

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

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# McDONALD COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

# MIDWEST LAND GROUP IS HONORED TO PRESENT

## LUXURY COUNTRY LIVING

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As the pavement gives way to a quiet country road, the natural beauty and peaceful setting of the Ozarks begin to take center stage. With fresh air drifting in from nearby Indian Creek, this property offers a rare blend of rural tranquility and comfortable modern living. From the moment you arrive, it is clear that the property has been thoughtfully planned and carefully maintained, with every detail designed to support an exceptional country lifestyle.

Situated on approximately 70 acres of pasture, the property provides ample space for livestock, hobby farming, or recreational use while remaining manageable for everyday living. The perimeter fencing is in good condition, and the existing bracing provides a strong foundation for future cross fencing. Buried water lines are already in place, offering the option to add cattle waterers in multiple locations. The residence features approximately 3,200 square feet of living space with an open, well-designed floor plan and numerous high-quality amenities. The kitchen is equipped with two islands, abundant cabinetry, generous counter space, and a spacious living area ideal for gathering and entertaining. The primary suite is equally impressive,

featuring a large bathroom with a shower and tub, an expansive closet with its own island, and a built-in storm shelter for added peace of mind.

On the opposite side of the home are two additional bedrooms and an office. Each bedroom includes its own full bathroom, providing excellent comfort and privacy for family members or guests. The back porch offers a quiet place to enjoy the surrounding landscape, with Indian Creek located just yards away. The creek is close enough to enhance the setting and provide scenic enjoyment, while still offering a more practical distance from potential flooding concerns. The property also includes a 60'x30' shop for equipment, storage, or workspace, along with an additional 900 square feet of living space that could be finished for guests, extended family, or other uses.

Located at 540 Reindeer Road, this property offers an outstanding combination of acreage, modern living space, creekside beauty, functional improvements, and room to accommodate family or guests. It is a well-rounded country property with the features, setting, and versatility today's rural buyers are seeking.



# PROPERTY FEATURES

COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **70**

- 70 +/- acres of pasture
- 3,200 square foot living space
- 60'x30' shop
- Approximately 300 yards of Indian Creek frontage
- Gated entry
- Perimeter fenced
- Cross fence bracing
- Safe room/storm shelter
- Year-round spring
- 22 minutes to Wal-Mart
- 19 minutes to Goodman
- 25 minutes to Neosho High School
- 53 minutes to Bentonville, Arkansas
- 65 miles to Beaver Lake



# 3,200 SQ. FT. HOME

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The residence features approximately 3,200 square feet of living space with an open, well-designed floor plan and numerous high-quality amenities.



