

MIDWEST LAND GROUP PRESENTS



239.4 ACRES
BARRY COUNTY, MO

23610 Farm Road 1135, Cassville, Missouri 65625



MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING OZARKS PROPERTY ADJOINING ROARING RIVER STATE PARK

Tucked away in the hills and valleys of southern Barry County, you'll find this enchanting piece of the Ozarks that's ready for new ownership. The Ozark Mountains are renowned for their natural beauty, and this feature-packed property offers plenty of things you'll love. Nestled up against the north end of Roaring River State Park, it beckons you to explore, hunt, hike, and just enjoy the beautiful scenery that's found in every direction.

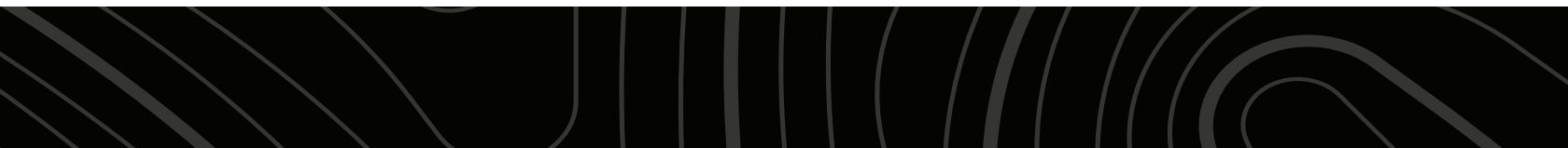
The farm is accessed by two public roads, with Farm Road 1135 offering access through the state park, and Farm Road 1150 branching off of Highway 86 and coming into the north end of the property. The access through the state park is unique, in that it's a little known public road that feels like your own private access. In addition, an old county road runs along part of the north end of the land, providing a convenient shortcut between the maintained roads, and a deeded easement runs up to the timbered ridge in the property's northwest corner.

A small off-grid cabin provides good shelter and a base of operations for weekend fishing trips to the state park or a deer hunt with friends and family. The cabin is modest but well-built, and could even provide some income as a rustic short-term rental. A 27 acre hay field

on the east side of the farm provides opportunities for wildlife food plots, grazing acres for livestock, or a spectacular build site for a secluded home or cabin.

The woods are full of mature hardwoods, with oaks, hickories, and walnuts covering the hills and hollows. The terrain is a mix of rugged and gentle slopes, flat-topped ridges, and gravel-bottomed stream beds, with ancient rock outcroppings scattered throughout. Wildlife species of many kinds are abundant, and hunters will appreciate the more than 4,400 feet of shared border with the north end of Roaring River State Park. Because this part of the park is so remote and hard to access, it effectively serves as a sanctuary for deer and other wildlife. In addition, more than 25,000 acres of public land are nearby, including the Mark Twain National Forest and conservation areas managed by the Missouri Department of Conservation, so you'll never run out of places to explore, hunt, and hike.

