



Estate on Mountain Road

20.40 Acres | McDonald County, MO | \$1,250,000

HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
House/Cabin
Hunting - Big Game, Predator/
Varmint & Small Game
Outbuilding/Barn/Shed/Shop
Timber
Wooded

Land Details

Address: 1279 Mountain Road,
Washburn, Missouri 65772, USA
Closest Town: Washburn
Total Acres: 20.40
Deeded Acres: 20.40
Zoning: Residential
Elevation: 1300
Estimated Taxes: \$2,608 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2-Story
Finished Sq. Ft.: 4072
Bedrooms: 6
Full Bathrooms: 4
Basement: None
Parking Types: Detached Garage,
Attached Garage, Carport & Driveway
Outbuildings: 2
Types of Outbuildings:
Detached Shop/Garage
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace



About This Property

Estate on Mountain Road is a 5,600± sq ft Colonial-style home on 20.4 secluded acres near Pea Ridge, Arkansas. 6 beds, 4.5 baths, large kitchen, formal and informal living areas, his and hers master baths, exercise room, attached 2-car garage and a detached shop with 2-car garage and guest apartment.





About This Property

The Estate on Mountain Road is a country retreat set on 20.4 acres just a short drive from Pea Ridge, Arkansas. This 5,600± sq ft Colonial-style home includes both formal and informal dining and living areas, a large kitchen, and a covered front and back porches. The great room is highlighted with a beautiful fireplace, beautiful windows along the back porch area, and it is open to the large kitchen and informal dining room. The spacious primary master suite boasts his and hers bathrooms and closets. The main level also has a large office, a second bedroom, and a half bath. An exercise gym and large storage pantry are conveniently located off the attached two-car garage. Additional features include a cozy fireplace and energy-efficient double-pane vinyl windows. This house has well-thought-out storage with multiple pantries, linen closets, attic, and loft storage.

Upstairs, you'll find a large loft landing, four additional bedrooms, and two jack-and-jill bathrooms, providing ample space for family and guests.

The detached shop building includes a two-car garage, workshop area, stainless steel commercial sink, and a 36×16 guest apartment, ideal for extended family, in-laws, or visitors seeking a retreat. The shop interior finishes have a rustic feel with rough-sawn hardwood wall siding.

Outdoors, the property has level and gently sloping terrain, mature trees, and open spaces that feel secluded yet welcoming. Fenced on one side with wire fencing, the acreage is perfect for recreation, gardening, or simply enjoying nature. A spacious deck and covered porch provide excellent spots to gather with loved ones or soak in the panoramic views.





Key Highlights:

- 6 Bedrooms | 4 Full Baths | 1 Half Bath
- 5,600± sq ft living area
- Attached 2-car garage
- Detached Shop with 2-car garage and apartment
- 20.4 acres of scenic, rolling land
- Covered front porch, spacious deck
- Private well, propane, and electric utilities

Please contact the listing agent to schedule a qualified private showing.



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Hayden Outdoors *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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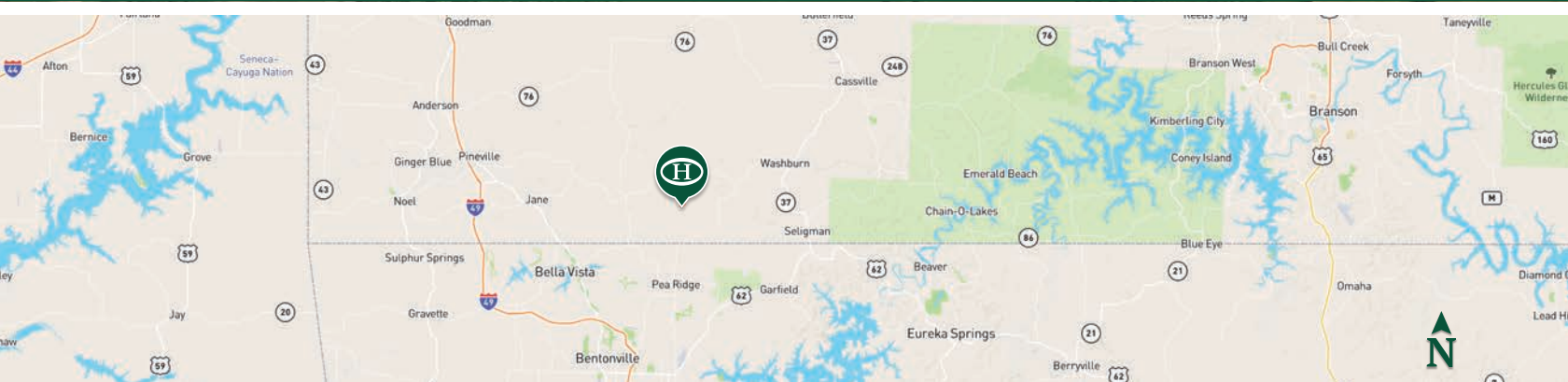




 Boundary

BOUNDARY LINES

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



Allen Treadwell

📍 Salesperson, Licensed in AR, KS, MO & OK

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