

MIDWEST LAND GROUP PRESENTS

100 ACRES IN

BARRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

100 +/- ACRES READY TO BUILD, HUNT, AND CLOSE TO THE KINGS RIVER

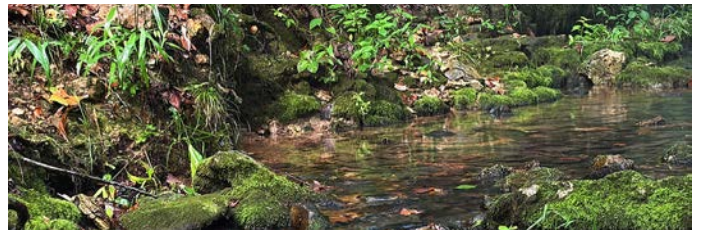
Down Farm Road 2255 lies approximately 100 +/- acres of opportunity. As you pull off the paved road and begin driving across the property, its many possibilities quickly unfold. You are first welcomed by patches of cedar trees, where it is easy to envision tree stands and food plots tucked naturally among the cover. Continue farther into the property, and you can immediately see the potential for a secluded lake cabin or full-time residence, offering privacy and a peaceful escape from outside distractions.

Recently cleared areas near the road create additional income-producing opportunities. A future owner could develop lake cabins as an investment, establish a deer camp near the entrance, while preserving the remaining acreage for hunting and recreation. With the clearing already started, the groundwork for these opportunities is already in place.

Travel down into the woods, and you will find two trails leading to the bottom of the hill and into the creek

bottom. Two creeks—one wet-weather creek and one more consistent, full-time creek—converge on the property before continuing a short distance toward the Kings River portion of Table Rock Lake. These existing trails add another layer of recreational potential and provide a strong start for creating access deeper into the back of the property.

Just two miles down the paved road, you will find the Kings River and Table Rock Lake, with public boat ramp access nearby. Whether you are looking for a hunting property, a weekend getaway cabin, an investment opportunity, or a full-time home near the lake, this property offers a rare combination of privacy, recreation, income potential, and lake-area convenience.



PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **100**

- Mix of open and timber
- Potential income-producing
- Multiple build sites
- Approximately 400 yards of paved road frontage
- Whitetail deer
- Abundance of wildlife
- 2 miles to Kings River access
- Less than 1 hour to Branson
- 25 minutes to Eureka Springs
- Less than 1 hour to Northwest Arkansas

MULTIPLE BUILD SITES



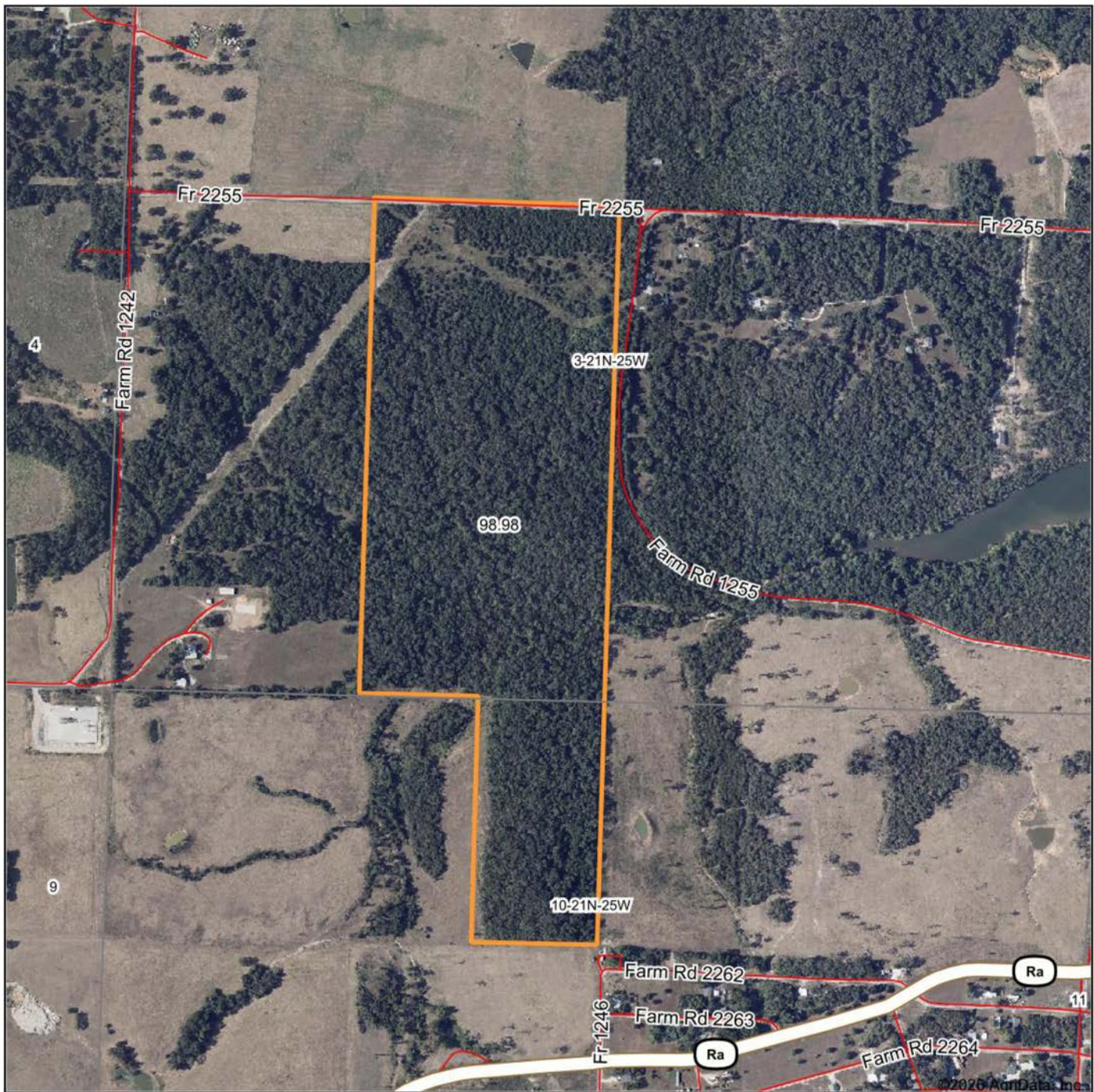
MIX OF OPEN AND TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 33' 4.54, -93° 37' 48.46