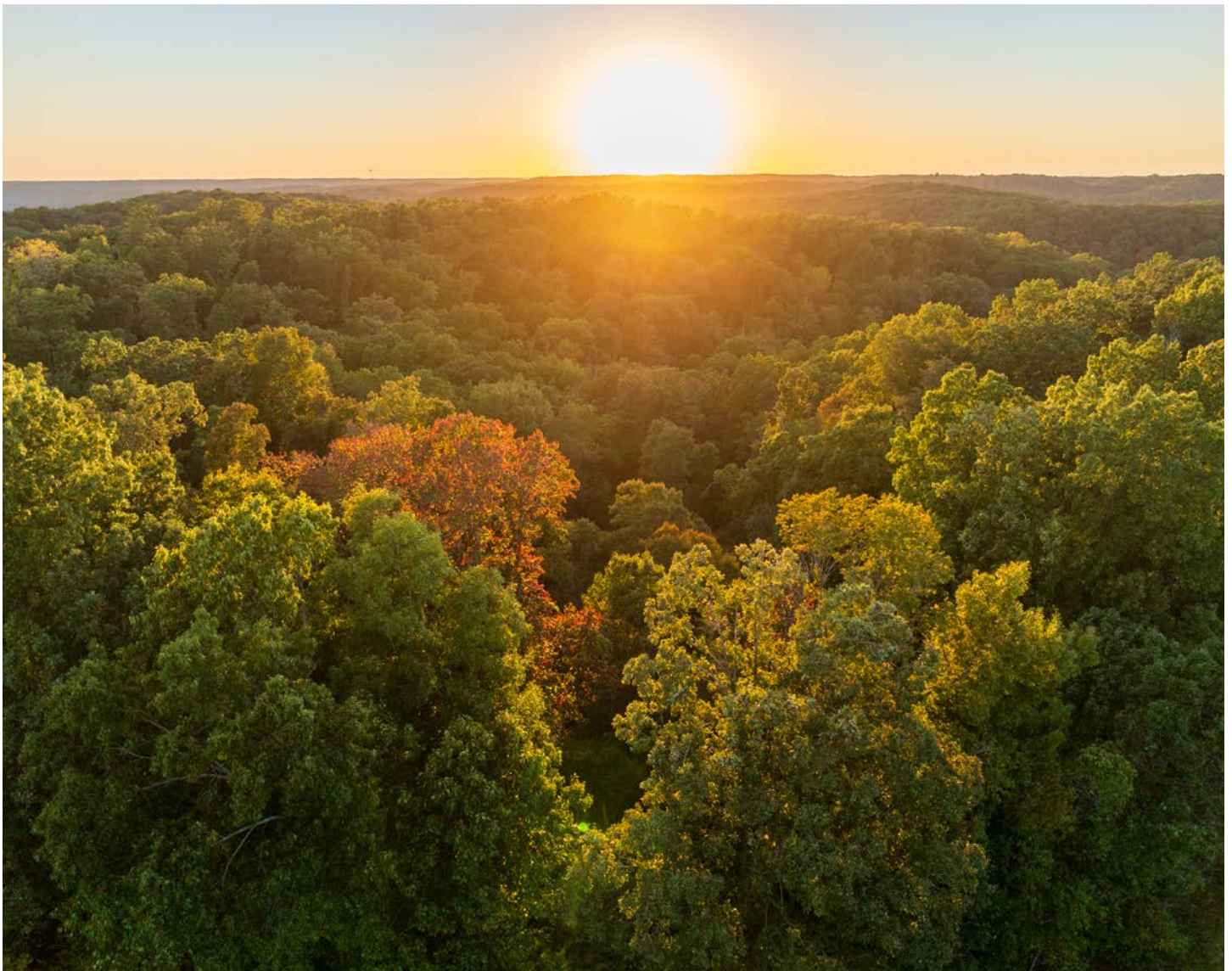
With all of these features, this is a spectacular southwest Missouri farm in a class that rarely comes to market. To schedule an appointment to see this property before it's gone, call Land Agent Scott Sudkamp at (417) 321-5427 today.



PROPERTY FEATURES

COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **239.4**

- Over 4,400 feet of shared border with Roaring River State Park
- More than 25,000 acres of Mark Twain National Forest nearby
- Multiple road accesses
- Aesthetically pleasing mix of timber & pasture
- Small rustic cabin
- Hilly terrain
- Beautiful build sites
- Box blind overlooking big ridgetop field
- Low property taxes
- Ridgetop hay field perfect for food plots
- Wet weather creeks
- Abundant wildlife populations
- 1 mile to Roaring River Trout Hatchery
- 65 miles to Springfield, MO
- 45 miles to Bentonville, AR
- Cassville Schools

