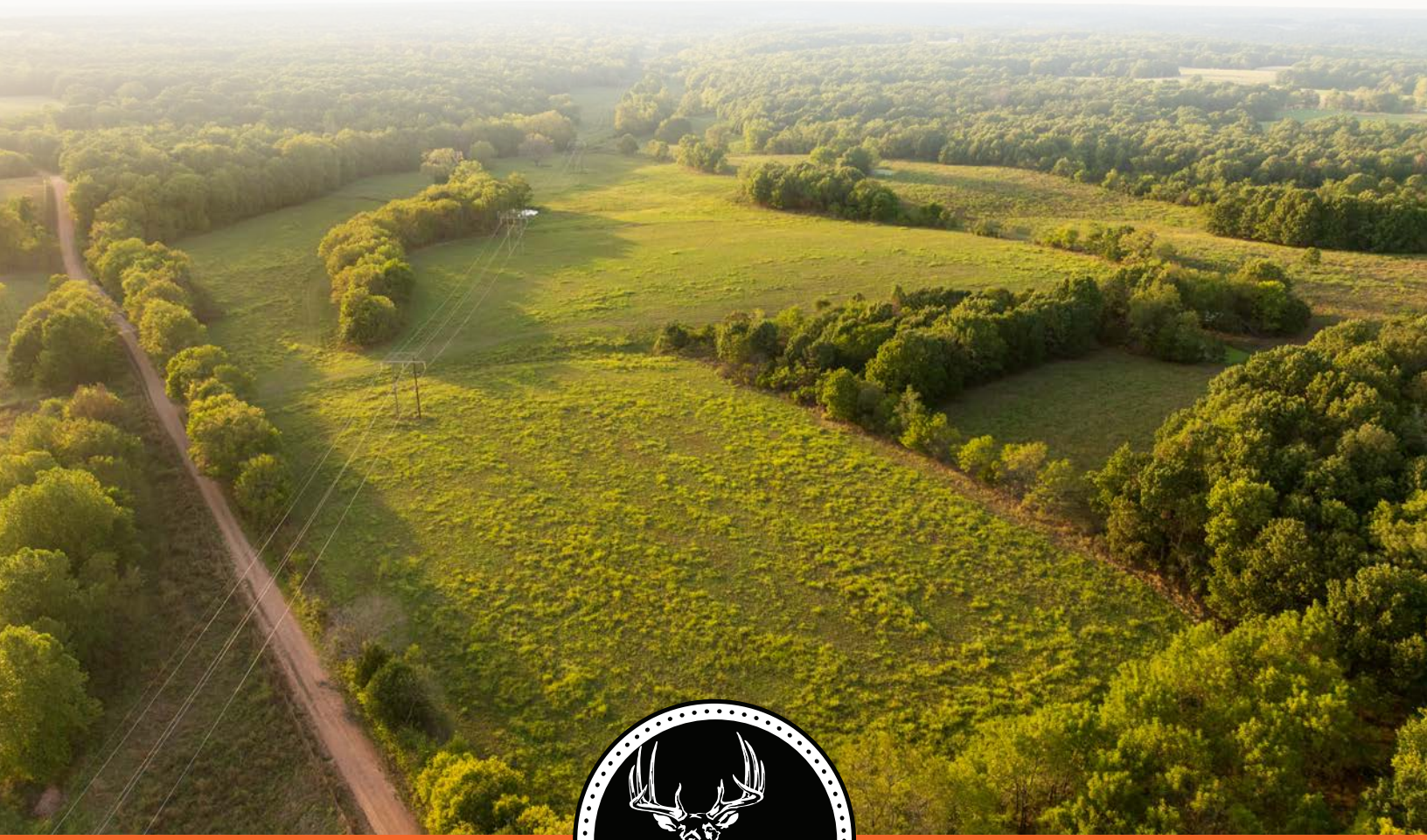
MIDWEST LAND GROUP PRESENTS

290.7 ACRES IN

McDONALD COUNTY
MISSOURI



MIDWEST LAND GROUP

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPECTACULAR MULTI-USE FARM IN MISSOURI'S OZARKS

This McDonald County, Missouri farm has so many great features that it's hard to know where to start or which ones you'll love the most. With 290.7 acres, there's plenty of room to do all the things you enjoy - from running cattle to riding ATVs to chasing mature whitetails. If you've been searching for that perfect combination of natural beauty, ample recreational opportunities, and a good location that's proximate to northwest Arkansas and multiple highways, this one deserves a look.

The farm provides a diverse landscape that's pleasing to the eye and easy to enjoy. Gently rolling hillsides and ridges run into a large valley that spans the property from east to west. Approximately 182 acres are covered in woody cover - mostly mixed-age hardwood timber, with just enough young brushy growth to ensure that there's plenty of good bedding cover for the deer and other wildlife. The remaining acreage is open. It's comprised of a mixture of cool-season pasture and hay ground that affords plenty of good forage for your livestock and wildlife alike. Scattered throughout the property are plenty of mature black walnuts, sure to please whether your interests involve a managed timber harvest, gathering nuts for cooking, or just the enjoyment of these stately old trees.

