McDonald 240
520 autumn Lane
Jane, MO 64856

$1,999,000
240± Acres
McDonald County







SUMMARY

Address
520 autumn Lane

City, State Zip
Jane, MO 64856

County
McDonald County

Type
Hunting Land

Latitude / Longitude
36.556132 / -94.240417

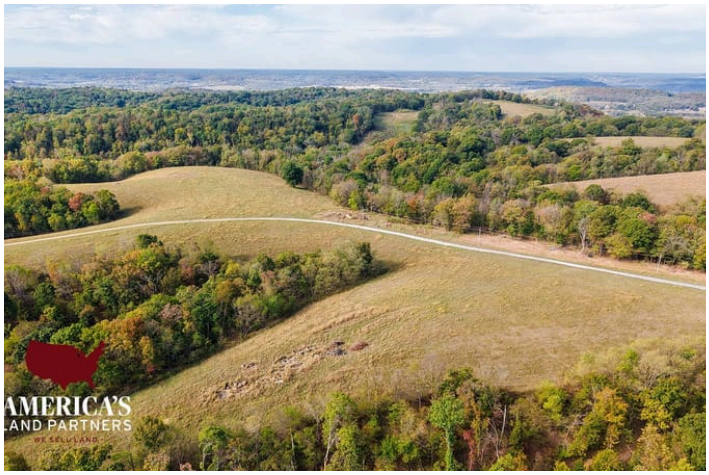
Taxes (Annually)
$970

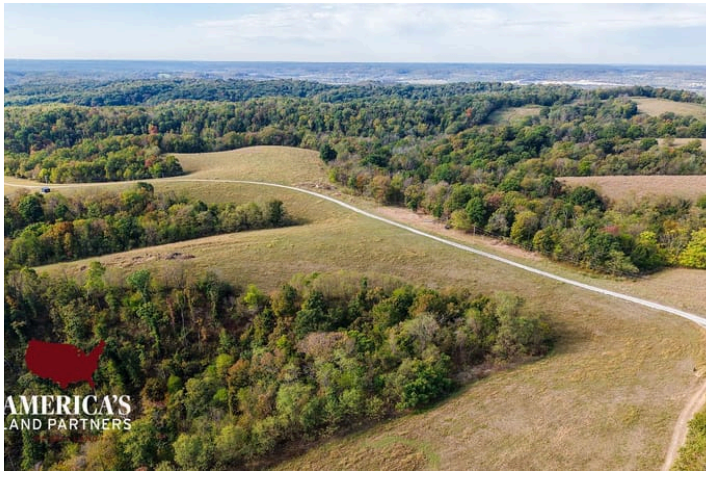
Acreage
240

Price
$1,999,000

Property Website
americas.land







PROPERTY DESCRIPTION

If you've been searching for the perfect combination of breathtaking Ozark views, outstanding hunting opportunities, recreational versatility, and a convenient location, this remarkable **240± acre property in McDonald County, Missouri**, deserves your attention!

Located just east of Pineville, Missouri, along State Highway 90, this property showcases the natural beauty and rugged character that make the Ozarks one of the most desirable places to own land. From its scenic, cleared hilltops and rolling ridgelines to its heavily wooded draws and timber-filled bottoms, this property offers an incredible combination of terrain, privacy, wildlife habitat, and development potential.

Whether you're dreaming of building a custom home overlooking the Ozark countryside, establishing a premier hunting retreat, creating a private family getaway, or investing in acreage near the rapidly expanding Northwest Arkansas region, this property offers the space, flexibility, and natural beauty to bring that vision to life.

Diverse Terrain & Unbelievable Ozark Views

One of the most impressive features of this 240± acre tract is its diverse topography and stunning elevated views.

With approximately **75% wooded acreage and 25% cleared ground**, the property provides an exceptional balance of open ridgelines, mature timber, wooded hillsides, and secluded valleys. Significant elevation changes throughout the acreage create a landscape full of character, with numerous vantage points overlooking the surrounding Ozark hills.