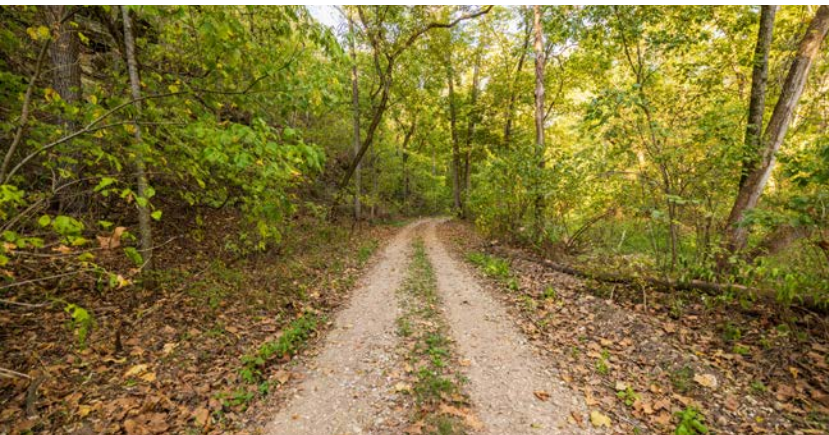


RUSTIC CABIN

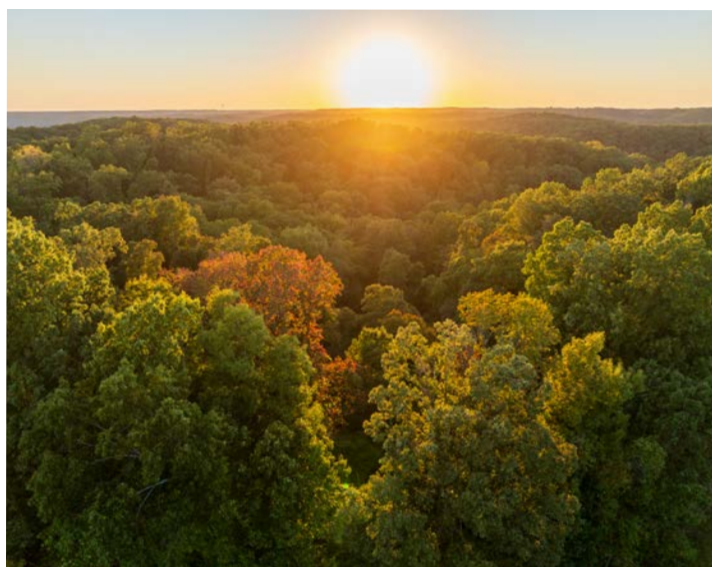
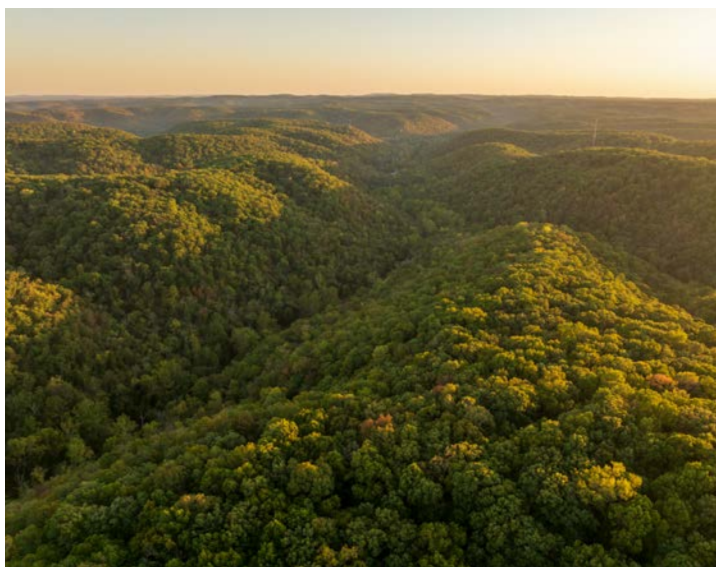
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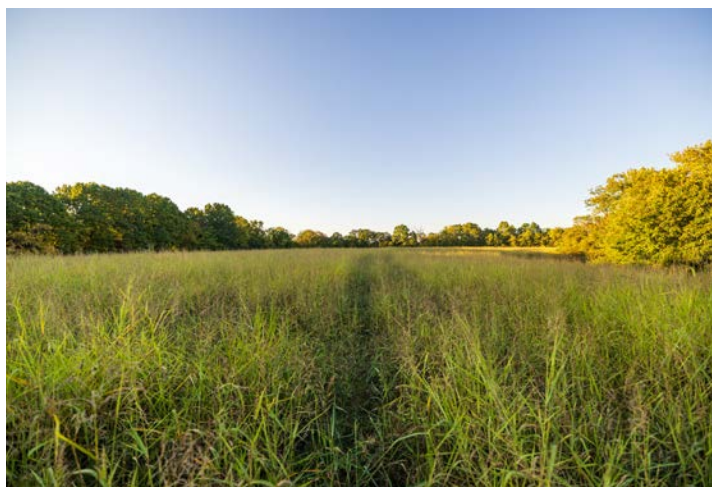
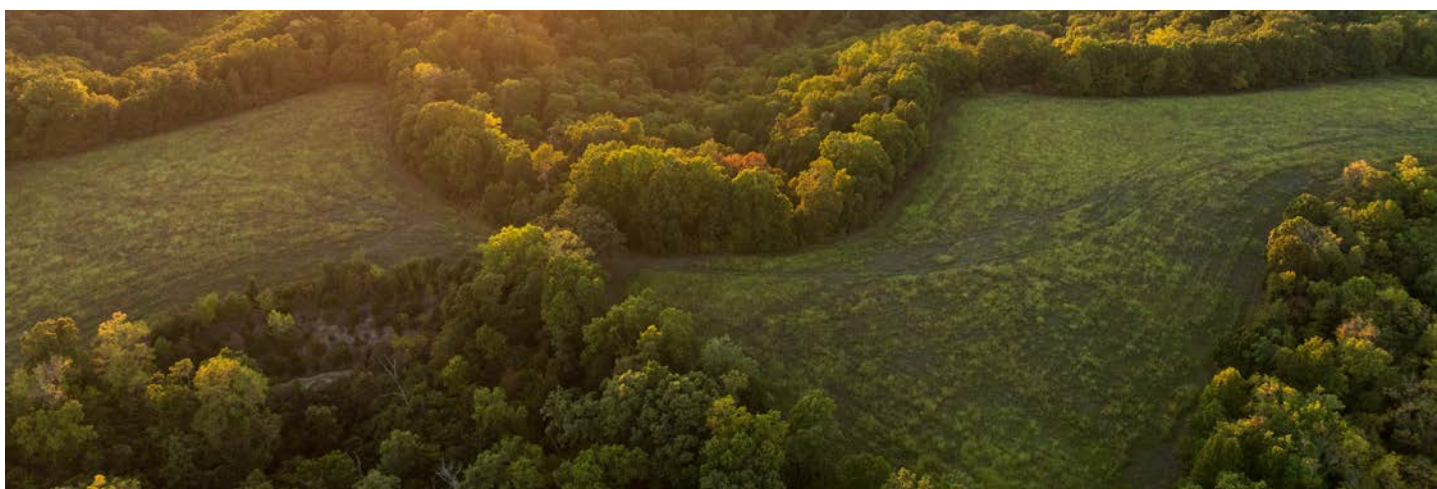
239 +/- ACRES



TIMBERED HARDWOOD RIDGES



27 ACRE RIDGETOP FIELD



EXCELLENT HUNTING OPPORTUNITIES

Wildlife species of many kinds are abundant, and hunters will appreciate the more than 4,400 feet of shared border with the north end of Roaring River State Park.



