

Lennox Mountain 230

230.00 Acres

Barry County, MO

\$1,150,000



HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Mineral Rights
Natural Spring
Stream/River
Timber
Wooded

Land Details

Address: 0000 State Highway DD,
Seligman, Missouri 65745, USA
Closest Town: Seligman
Total Acres: 230.00
Deeded Acres: 230.00
Zoning: Agricultural (Nec)
Elevation: 1500
Mineral Rights: Yes
Estimated Taxes: \$1,000 - 2023
Source of lot size: Other



Property Summary

Large tracts of land are getting increasingly hard to find these days, making Lennox Mountain a special opportunity to own 230+/- acres. Lennox Mountain 230 in southern Barry County, Missouri, is just a mile and a half north of the Arkansas state line and about 20 miles from Rogers, Arkansas. This property has a couple hundred feet of highway frontage.





Land

The flat tops of the tract contain several acres of open pasture fields. A wet weather creek, a couple of springs, and a nice pond help ensure that wildlife and livestock have plenty of water.

This property is a beautiful hunting tract. A large population of whitetail deer and several wild turkeys call this land home.

This diverse land can accommodate a modest herd of cattle or horses, and it boasts wonderful recreational opportunities, from riding and hiking to hunting.

With the exception of a couple of open areas and the trail system, the parcel is primarily wooded, consisting of various hardwood trees and timber. The diversity of the rocks and outcroppings on this parcel changes with the topography.

Improvements

This property has a homesite one could build on, complete with a well, electric, and high-speed fiber optic internet.



Region & Climate

Southwest Missouri and Northwest Arkansas offer residents a wide variety of outdoors activities and many amenities in Bentonville, AR, and the surrounding cities. This property is close to Beaver Lake and has many hiking and biking trails. Northwest Arkansas has everything from world-class art and children's museums to fine dining and entertainment, big box stores, and hospitals.

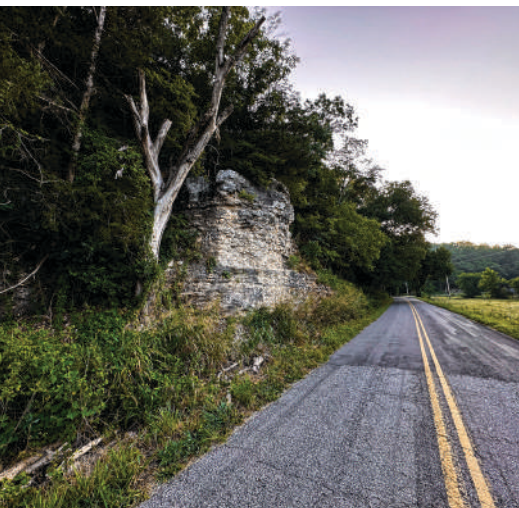
The climate is warm and temperate. Over the course of the year, the temperature typically varies from 28°F to 89°F and is rarely below 13°F or above 97°F. Rainfall can occur year-round; even in the driest month, there is likely to be precipitation. The average annual rainfall is approximately 43 inches.

Location

This property is located in Barry County along Missouri's southern border, less than 20 miles from Rogers, Arkansas.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

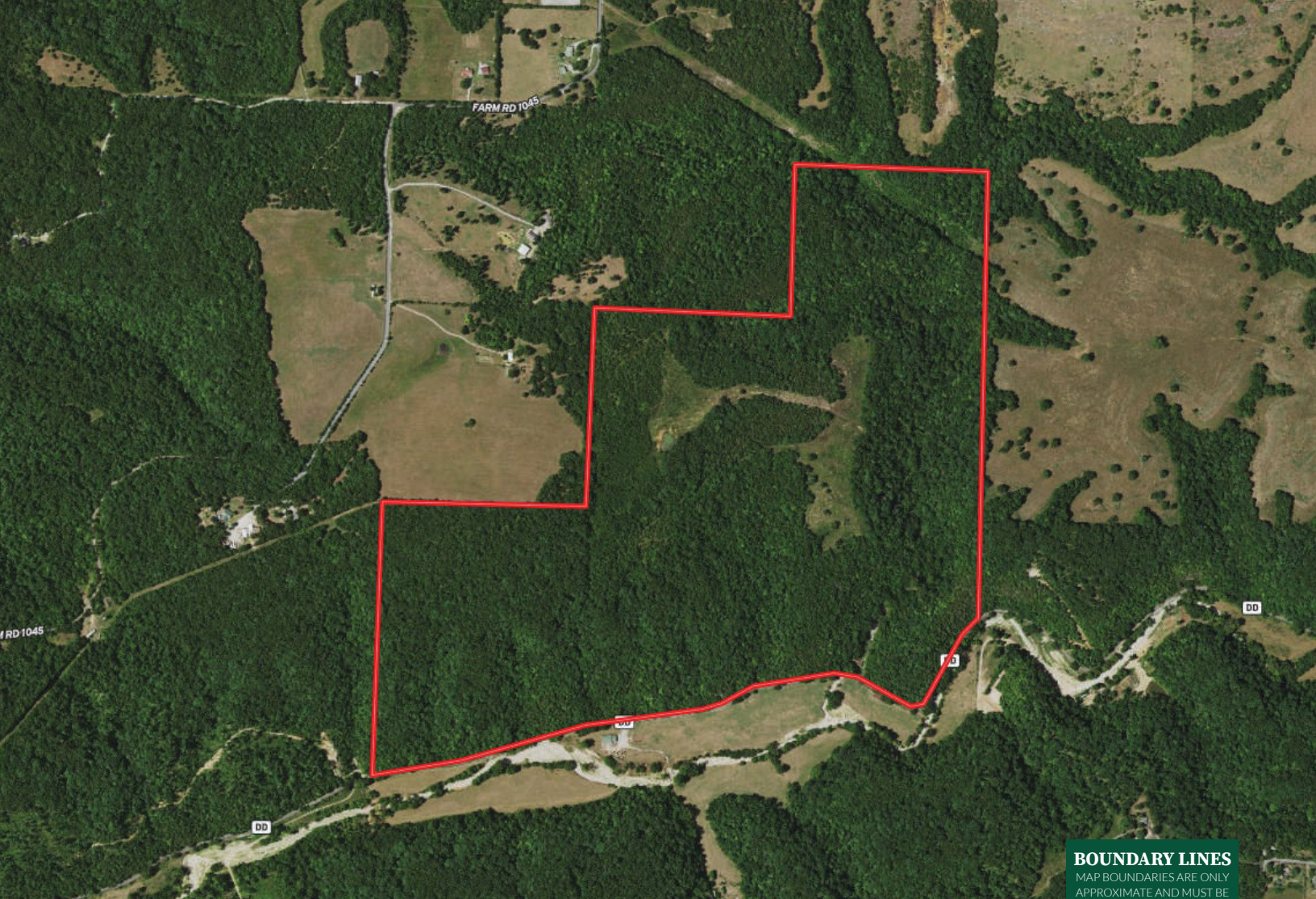


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials








BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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