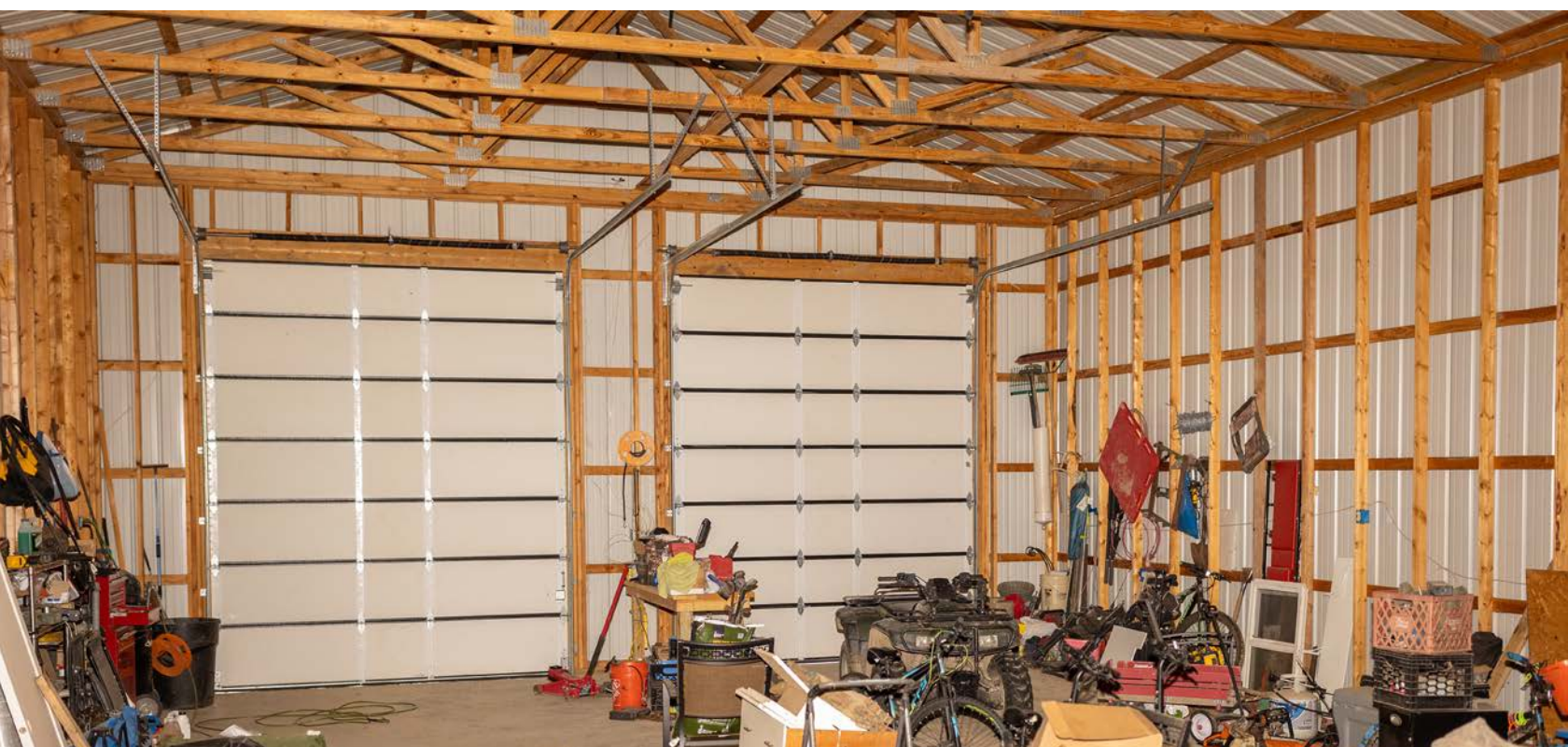
# 3 BEDROOMS, 3.5 BATHROOMS



# 60'X30' SHOP

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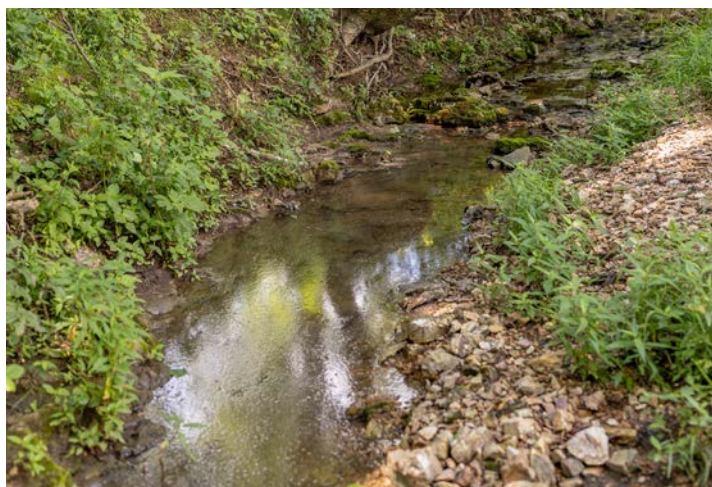
# PERIMETER FENCED

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# 300 YARDS OF INDIAN CREEK FRONTAGE