If your primary interest is cattle or other livestock, you'll appreciate all that this farm has to offer. Perimeter fencing is in good shape for containing cattle, and with ample interior cross fencing, you'll be ready to rotate the stock and manage grazing pressure throughout the farm. Seven small ponds are found scattered throughout the acreage, offering sources of water as you move your animals to manage the grass.

Whether your interests involve the construction of a home, or perhaps a weekend cabin or shed for occasional use, you'll appreciate the availability of rural water and electric service. There are multiple great build sites, ranging from secluded timbered ridges deep within the property to open flat meadows closer to the road. The farm has an extensive network of existing trails and field roads, and several older trails could be readily reopened to provide enhanced access to the timber for hunting and recreation.

With all of these features, this truly is a remarkable southwest Missouri farm. Properties of this caliber rarely come up for sale, and with all it has to offer, you'll want to check it out.



PROPERTY FEATURES

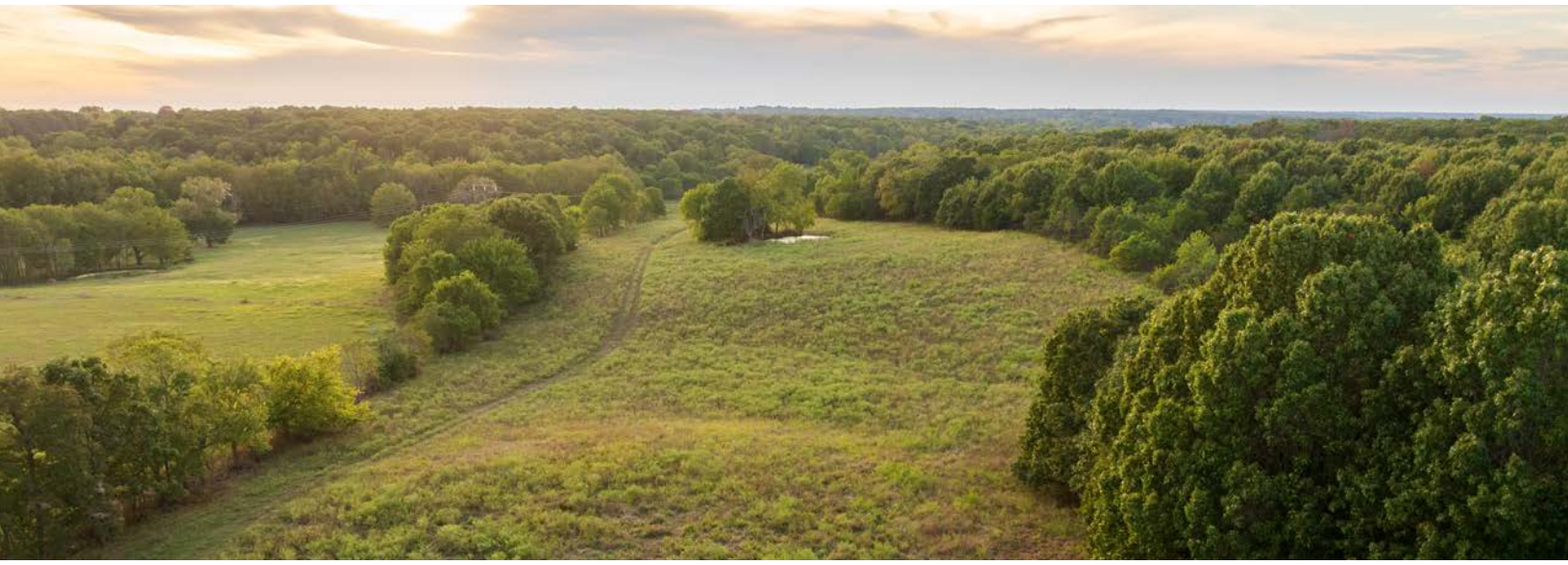
COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **290.7**

