

Bear Hollow Timber Property with Scenic Build Sites
30 Tharp Ln
Pineville, MO 64856

\$220,000
31± Acres
McDonald County



Bear Hollow Timber Property with Scenic Build Sites Pineville, MO / McDonald County

SUMMARY

Address

30 Tharp Ln

City, State Zip

Pineville, MO 64856

County

McDonald County

Type

Hunting Land, Ranches, Recreational Land, Timberland, Horse Property

Latitude / Longitude

36.5167 / -94.2198

Acreage

31

Price

\$220,000

Property Website

<https://arrowheadlandcompany.com/property/bear-hollow-timber-property-with-scenic-build-sites-mcdonald-missouri/52480/>



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Pineville, MO / McDonald County

PROPERTY DESCRIPTION

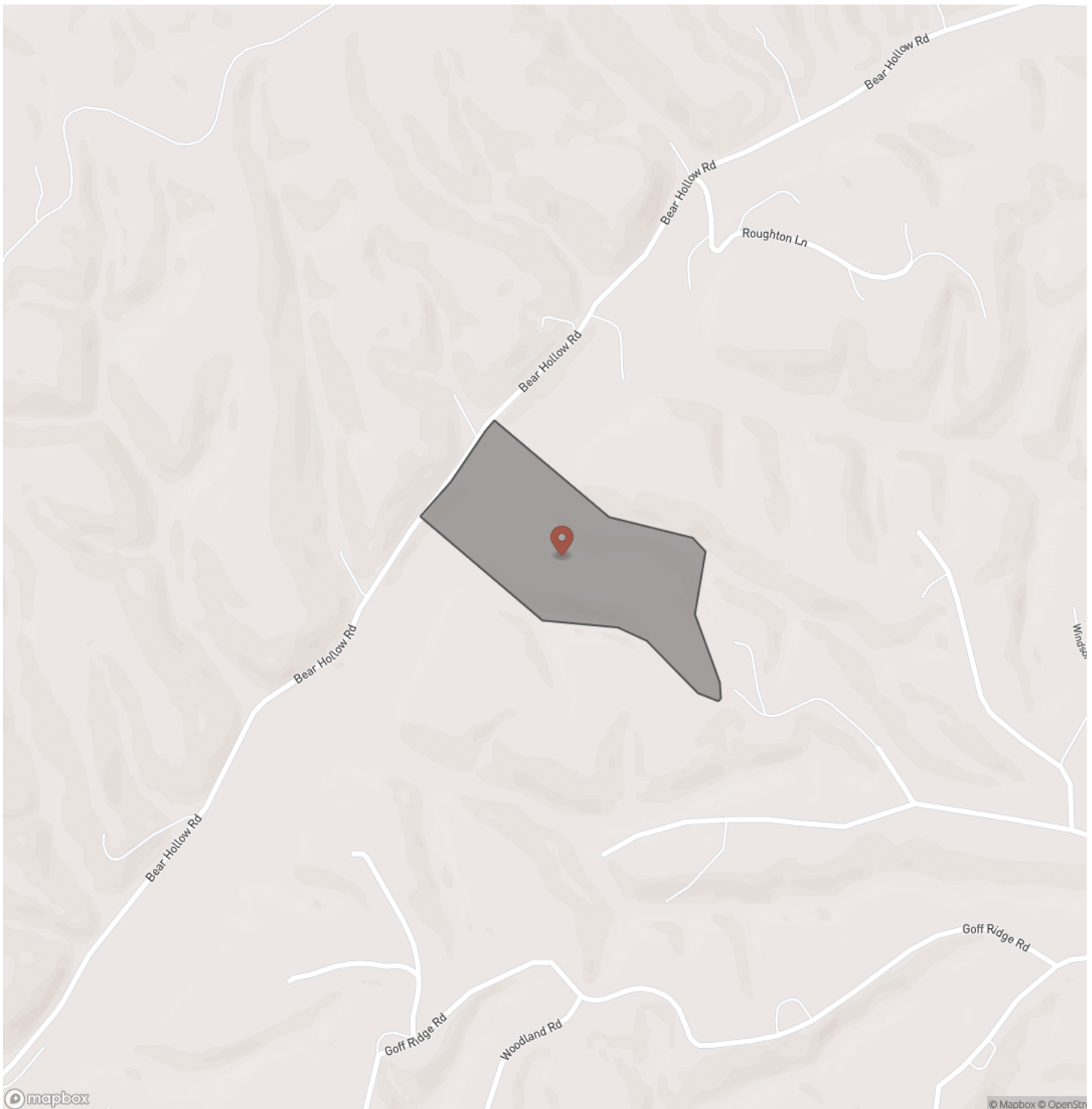
If you have been in the market for a property with awesome potential to not only call home but also experience some great hunting and recreation, then this 31 +/- acres in McDonald County, Missouri, is not one you want to miss! Located just 20 +/- minutes from both Pineville, MO, and Bentonville, Arkansas, this property's location is prime. You are just minutes from the Arkansas border and a short drive to Oklahoma, with many amenities close by. The property has the scenic Bear Creek running through, giving you several locations to build at the water's edge. The rolling topography adds a lot of character and makes this property feel much bigger than 31 acres. There are several clearings throughout the hardwood timber that could be converted into secluded food plots or build sites. The internal trail system makes the entire property easy to navigate, and there are healthy populations of whitetails, turkeys, and even a few bears and hogs in the area. The secluded pond that sits inside the timber not only offers the perfect location for a waterhole for wildlife and livestock but also holds some ducks throughout the year. With such a unique property being located in a beautiful area, it has the potential to be a great build site for your new home, hobby farm, or hunting camp! There is a mobile home on the property that is habitable but would need some immediate attention should someone want to stay in it. In addition to the homesite, there is already electricity, rural water, two deep water wells, and propane on the property, giving you all the utilities needed for your build. Lastly, there are two points of access on the property via county road, with one being at the north end and one at the very south, giving you many options for access for build sites or to add to your hunting strategy. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).