The cleared hilltops offer incredible opportunities for future homesites, cabins, or recreational improvements. Imagine sitting on your back porch with a cup of coffee, watching the sunrise over the rolling countryside, or enjoying a peaceful evening as the sun sets beyond the distant ridgelines.

The wooded draws and timber-covered bottoms provide a beautiful contrast to the open hilltops, creating a sense of seclusion and natural beauty that is increasingly difficult to find this close to a growing metropolitan area.

Outstanding Hunting & Wildlife Habitat

For the serious outdoorsman, this property has the ingredients to become an exceptional hunting and recreational destination.

The combination of thick timber, secluded draws, natural travel corridors, and open ridge tops creates diverse habitat that can support whitetail deer, wild turkey, and other native Ozark wildlife.

The varied terrain provides opportunities for strategic stand placement, wildlife observation, and future habitat improvements. The wooded draws and lower elevations offer potential bedding and travel cover, while the cleared areas could be utilized for strategically placed food plots, wildlife openings, or other habitat enhancements.

With 240± contiguous acres, there is plenty of room to spread out, explore, and enjoy the outdoors without feeling crowded. Whether your passion is chasing mature Ozark whitetails, calling spring gobblers, hiking the ridgelines, or simply spending time in nature, this property provides an exciting canvas for years of outdoor enjoyment.

For buyers interested in wildlife management, the acreage also offers opportunities to develop a long-term habitat improvement plan tailored to their hunting and conservation goals.

Multiple Potential Building Sites

Finding a property with privacy, acreage, beautiful views, and convenient access can be a challenge. This tract offers all four!

The elevated, cleared ridgelines provide several attractive locations to consider for a custom home, hunting cabin, weekend retreat, or future family compound.

Picture a beautiful custom home positioned high above the surrounding countryside, with expansive windows and an outdoor living area designed to capture the incredible views. Or perhaps a secluded hunting cabin tucked along a wooded ridge, offering the perfect place to unwind after a day in the woods.

With electricity available in the area and potential access to water, buyers have an opportunity to explore future improvements while maintaining the property's natural character. Utility connections, building suitability, and any required improvements should be verified during the buyer's due diligence.

The property's size also offers room for additional recreational amenities, private trails, outbuildings, or other improvements, subject to applicable regulations and site conditions.

A Recreational Paradise with Room to Explore

Beyond its hunting potential, this property offers an abundance of recreational possibilities.

Imagine spending weekends riding ATVs or side-by-sides through the hills, hiking wooded trails, exploring secluded valleys, or enjoying peaceful evenings around a campfire with family and friends.

The substantial acreage provides room to establish a private trail system connecting the cleared hilltops, timbered ridges, and lower wooded areas. Whether you enjoy photography, birdwatching, wildlife management, or simply escaping the noise of everyday life, this property offers an opportunity to enjoy the outdoors on your own terms.

Its combination of open and wooded acreage makes it equally appealing to buyers looking for a private country estate, recreational investment, or a place to create lasting family memories.

LOCATION, LOCATION, LOCATION!

Seclusion and privacy without sacrificing convenience!

One of the property's greatest advantages is its proximity to Bella Vista, Arkansas, and the thriving Northwest Arkansas region.

Located approximately 10 minutes from Bella Vista, this property offers a rare opportunity to enjoy the peace and quiet of rural Missouri while remaining within convenient reach of shopping, restaurants, healthcare, golf courses, outdoor recreation, and everyday amenities.

Northwest Arkansas continues to attract attention for its economic activity, employment opportunities, outdoor lifestyle, and growing communities. The area's expanding population and development make nearby recreational and residential acreage especially appealing to buyers seeking more space outside the city.

Imagine having 240± acres of beautiful Ozark countryside to call your own while still being able to enjoy the conveniences of Bella Vista, Bentonville, Rogers, and the surrounding communities.