- Aesthetically pleasing mix of timber & pasture
- Rolling terrain
- Beautiful build sites
- Rural water available
- County road frontage on two sides
- 113 acres of pasture & open land
- 182 acres of hardwood timber
- Primarily cool-season grass forage base
- 7 ponds
- Interior cross fencing
- Many mature black walnut trees
- Just ¼ mile from blacktop road
- Abundant deer population
- 7 miles to Big Sugar Creek State Park
- 10 miles to I-49/Anderson, Missouri
- 35 miles to Bentonville, Arkansas
- 45 miles to Joplin, Missouri
- McDonald County schools



BEAUTIFUL BUILD SITES

There are multiple great build sites, ranging from secluded timbered ridges deep within the property to open flat meadows closer to the road.







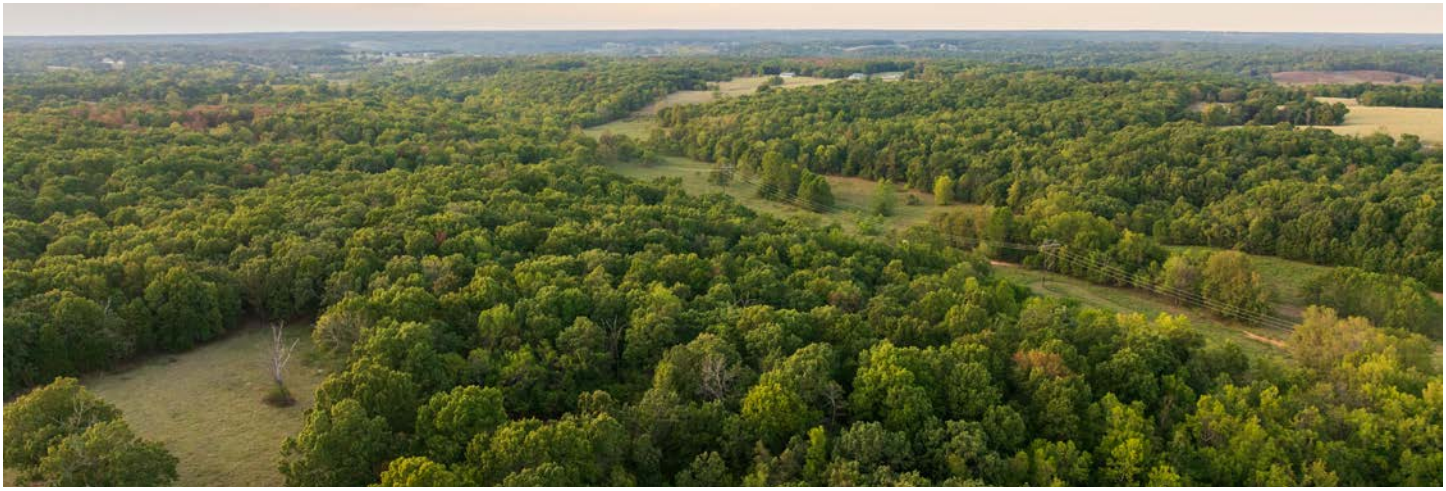




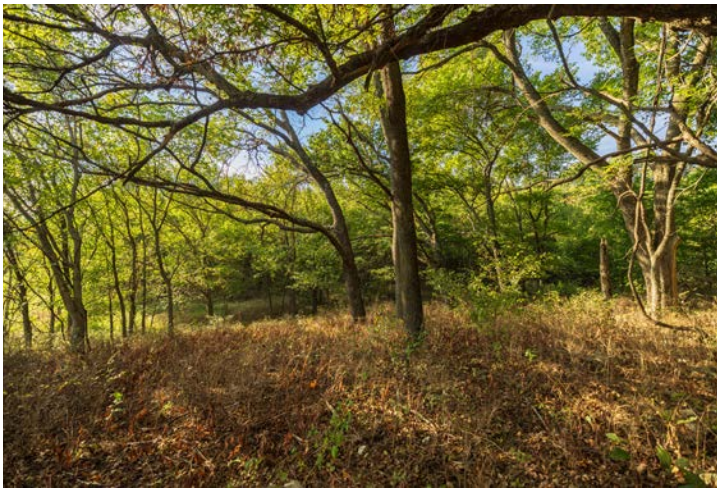
113 ACRES OF PASTURE & OPEN LAND



182 ACRES OF HARDWOOD TIMBER







RURAL WATER AND ELECTRIC

Whether your interests involve the construction of a home, or perhaps a weekend cabin or shed for occasional use, you'll appreciate the availability of rural water and electric service.





7 PONDS

Seven small ponds are found scattered throughout the acreage, offering sources of water as you move your animals to manage the grass.



