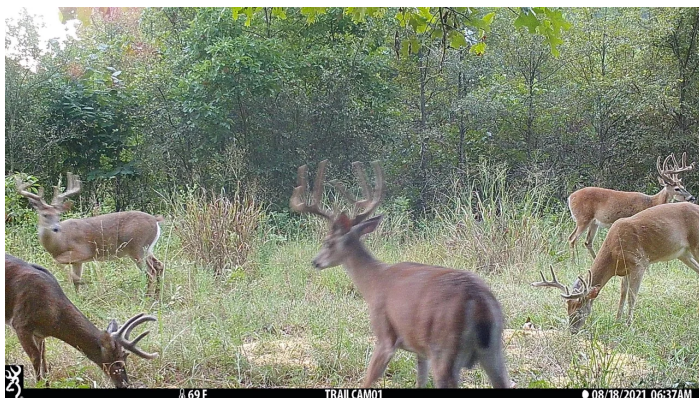


**The Secluded 299**  
1028 Utica Ln  
Southwest City , MO 64863

**\$899,000**  
299 +/- acres  
McDonald County





## The Secluded 299

### Southwest City , MO / McDonald County

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#### **SUMMARY**

**Address**

1028 Utica Ln

**City, State Zip**

Southwest City , MO 64863

**County**

McDonald County

**Type**

Residential Property, Hunting Land, Ranches

**Latitude / Longitude**

36.5842741 / -94.5651849

**Taxes (Annually)**

634

**Dwelling Square Feet**

1500

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

299

**Price**

\$899,000

**Property Website**

[https://www.mossyoakproperties.com/property/t  
he-secluded-299-mcdonald-missouri/21367/](https://www.mossyoakproperties.com/property/the-secluded-299-mcdonald-missouri/21367/)





## **PROPERTY DESCRIPTION**

This 299 acre property is located in McDonald County at 1028 Utica Ln, Southwest City, MO 64863. The farm is currently setup to run cattle with multiple pastures, catch pin, multiple ponds, barn, etc.. Deer, turkey, and small game can be found on the acreage in abundance. The 80 acre section of solid timber has several mature oaks and lays very nicely for hunting. Along the bottom areas you will find many younger walnut trees that will be ready to harvest in 10-15 years. The location of the farm is secluded yet only 45 minutes from Northwest Arkansas. The home on the property was built in 1979 and is 1500 sqft having 3 bedrooms and 1 bathroom. It is in need of some renovations to the interior and is being sold "as is". A barn sits behind the home and measures 75X34 overall and has a 30X20 concrete floor with electric. If your looking for a place that would be a phenomenal recreational property or a place to run cattle or both, this is a must see. Call Chris Hinkle at 620-215-0033 to schedule your showing.





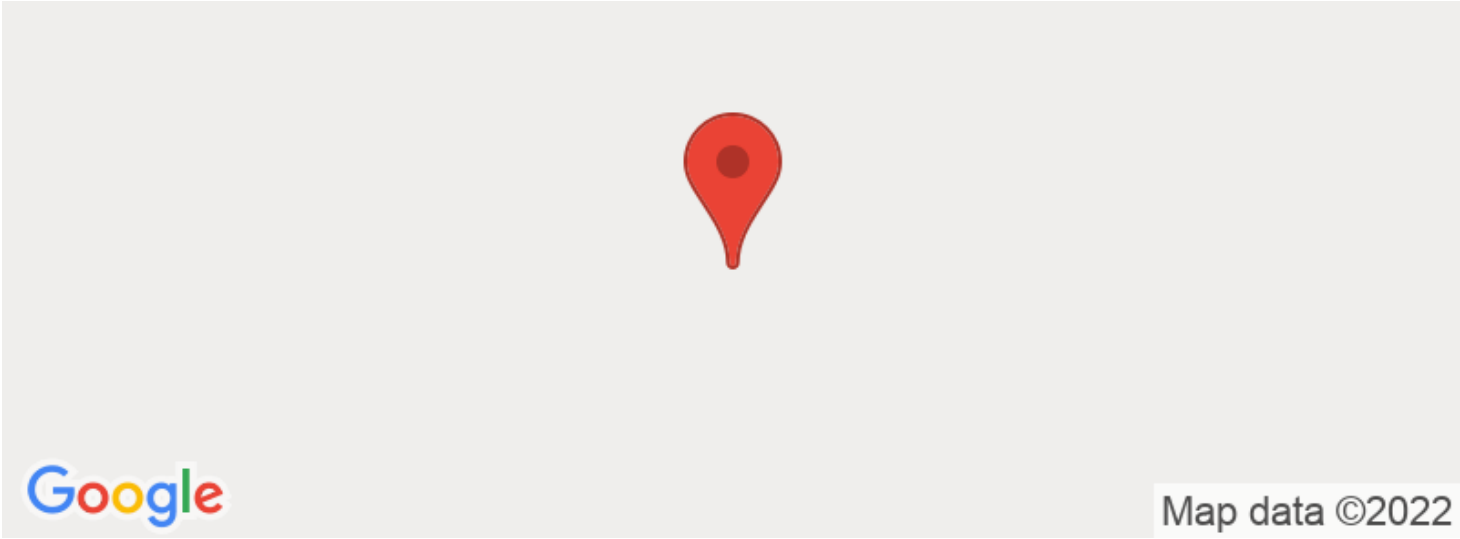
The Secluded 299  
Southwest City , MO / McDonald County