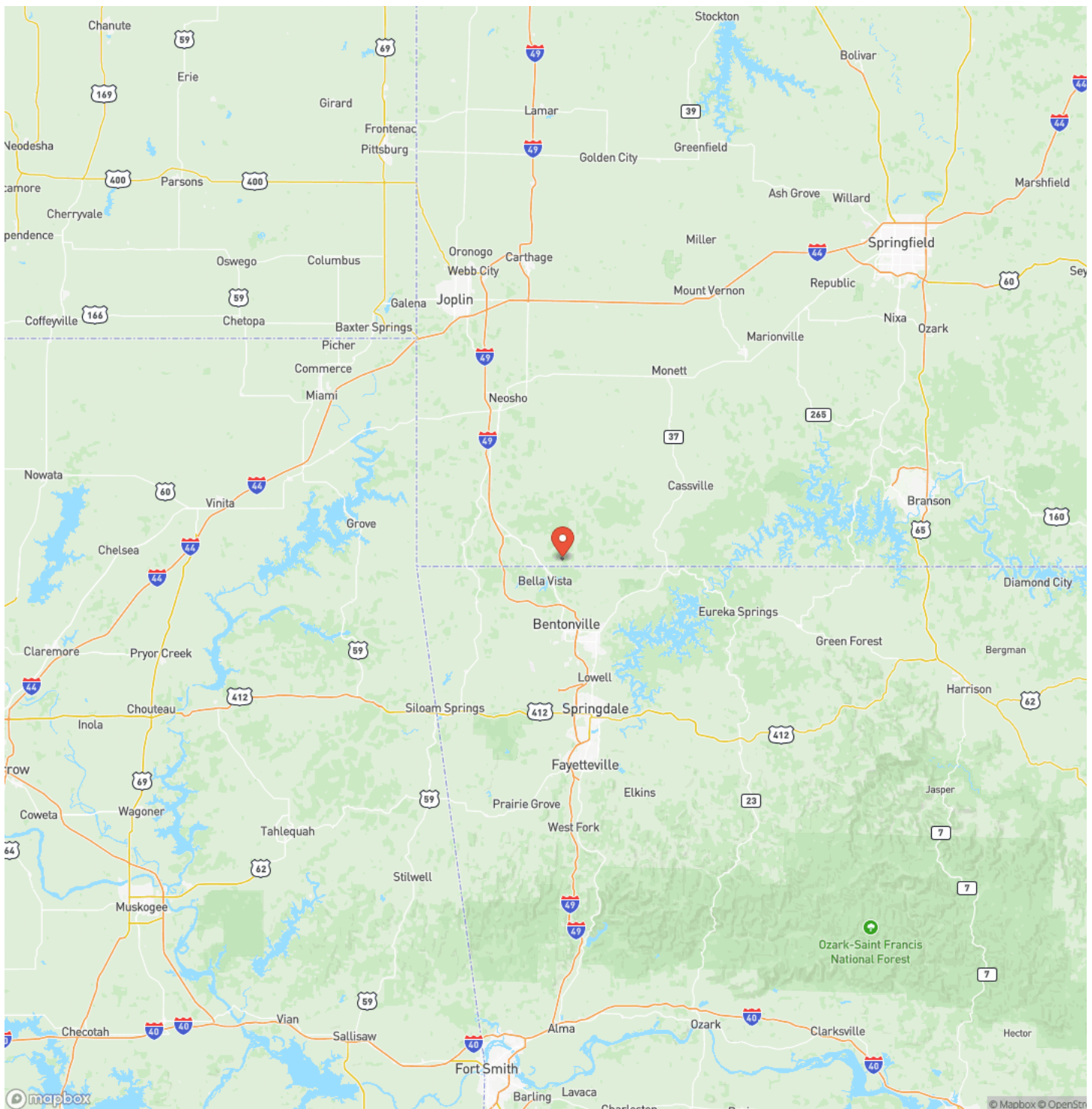
Bear Hollow Timber Property with Scenic Build Sites
Pineville, MO / McDonald County



Locator Map



Locator Map



Satellite Map



Bear Hollow Timber Property with Scenic Build Sites

LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

Louisburg, KS 66053

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal blue 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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