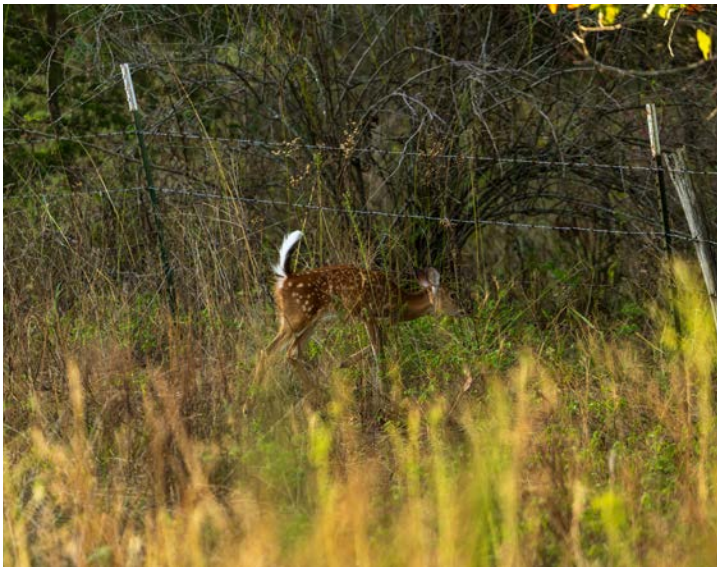






ABUNDANT DEER POPULATION

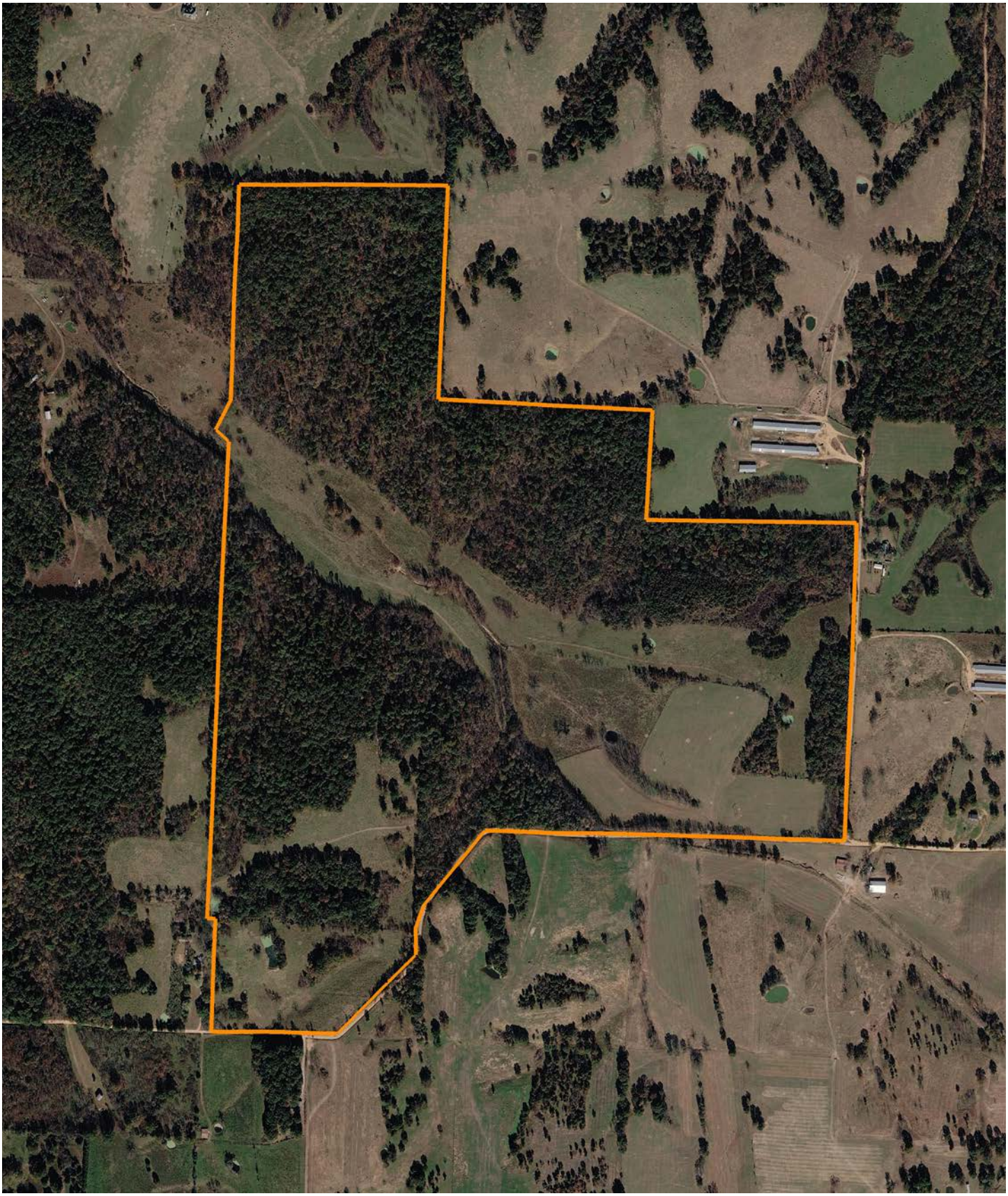




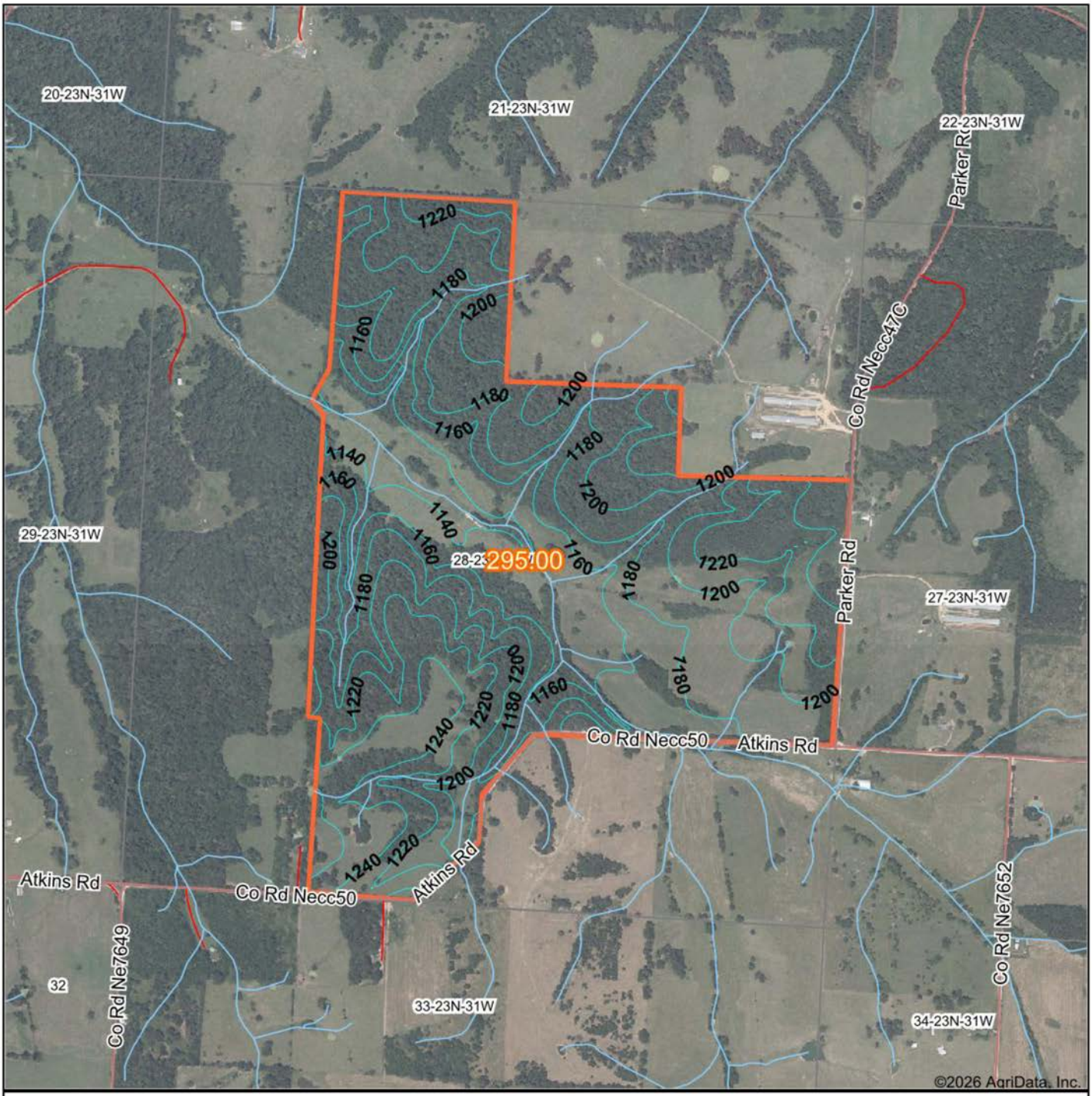




AERIAL MAP



TOPOGRAPHY MAP



Boundary Center: 36° 41' 23.44, -94° 17' 0.46

0ft 1156ft 2313ft

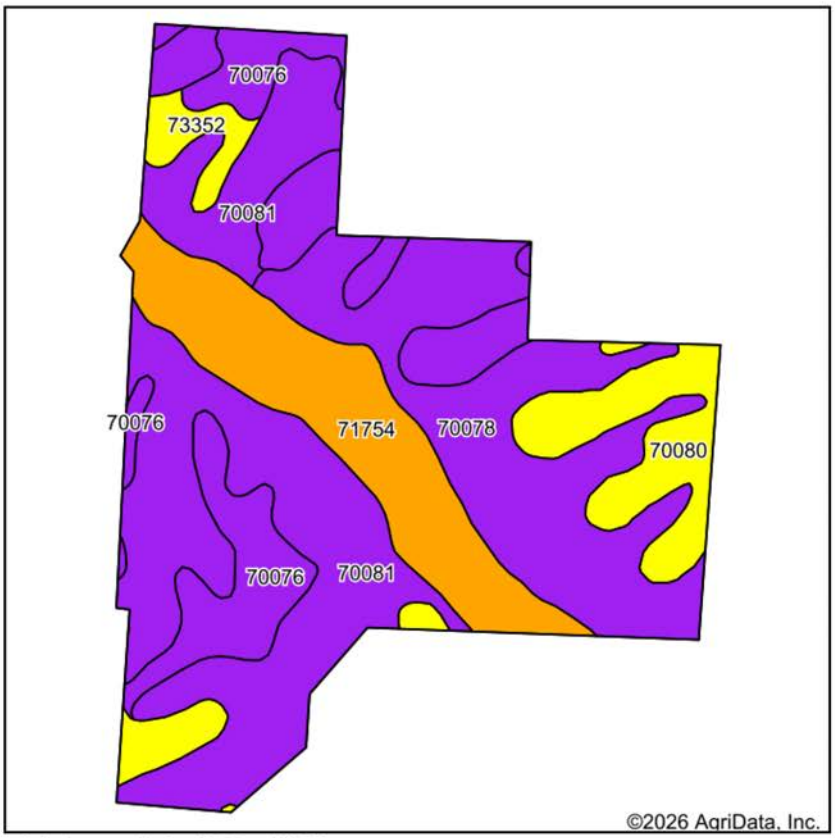
28-23N-31W
McDonald County
Missouri

N
W E
S

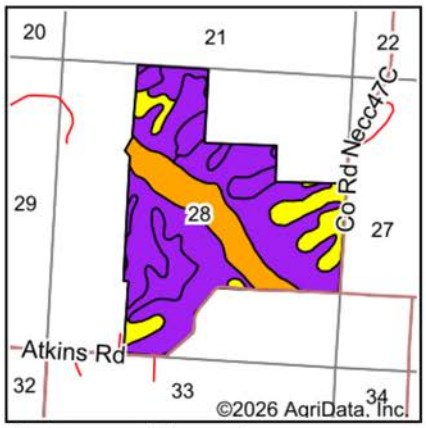
8/17/2026

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **McDonald**
Location: **28-23N-31W**
Township: **Elk Horn**
Acres: **295**
Date: **8/17/2026**

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

N W E S

Area Symbol: MO119, Soil Area Version: 29										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	97.35	33.0%		Somewhat excessively drained	VIe		9	9	4
70078	Goss-Rueter complex, 8 to 20 percent slopes	68.51	23.2%		Well drained	VIe	2	41	41	30
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	46.72	15.8%		Well drained	IIIs		46	46	31
70076	Clarksville-Noark complex, 3 to 15 percent slopes	45.68	15.5%		Somewhat excessively drained	VIe		42	42	29
70080	Noark-Clarksville-Crackerneck complex, karst, 3 to 8 percent slopes	30.32	10.3%		Well drained	IVs	1	56	51	29
73352	Jollymill-Bendavis complex, 3 to 15 percent slopes	6.42	2.2%		Moderately well drained	IVe		37	37	24
					Weighted Average	**5.28**	**0.6**	***n 32.8**	***n 32.3**	***n 21.2**

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

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

MIDWEST LAND GROUP

MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.