

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

McDONALD COUNTY MISSOURI



581 MEADOR ROAD, POWELL, MISSOURI 65730

MIDWEST LAND GROUP IS HONORED TO PRESENT

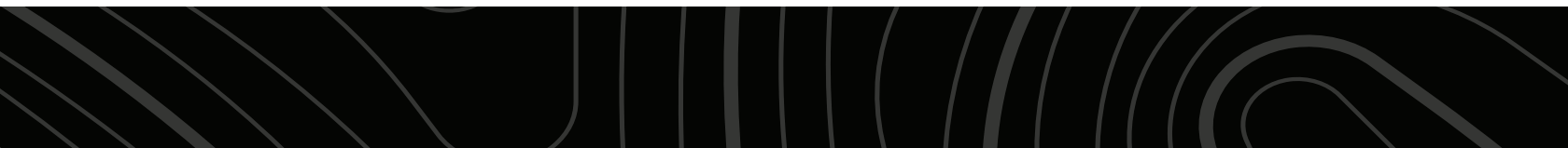
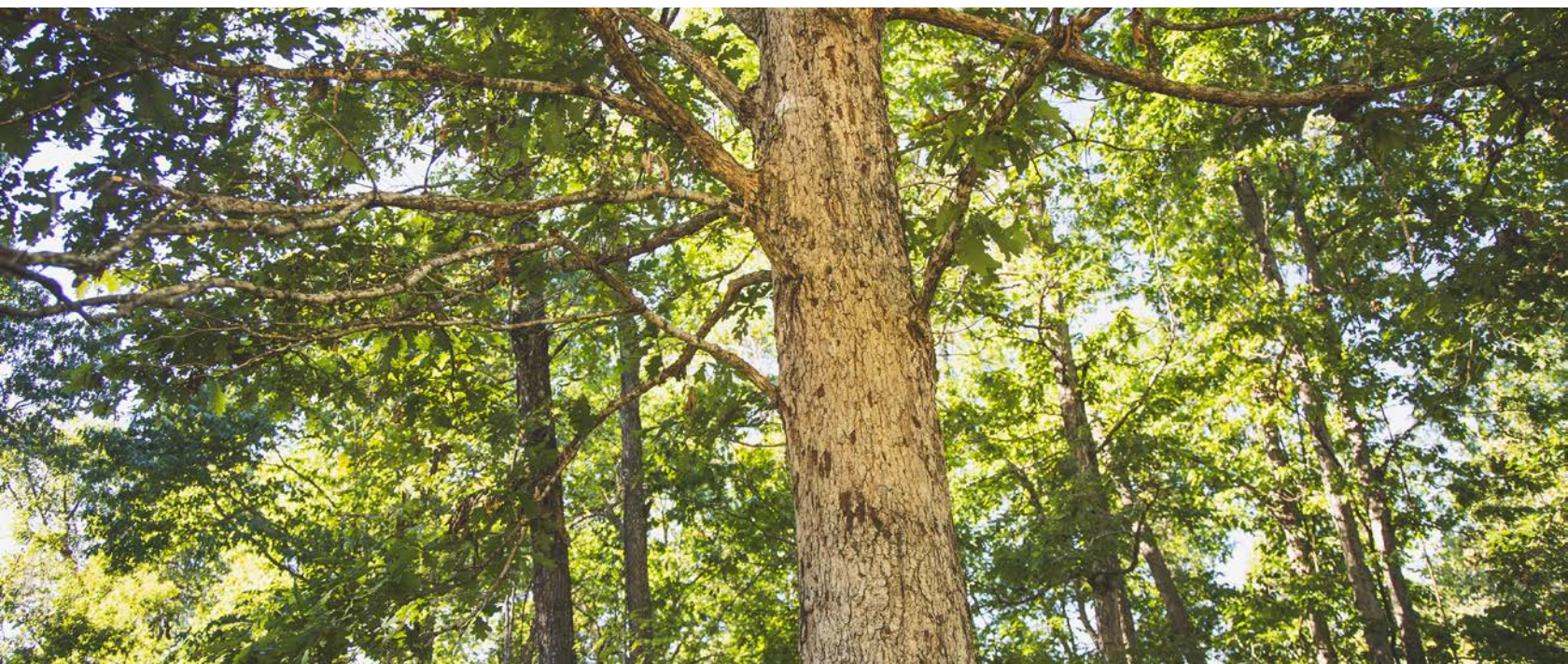
38 +/- ACRE SECLUDED COMBO FARM