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# 70 +/- ACRES OF PASTURE

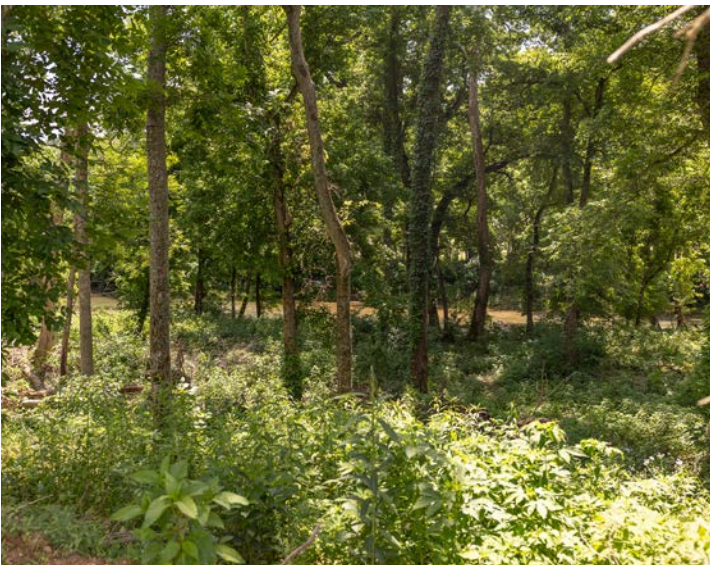
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Situated on approximately 70 acres of pasture, the property provides ample space for livestock, hobby farming, or recreational use while remaining manageable for everyday living. Buried water lines are already in place, offering the option to add cattle waterers in multiple locations.

