

Beaver Road 30  
2409 Beaver RD  
Stella, MO 64867

**\$249,500**  
30 +/- acres  
McDonald County





**Beaver Road 30**  
**Stella, MO / McDonald County**

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## **SUMMARY**

**Address**

2409 Beaver RD

**City, State Zip**

Stella, MO 64867

**County**

McDonald County

**Type**

Farms, Hunting Land, Recreational Land,  
Residential Property, Horse Property

**Latitude / Longitude**

36.6972214054395 / -94.2431116345786

**Taxes (Annually)**

292

**Dwelling Square Feet**

1816

**Bedrooms / Bathrooms**

5 / 2

**Acreage**

30

**Price**

\$249,500

**Property Website**

<https://www.mossoakproperties.com/property/beaver-road-30-mcdonald-missouri/21319/>



**MORE INFO ONLINE:**

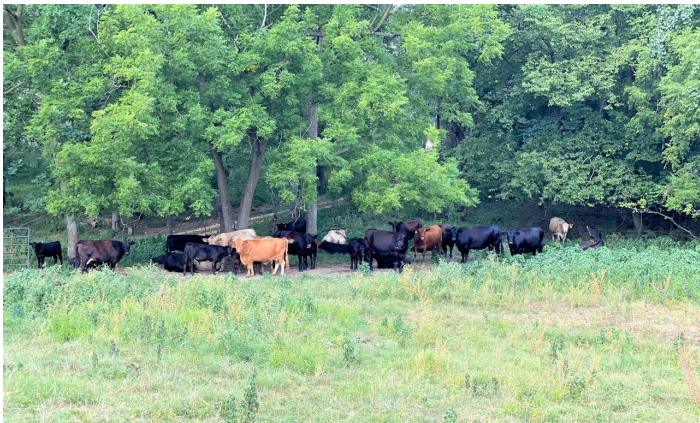
**MossyOakProperties.com**

## **PROPERTY DESCRIPTION**

This 30 acre property is located on a paved road at 2409 Beaver Rd Stella, MO 64867 in McDonald County. The home was built in 1920 and has 5 bed, 2 bath, 1,816 square foot . The acreage consists of 21 acres of pasture that has been fenced and cross fenced with 9 acres of woods and 3 ponds. The house is on well water with public water at the street and a detached garage. It also has a 780 square foot barn with a small catch pen for cattle. This farm is setup for cattle, horses or any other livestock. If you are looking for a hobby farm or a home with acreage this is a must see. Recently back on the market as of no fault of the home or property. For more information call James Pratt 870-404-4188

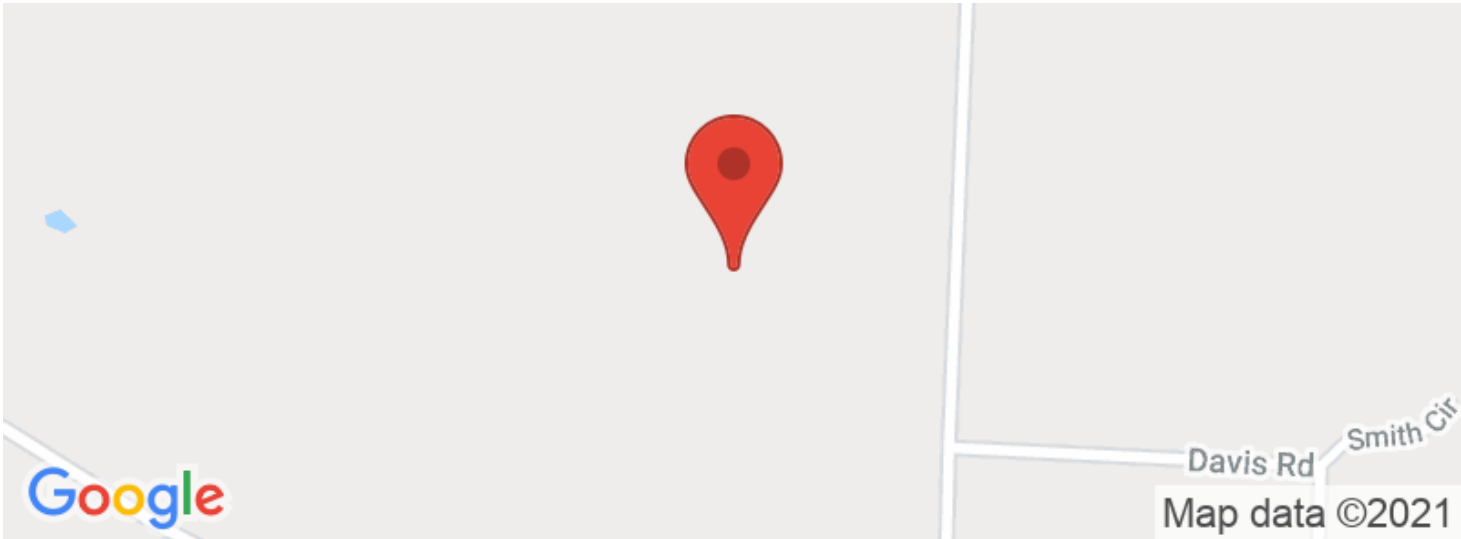


Beaver Road 30  
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# Locator Maps



# Aerial Maps



Beaver Road 30  
Stella, MO / McDonald County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

James Pratt

**Mobile**

(870) 404-4188

**Email**

jpratt@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**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **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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