Located in the quiet countryside of Powell, Missouri, this 39 acre property offers the privacy and room to roam that buyers look for in a secluded Ozarks retreat. The land provides a peaceful setting with maximum seclusion, making it well-suited for those who want to get away from the noise while still enjoying the comfort of a home already in place. The property includes a 3 bedroom, 2 bath modular home set on a foundation, offering practical living space for a full-time residence, weekend getaway, or hunting cabin.

The property features an abundance of white oak trees along with pasture ground full of forage, creating an excellent opportunity for both wild game and livestock. This balanced mix of pasture and timber gives the land versatility, whether you want to run animals, improve

food sources for wildlife, ride ATVs, set up hunting spots, or simply enjoy the outdoors. From wooded cover to usable open ground, the property offers the kind of natural variety that supports a wide range of recreational and agricultural uses.

With abundant deer and turkey potential, this acreage is ideal for outdoor enthusiasts looking to hunt, explore, or simply enjoy nature. The mix of open space and wooded surroundings creates an inviting habitat for wildlife, while the remote feel of the property adds to its appeal. Whether you are searching for a private homestead, recreational land, or a quiet escape in McDonald County, this Powell property delivers the combination of acreage, shelter, and seclusion that is hard to find.



PROPERTY FEATURES

COUNTY: **McDONALD** | STATE: **MISSOURI** | ACRES: **38**

- 38 +/- acres
- Mix of pasture and timber
- Mature hardwoods
- Abundance of white oak trees
- Major elevation changes
- Deer and turkeys
- Maximum seclusion
- 1,960 square foot home
- Multiple porches on the home
- 30 minutes to Northwest Arkansas



1,960 SQUARE FOOT HOME

The property includes a 3 bedroom, 2 bath modular home set on a foundation, offering practical living space for a full-time residence, weekend getaway, or hunting cabin.



QUIET COUNTRYSIDE

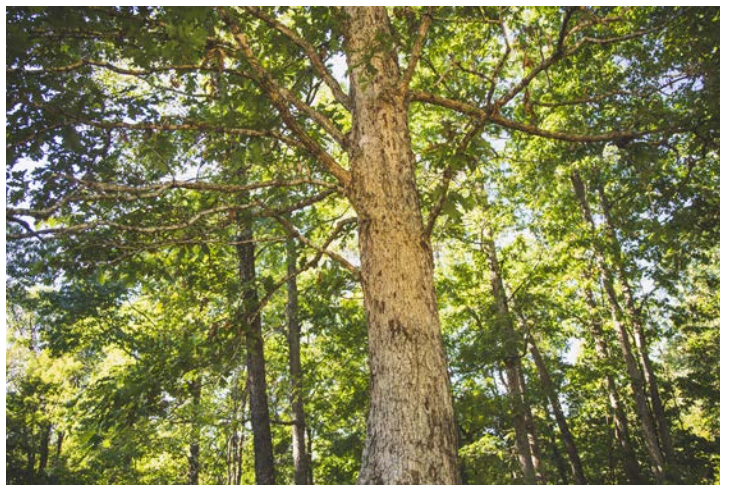
The land provides a peaceful setting with maximum seclusion, making it well-suited for those who want to get away from the noise while still enjoying the comfort of a home already in place.