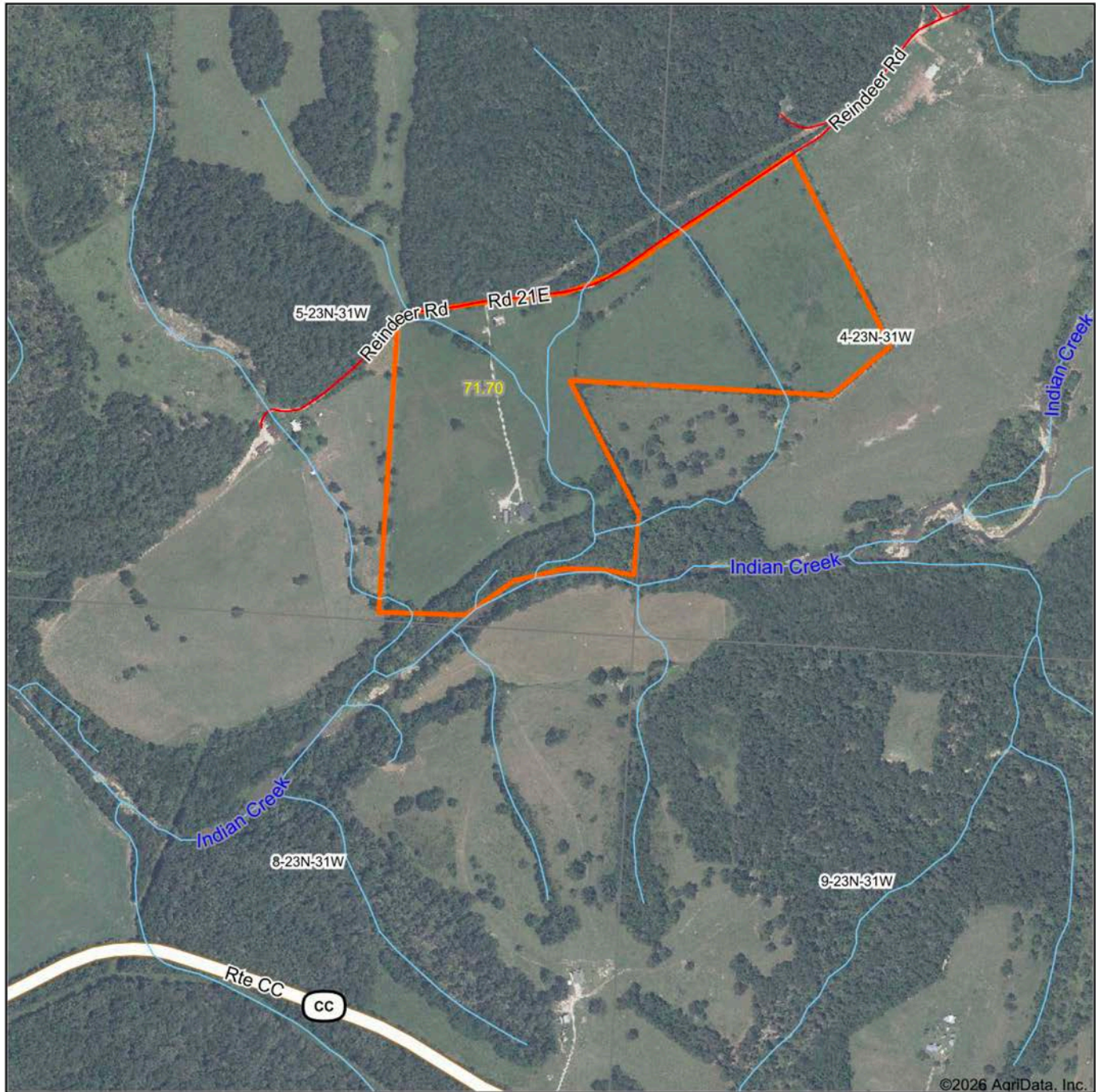


# ADDITIONAL PHOTOS

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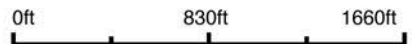


# AERIAL MAP



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Boundary