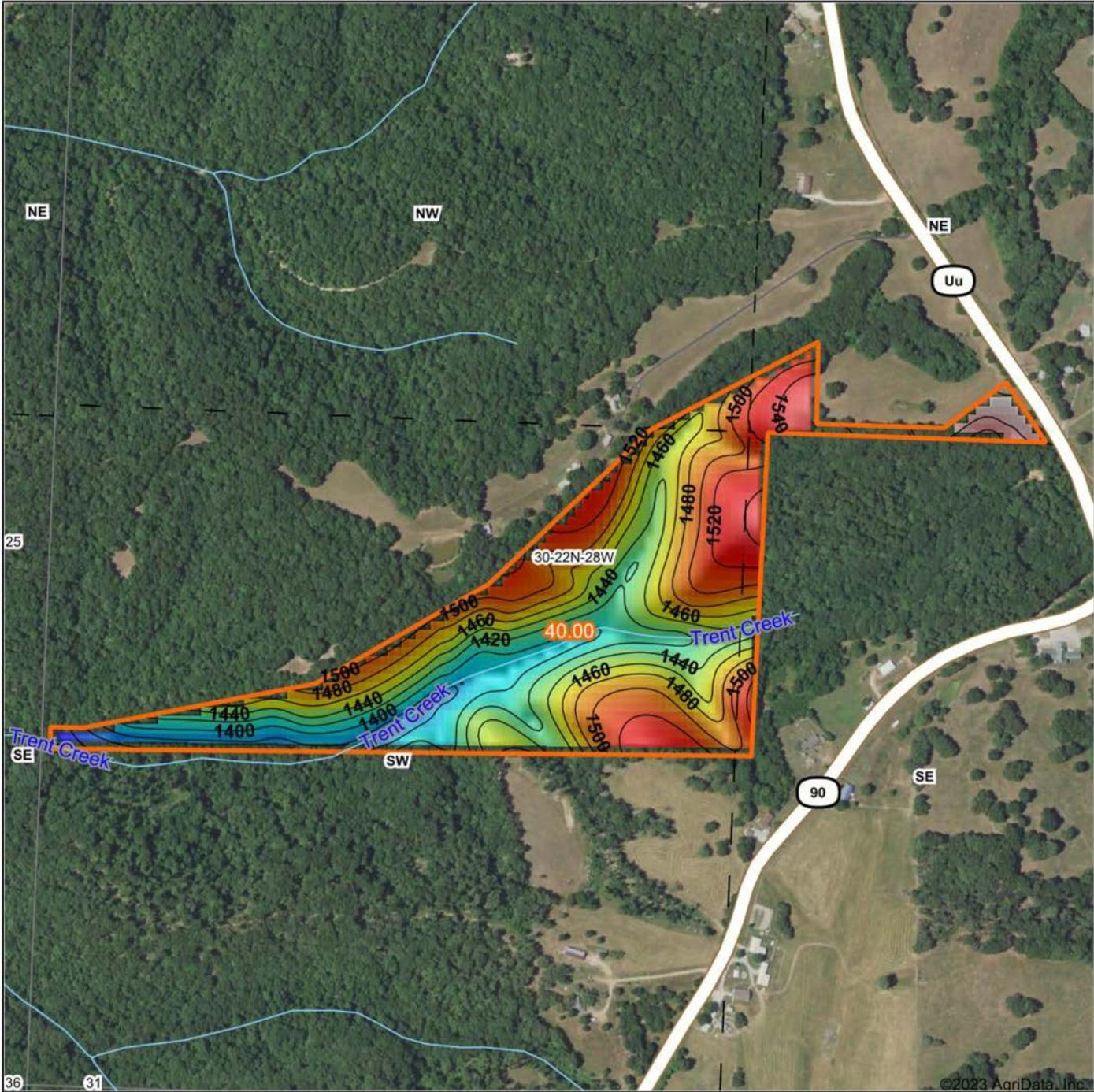
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30-22N-28W
Barry County
Missouri



5/30/2023

HILLSHADE MAP



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Maps Provided By:
surety[®]
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 20
 Min: 1,330.4
 Max: 1,599.3
 Range: 268.9
 Average: 1,465.1
 Standard Deviation: 49.48 ft