38+/- ACRES



PASTURE AND TIMBER



SOLAR PANEL POWERED



EXCELLENT HUNTING OPPORTUNITIES



AERIAL MAP



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Boundary Center: 36° 37' 28.36, -94° 13' 42.07

0ft 285ft 570ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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13-22N-31W
McDonald County
Missouri



9/29/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 1,040.1
Max: 1,187.9
Range: 147.8
Average: 1,141.3
Standard Deviation: 30.12 ft

0ft 285ft 570ft

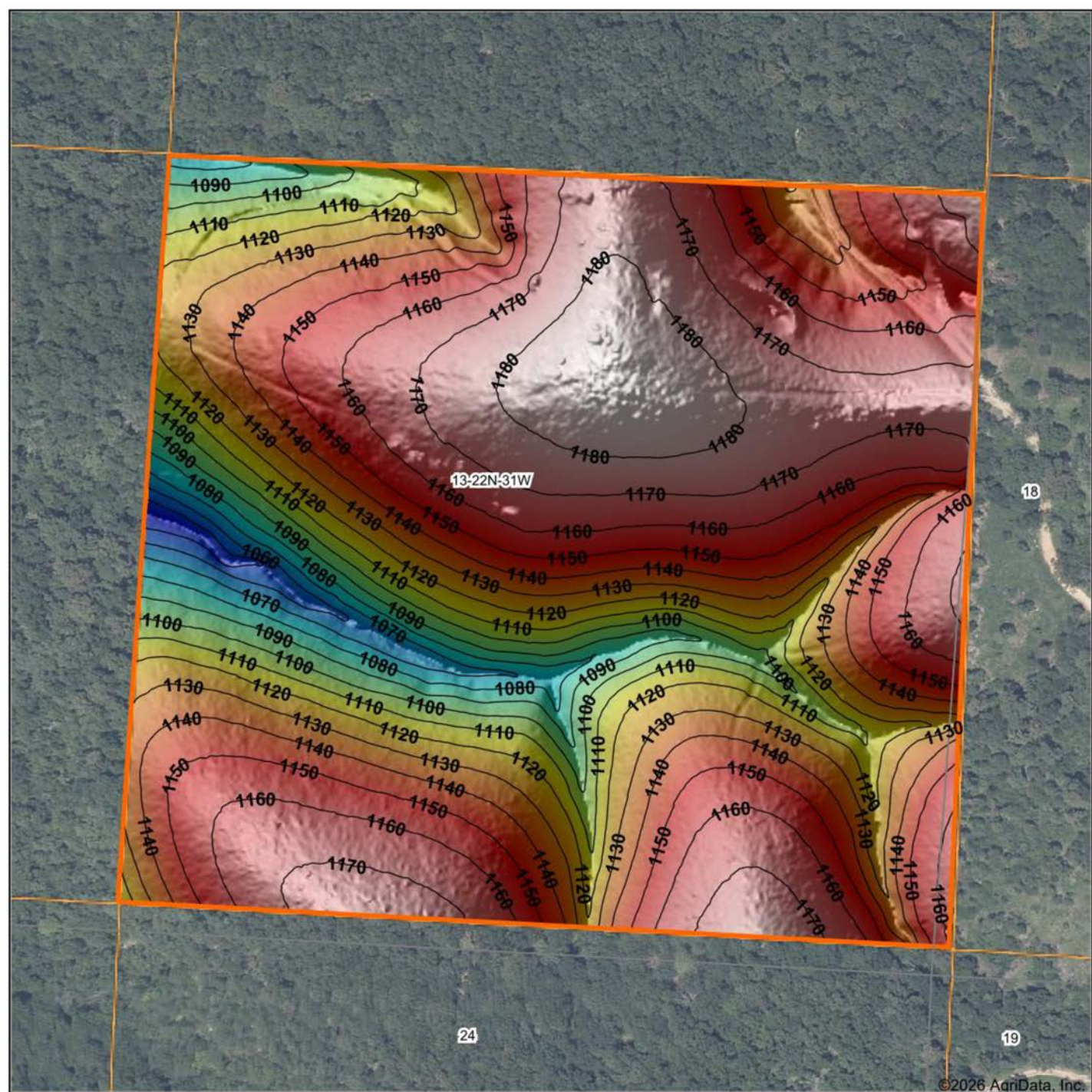


9/29/2026

13-22N-31W
McDonald County
Missouri

Boundary Center: 36° 37' 28.36, -94° 13' 42.07

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,040.1

Max: 1,187.9

Range: 147.8

Average: 1,141.3

Standard Deviation: 30.12 ft

0ft 255ft 510ft



9/29/2026

13-22N-31W
McDonald County
Missouri

Boundary Center: 36° 37' 28.36, -94° 13' 42.07

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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