Center: 36° 44' 40.04, -94° 17' 30.94



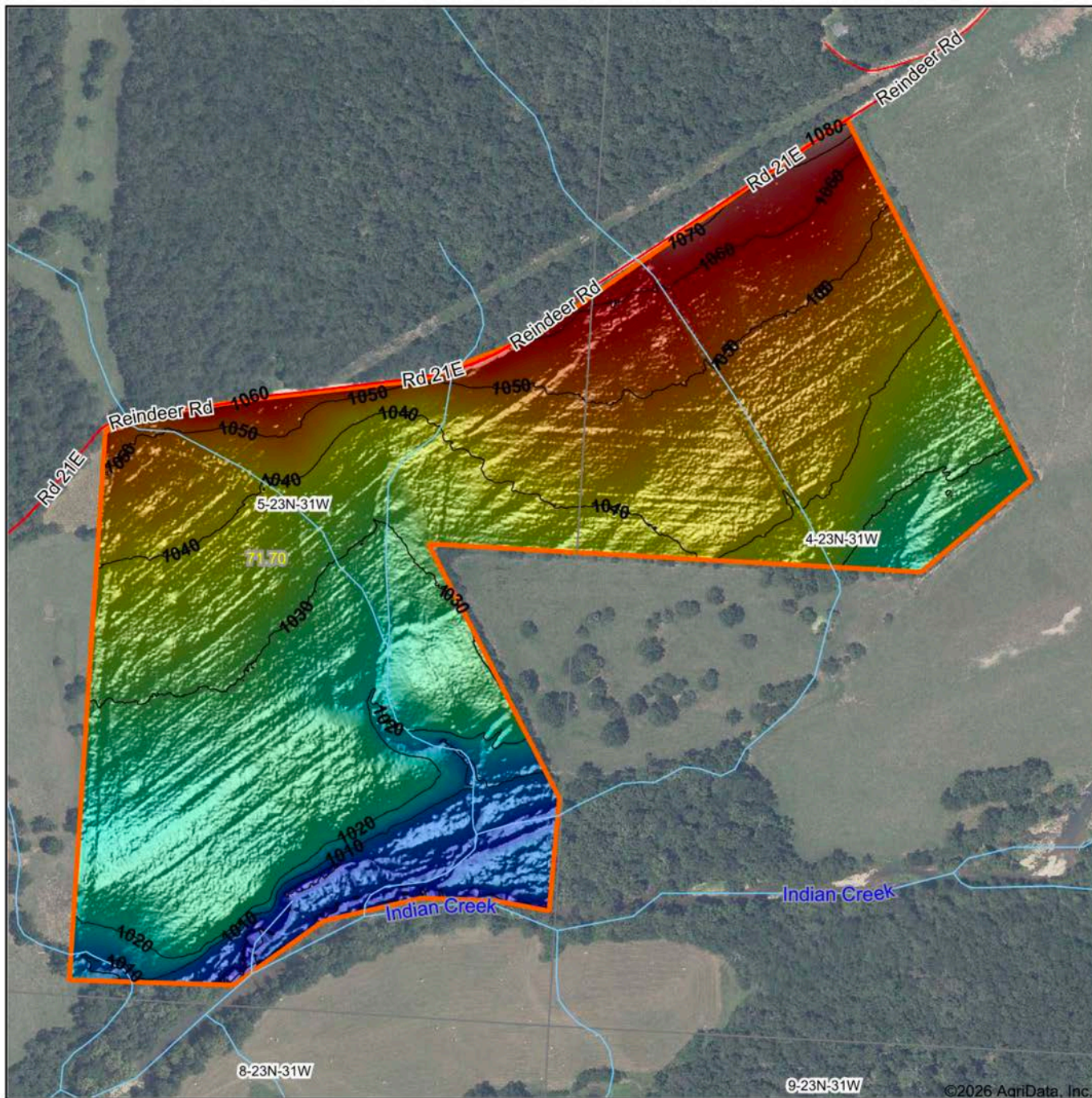
Maps Provided By:  
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**5-23N-31W**  
**McDonald County**  
**Missouri**