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# Locator Maps



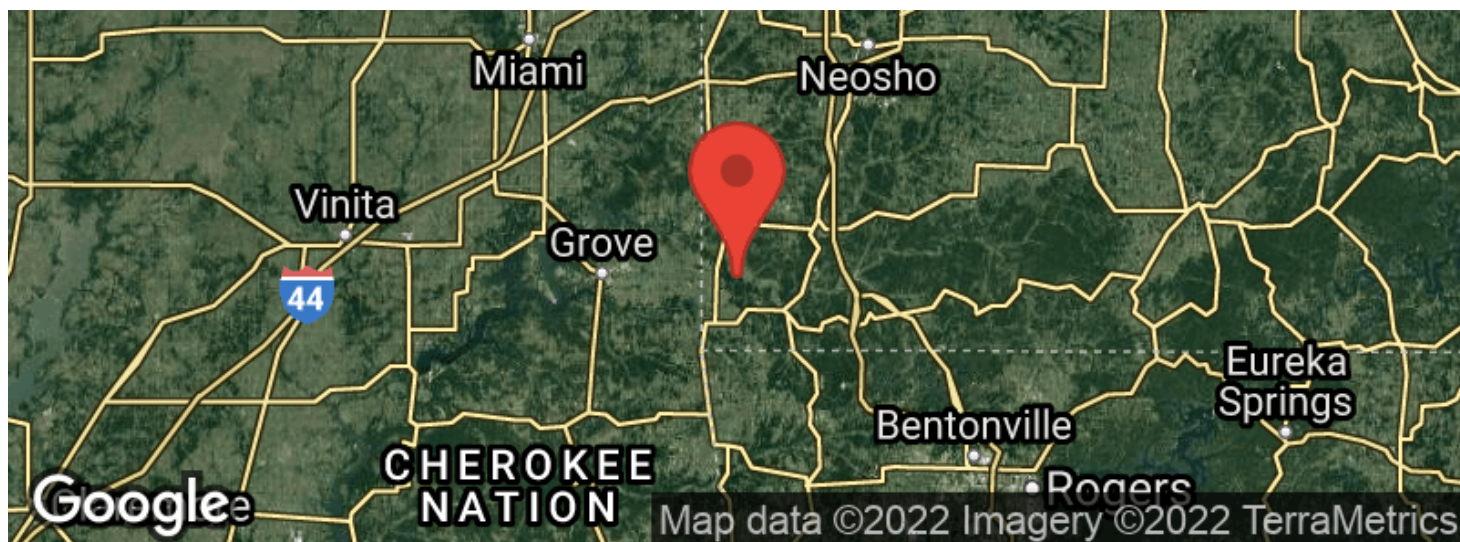
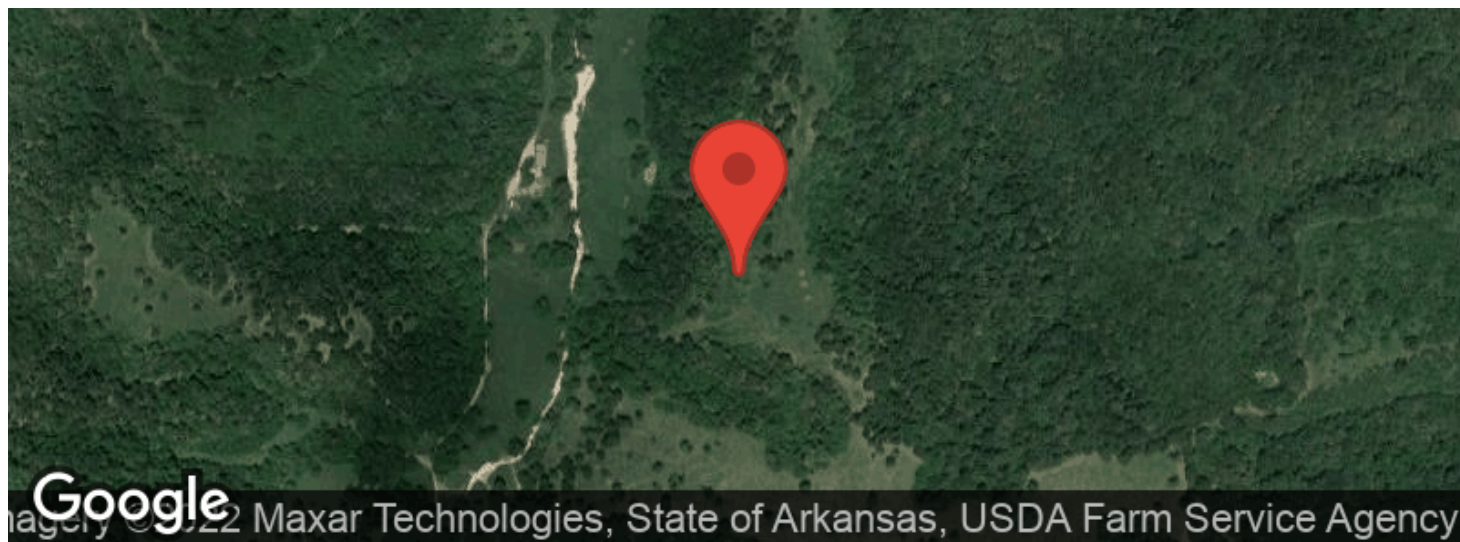
**MORE INFO ONLINE:**

**[MossyOakProperties.com](https://MossyOakProperties.com)**





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Chris Hinkle

**Mobile**

(620) 215-0033

**Email**

chinkle@mossyoakproperties.com

**Address**

21088 US Hwy 71 ste 5

**City / State / Zip**

Pineville, MO 64856

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**NOTES**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**





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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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