For buyers who work in Northwest Arkansas but prefer the privacy and freedom of country living, this property offers a compelling combination of location and lifestyle.

Investment Potential & Flexible Acreage Options

In addition to its recreational and residential appeal, this property presents an interesting opportunity for buyers seeking larger acreage near Northwest Arkansas.

The combination of scenic views, highway access, varied terrain, and proximity to a growing region provides several potential long-term uses.

Buyers may choose to preserve the entire 240± acres as a private recreational retreat, develop a personal residence, or explore future division into smaller tracts.

Don't need all 240 acres? The seller is willing to consider dividing the property into smaller parcels!

This flexibility opens the door for buyers interested in a smaller hunting property, a scenic homesite, or a manageable recreational getaway without purchasing the entire acreage.

Potential divisions and parcel configurations would be subject to seller approval, survey requirements, legal access, and applicable county regulations.

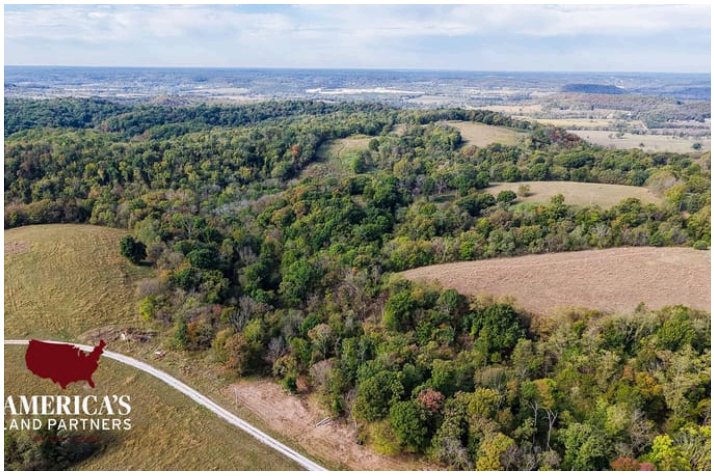
Property Highlights

- **240± contiguous acres** in scenic McDonald County, Missouri
- Convenient location just east of Pineville along State Highway 90
- Approximately **75% timber and 25% cleared acreage**
- Breathtaking panoramic views from elevated, cleared hilltops
- Beautiful Ozark topography with significant elevation changes
- Timber-filled bottoms, wooded draws, and scenic ridgelines
- Excellent potential for whitetail deer and wild turkey hunting
- Opportunities for food plots and wildlife habitat improvements
- Multiple potential homesites with incredible views
- Ideal for a private estate, hunting retreat, or weekend getaway
- Ample acreage for hiking, ATV riding, and outdoor recreation
- Electricity available in the area, with potential water access
- Approximately 10 minutes from Bella Vista, Arkansas
- Convenient access to the growing Northwest Arkansas region
- Seller willing to consider dividing into smaller tracts

Your Own Piece of the Ozarks Awaits!

Properties that combine this much acreage, beautiful terrain, incredible views, recreational opportunity, and convenient access to Northwest Arkansas deserve serious consideration.

Whether you're an avid hunter looking for your next recreational property, a family searching for the perfect place to build a dream home, or an investor interested in land near a growing region, this 240± acre McDonald County property offers tremendous versatility.