6/11/2026

# HILLSHADE MAP

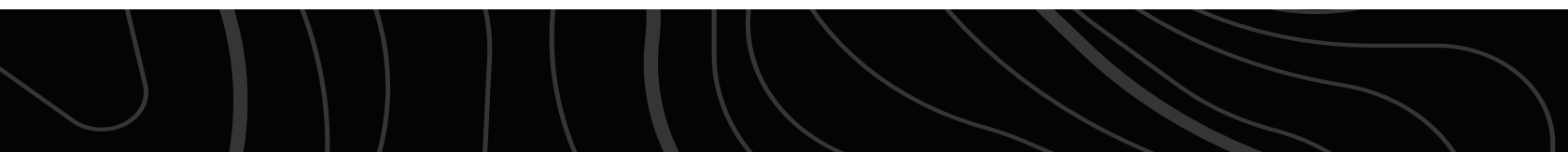


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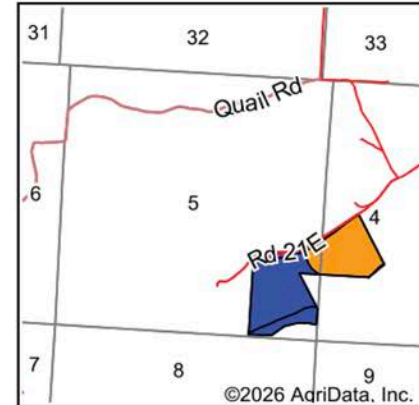
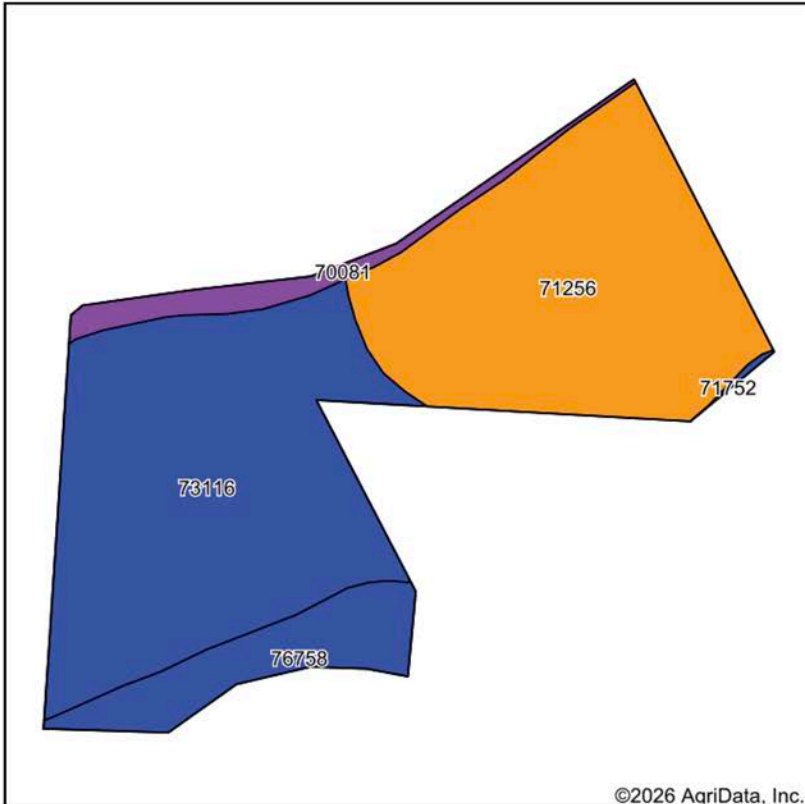
Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 999.1  
 Max: 1,081.0  
 Range: 81.9  
 Average: 1,035.2  
 Standard Deviation: 14.27 ft



6/11/2026  
**5-23N-31W**  
**McDonald County**  
**Missouri**  
 Boundary Center: 36° 44' 40.04, -94° 17' 30.94



# SOILS MAP



State: **Missouri**  
 County: **McDonald**  
 Location: **5-23N-31W**  
 Township: **Elk Horn**  
 Acres: **71.7**  
 Date: **6/11/2026**



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Soils data provided by USDA and NRCS.