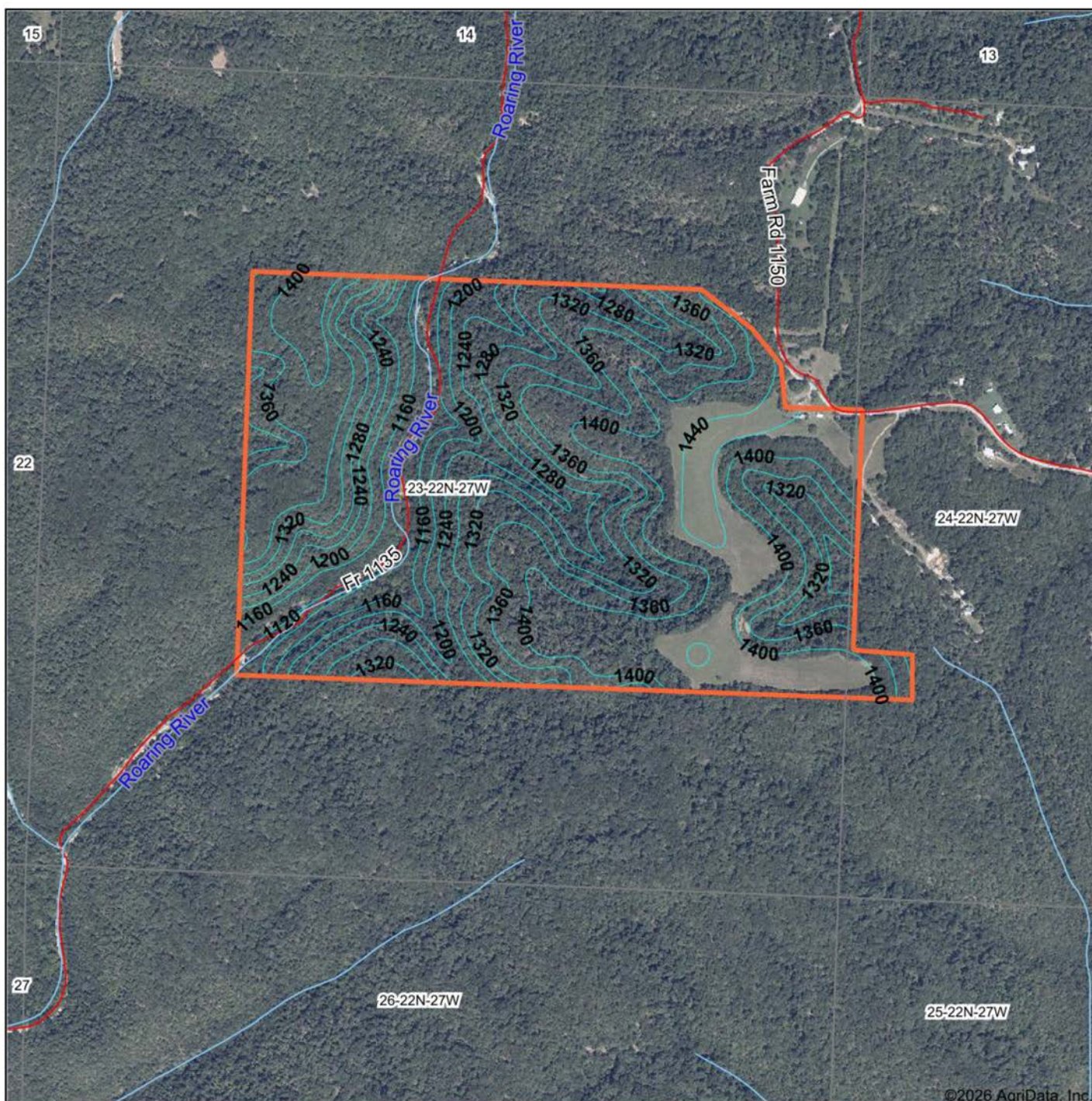
WET-WEATHER CREEKS



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:



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Boundary Center: 36° 36' 18.43, -93° 49' 9.71