AMERICA'S
AND PARTNERS


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AND PARTNERS

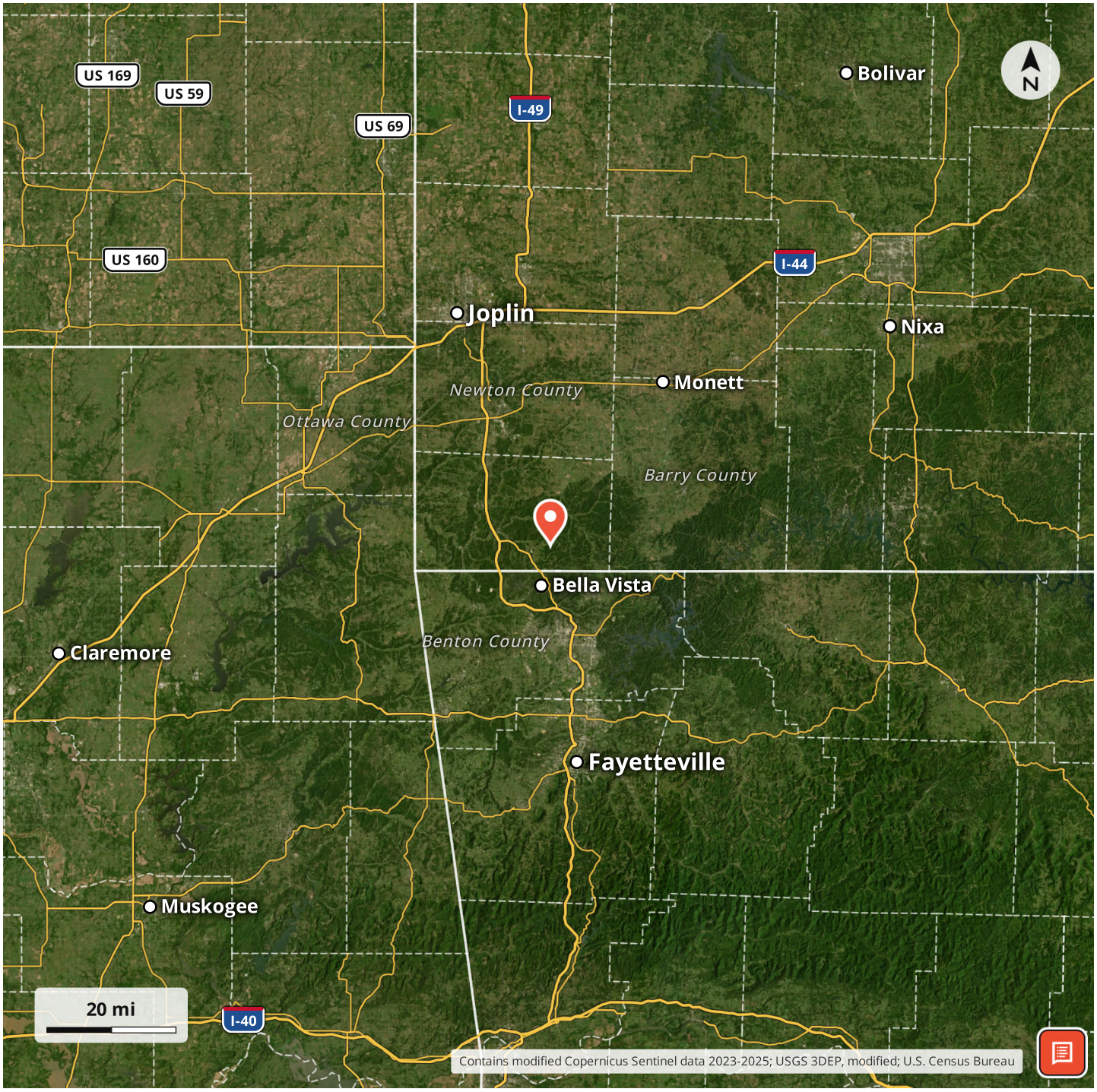