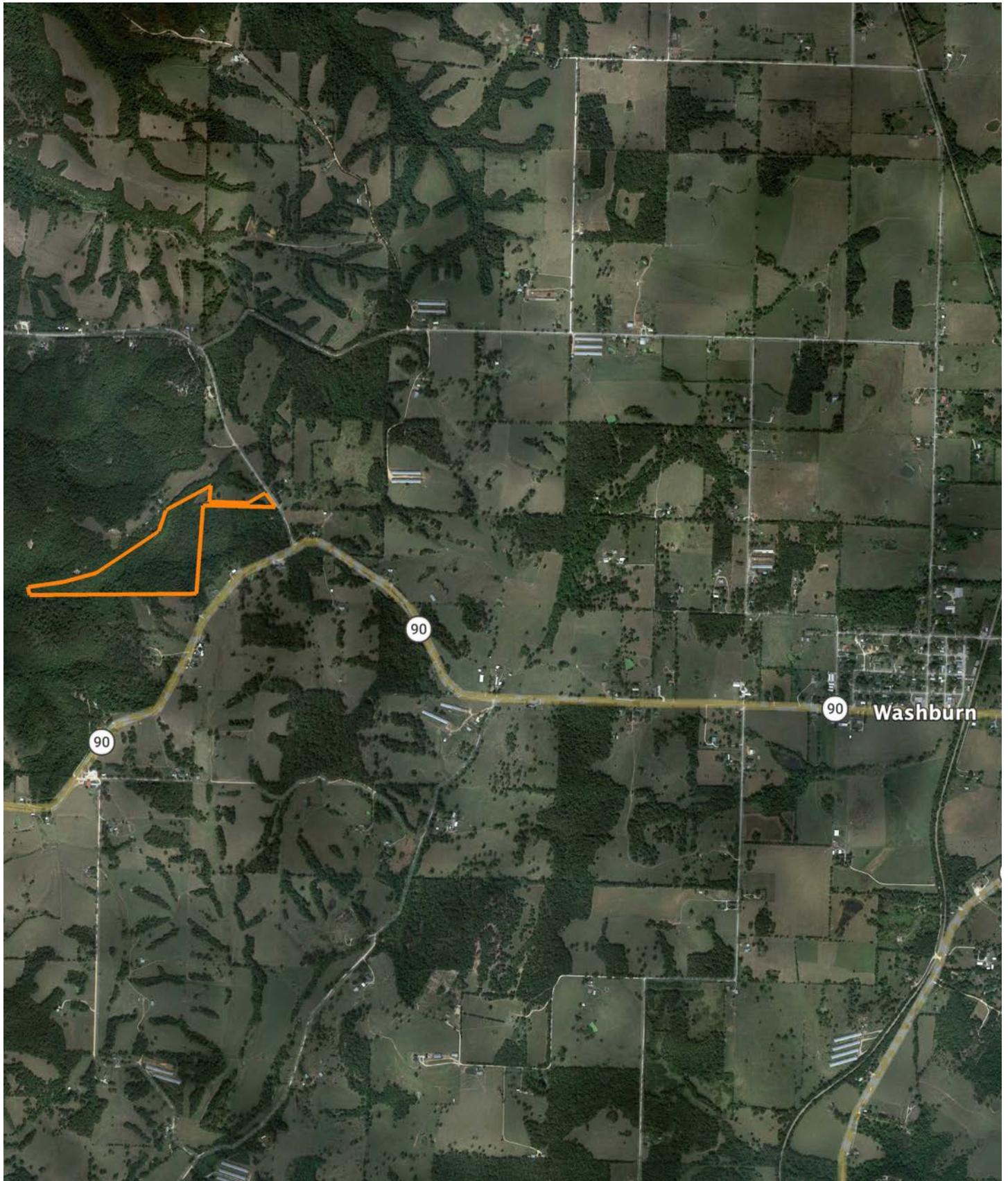


5/30/2023

30-22N-28W
Barry County
Missouri

map center: 36° 35' 39.99, -94° 0' 16.19

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



MidwestLandGroup.com

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