0ft 826ft 1651ft



Maps Provided By:



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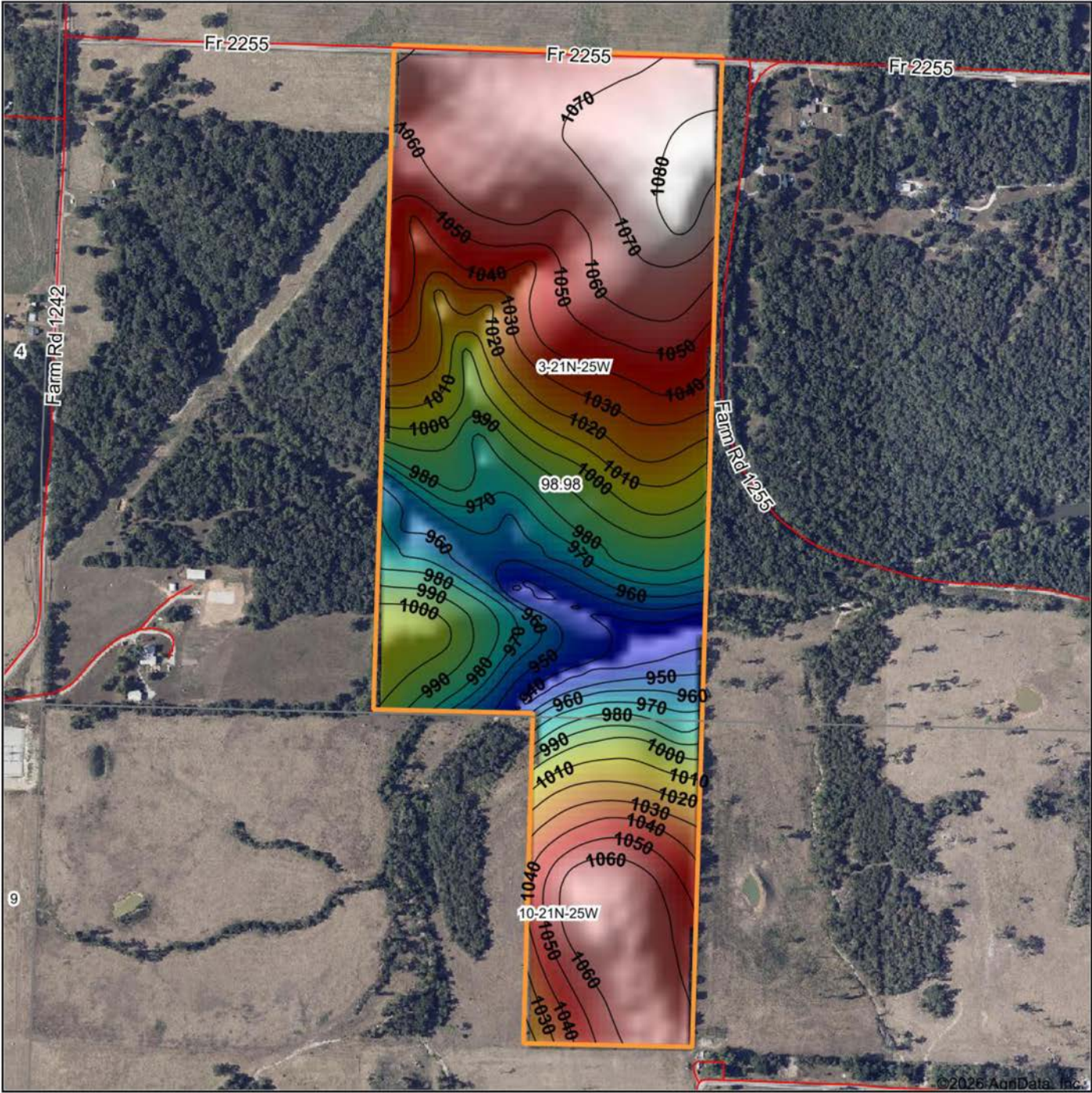
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3-21N-25W
Barry County
Missouri