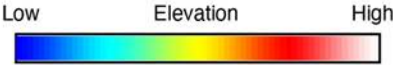
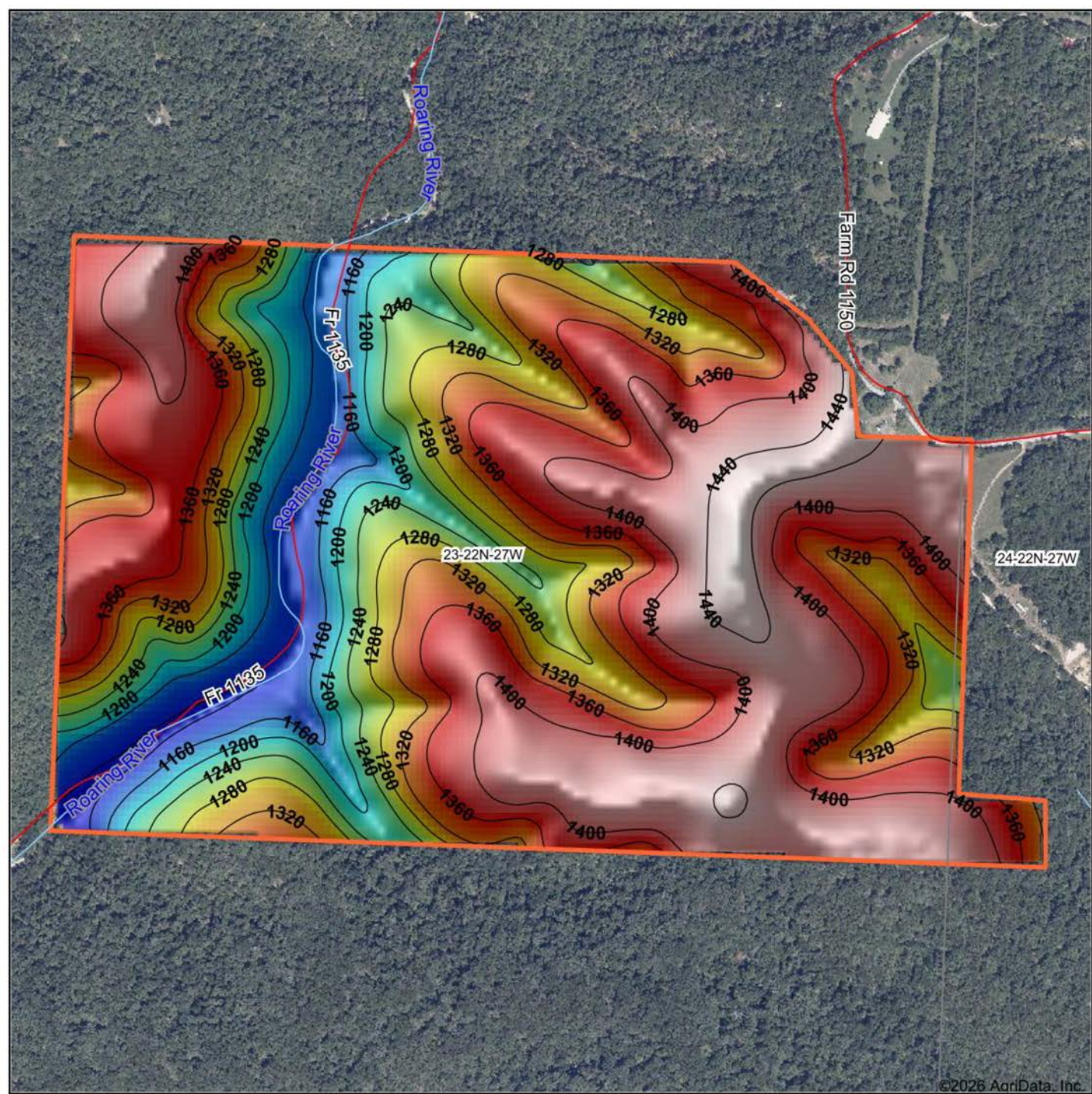
0ft 1028ft 2056ft

23-22N-27W
Barry County
Missouri



9/28/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 40
Min: 1,100.1
Max: 1,448.5
Range: 348.4
Average: 1,326.6
Standard Deviation: 91.21 ft