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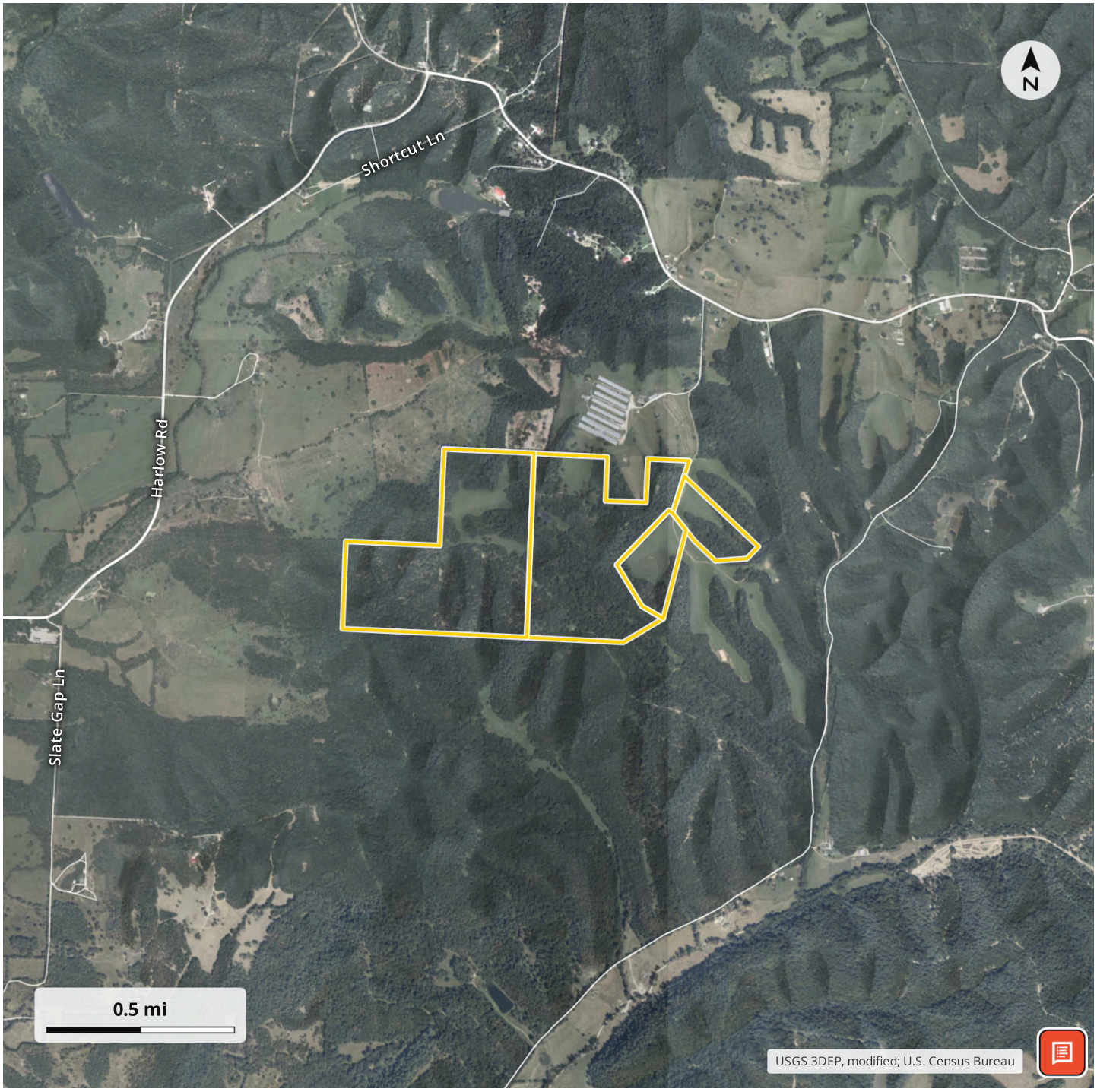