7/1/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 932.1
Max: 1,084.9
Range: 152.8
Average: 1,026.5
Standard Deviation: 40.85 ft

0ft 617ft 1235ft

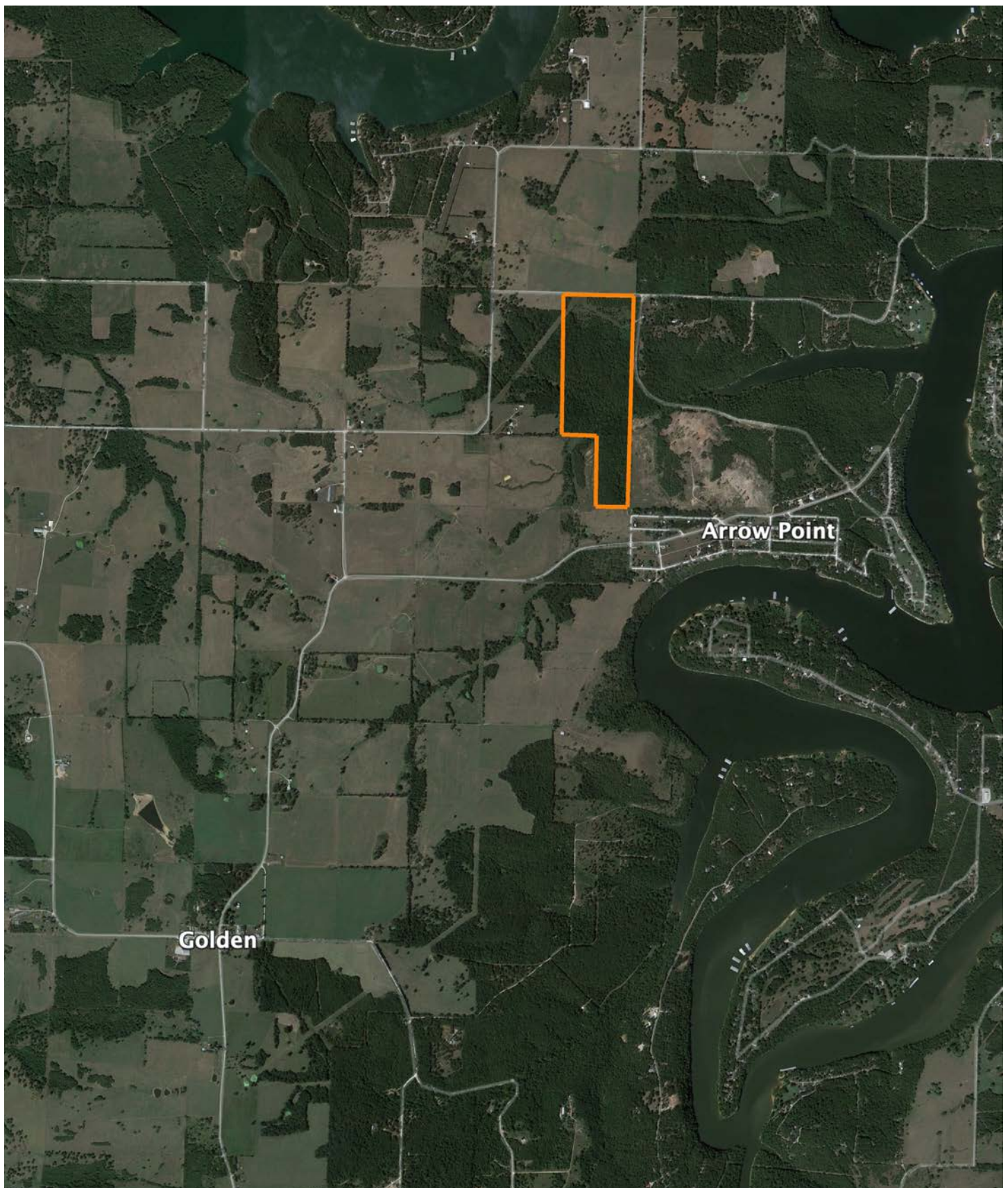


7/1/2026

3-21N-25W
Barry County
Missouri

Boundary Center: 36° 33' 4.54, -93° 37' 48.46

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.



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MidwestLandGroup.com

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