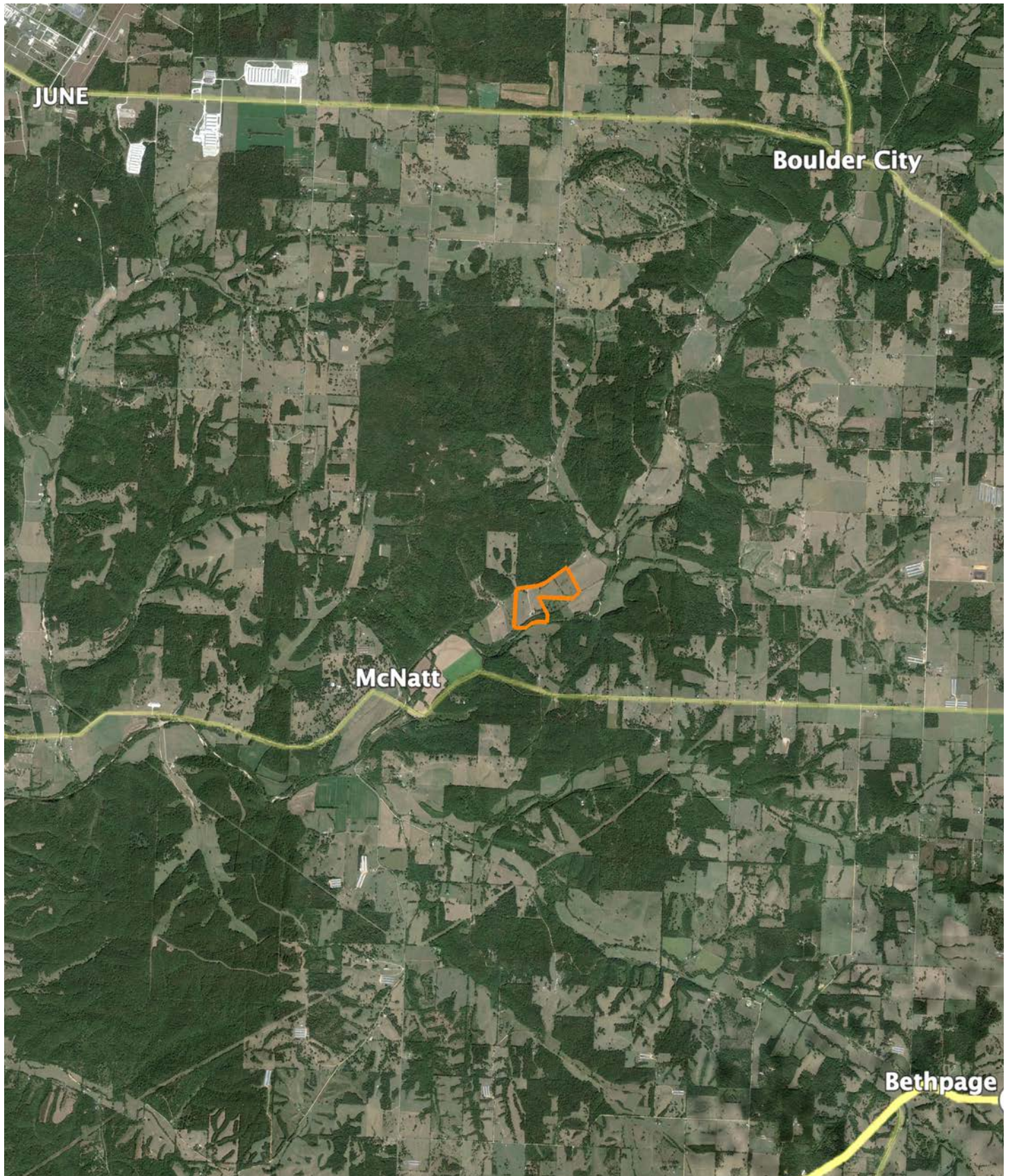
Area Symbol: MO119, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73116	Pomme silt loam, 2 to 5 percent slopes	33.79	47.1%		> 6.5ft.	Ile	67	64	49
71256	Townhole-Aslinger complex, 3 to 8 percent slopes	28.07	39.1%		2.4ft. (Undefined)	Ille	63	63	48
76758	Secesh-Cedargap complex, 0 to 2 percent slopes, frequently flooded	6.65	9.3%		> 6.5ft.	Ilw	79	72	59
70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	3.06	4.3%		3.6ft. (Lithic bedrock)	Vle	9	9	4
71752	Bearthicket silt loam, 0 to 3 percent slopes, occasionally flooded	0.13	0.2%		> 6.5ft.	Ils	85	85	74
<b>Weighted Average</b>						<b>2.56</b>	<b>*n 64.1</b>	<b>*n 62</b>	<b>*n 47.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Born and raised in Neosho and a proud third-generation resident of Newton and McDonald Counties, Carter Boatright brings deep local roots and a lifetime connected to the land to his role as a land agent. His connection to this region runs far beyond work, it's the place where he grew up, built his family, and learned firsthand the value of hard work, good land, and good people.

Carter lives in Neosho with his wife, Jenna, and their children, Booker and Clancy. Together, they run a commercial cattle operation on their 80-acre farm in Newton County and manage 100 acres of dedicated deer and turkey hunting property in McDonald County. His hands-on agricultural and hunting background fuels both his passion for land and his ability to recognize a property's true potential.

A graduate of the University of Arkansas with a degree in Poultry Science, Carter spent his prior career working closely with poultry farmers, sharpening his communication skills and learning how to work with people from all walks of life to achieve shared goals.

Clients choose Carter for his high character, work ethic, and genuine love for rural life, qualities that drive him to serve every client with integrity, effort, and a commitment to exceptional results.



**CARTER BOATRIGHT**, LAND AGENT  
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CBoatright@MidwestLandGroup.com



## MidwestLandGroup.com

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