

An aerial photograph of a farm property. On the left is a large, single-story house with a dark grey gabled roof and stone accents. A paved driveway leads to the house. To the right of the house is a large, white barn with a blue metal roof. The property is surrounded by lush green trees and a well-maintained lawn. In the background, a body of water is visible, bordered by more trees and a sandy area.

Double Sugar Creek Farm

23.50 Acres

McDonald County, MO

\$650,000

HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road
Borders Public Lands
Fishing
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Stream/River
Water View
Waterfront

Land Details

Address: 7126 Big Sugar Creek Road,
Pineville, Missouri 64854, USA
Closest Town: Pineville
Total Acres: 23.50
Estimated Taxes: \$1,116.62 - 2023

Building Details

Homes: 1
Finished Sq. Ft.: 1,600
Bedrooms: 2
Full Bathrooms: 2
Basement: None
Parking Types: Driveway
Outbuildings: 2
Types of Outbuildings: Shop with apartment
Other Improvements: Shop/apartment



Property Summary

Waterfront access to Big Sugar Creek! The 23.5+/- acre property is conveniently located 20 miles from Northwest Arkansas on paved roads. In 2012 the 1600 sq ft home was built using insulated concrete forms providing exceptional energy efficiency, and strength. Double Sugar Creek Farm is a one of a kind recreational property with opportunities to float the creek, fish for small mouth, hunt whitetail deer, and chase after the occasional turkey.





Land

The land on Big Sugar Creek consists of level creek bottoms and a timbered ridgetop. Deer can be seen regularly coming out of the timber into the bottoms to feed.

Improvements

The custom home constructed in 2012 has a lot to love. The home was constructed with efficiency, durability, and strength in mind when they chose to use insulated concrete forms. The home consists of 2Br, 2Ba, an office, a FEMA approved safe room inside the master closet, stained concrete floors, custom cabinets, walk in tile shower, full length deck, and a large screened in porch with a wood burning fireplace to enjoy the creek while watching the sun go down.



The large shop has a 2 story apartment inside that backs up to the creek. It includes a kitchen, bathroom, laundry, living space, large sleeping quarters upstairs, and 2 screened in porches. The apartment has been used as a short term rental in the past and could be used as that again. Much of the shop has been insulated with spray foam, has a large roll up door for parking your equipment inside, a lean to, shelving, a cat walk, and high ceilings.





Recreation

The recreational opportunities are endless here. The property has excellent hunting, fishing, floating, and gardening. Also Big Sugar Creek State Park which consists of 2000 acres corners up to Northwest corner of the property. Huckleberry Ridge Conservation Area is just across the creek about a 10 minute drive away with 2100 acres of public land for hunting, camping, hiking, and exploring. A very active and extensive off road park is only 10 miles away for the off roading enthusiast.

Region & Climate

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



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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.

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- RICK STEINER, SELLER/BUYER

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

 Boundary



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