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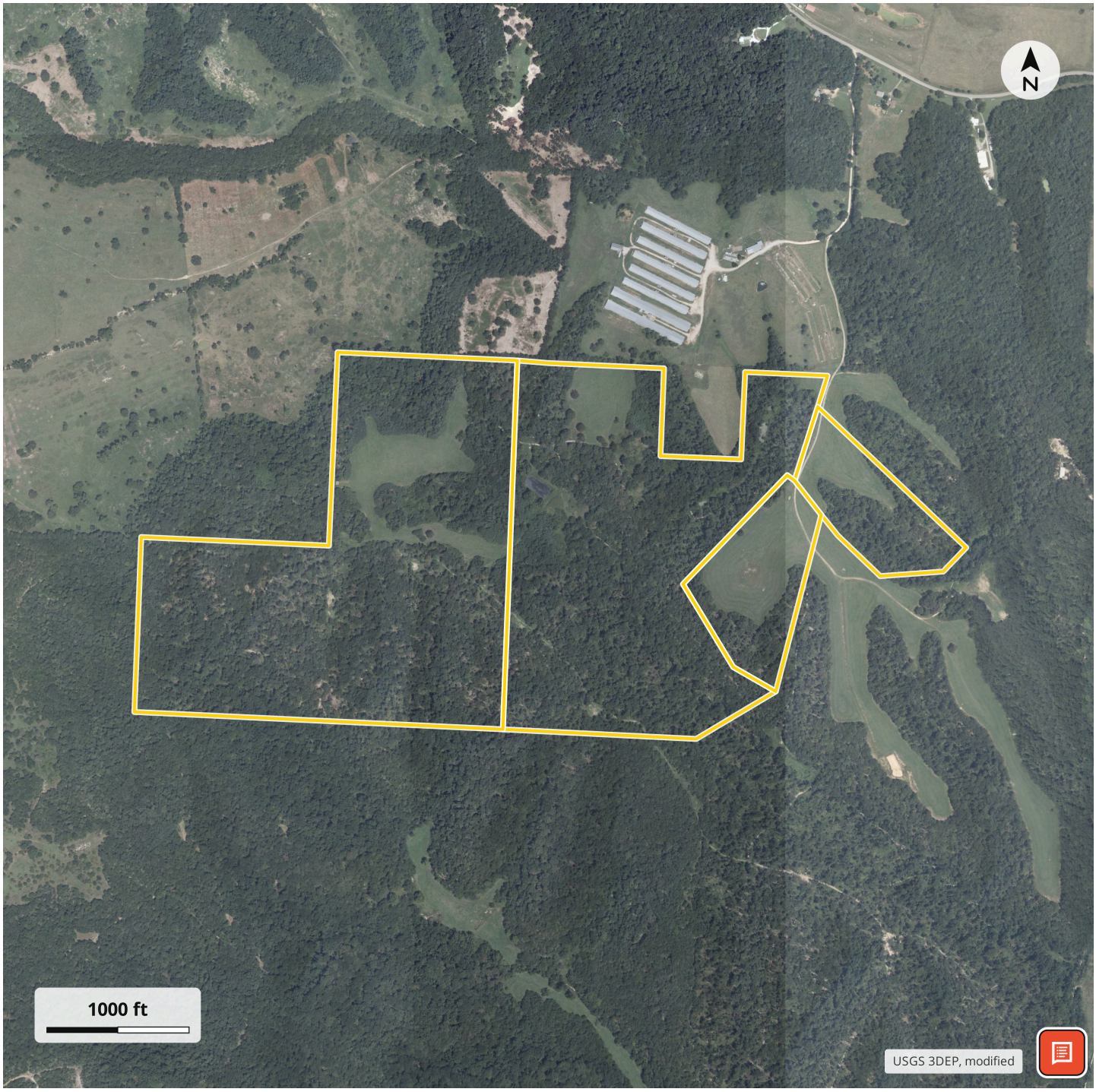
Regional Map



Locator Map


N
Shortcut Ln
Harlow Rd
Slate Gap Ln
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Wyatt Jackson

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(816) 289-0578

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wjackson@americas.land

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108 W. Dallas St #10

City / State / Zip
Broken Arrow, OK 73025

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