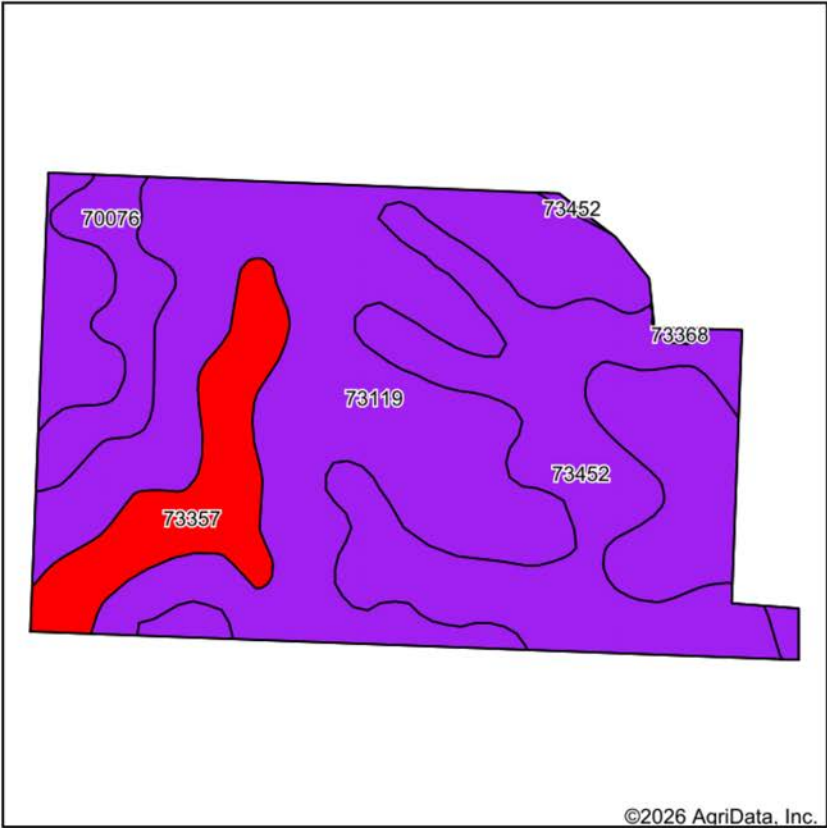


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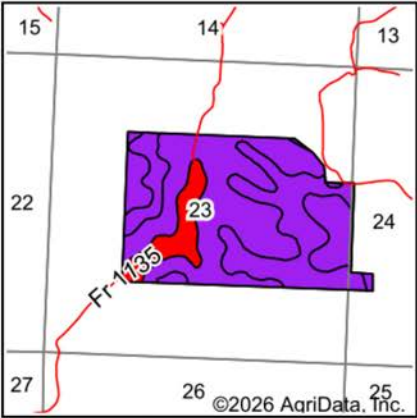
23-22N-27W
Barry County
Missouri

Boundary Center: 36° 36' 18.43, -93° 49' 9.71

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Barry**
Location: **23-22N-27W**
Township: **Flat Creek**
Acres: **237.41**
Date: **9/28/2026**



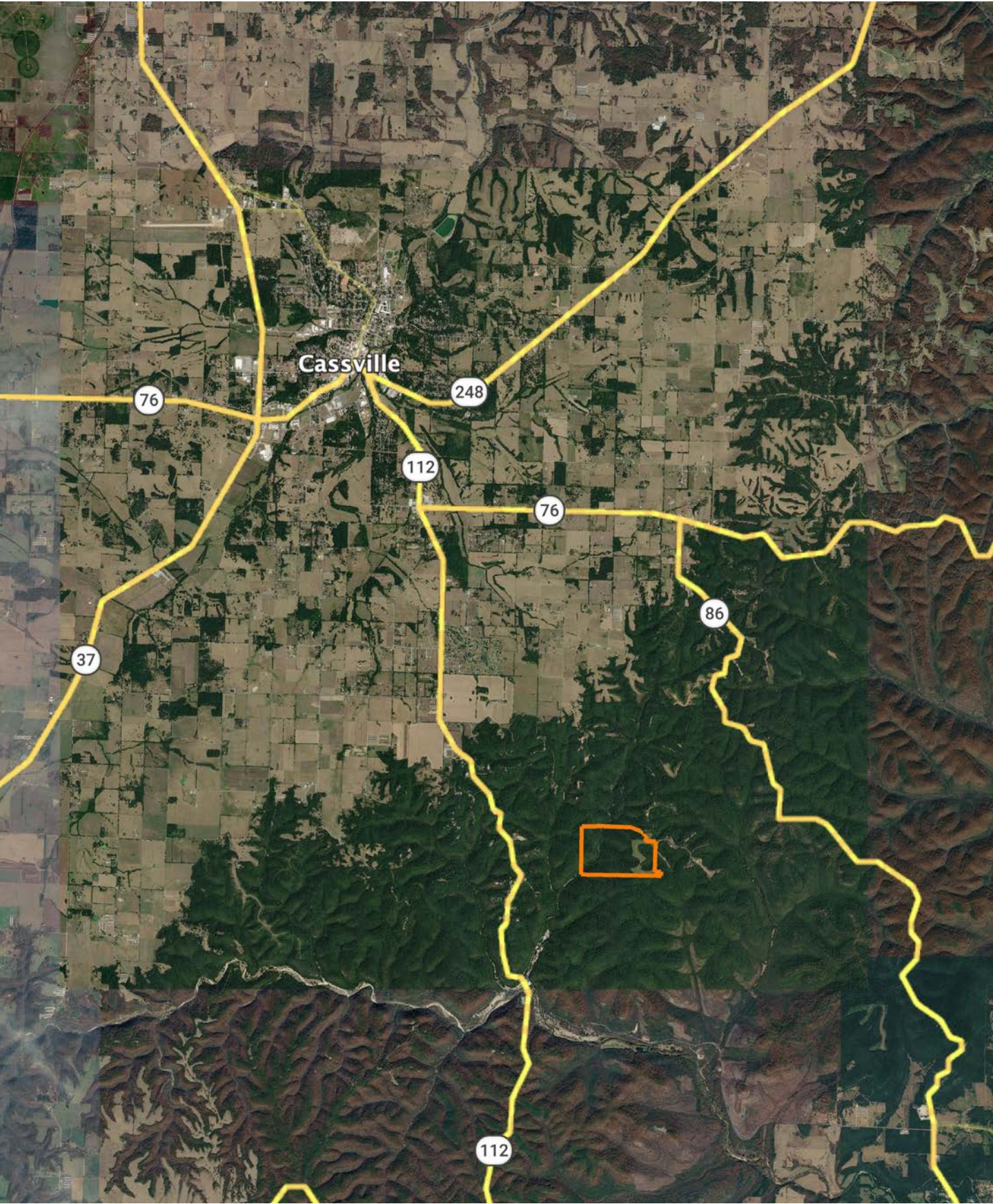
Maps Provided By:



Area Symbol: MO009, Soil Area Version: 31									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73119	Rueter-Hailey complex, 35 to 60 percent slopes, rocky	138.94	58.6%		Somewhat excessively drained	VIIe	7	7	3
73452	Hailey-Nixa complex, 3 to 15 percent slopes	60.85	25.6%		Excessively drained	Ve	29	27	20
73357	Moko-Boskydell-Rock outcrop complex, 35 to 100 percent slopes	23.13	9.7%		Well drained	VIIIe	5	5	2
70076	Clarksville-Noark complex, 3 to 15 percent slopes	13.98	5.9%		Somewhat excessively drained	VIe	42	42	29
73368	Bardley-Moko-Rock outcrop complex, 3 to 15 percent slopes	0.51	0.2%		Well drained	VIIe	33	33	22
Weighted Average						6.53	*n 14.6	*n 14	*n 8.8

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

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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