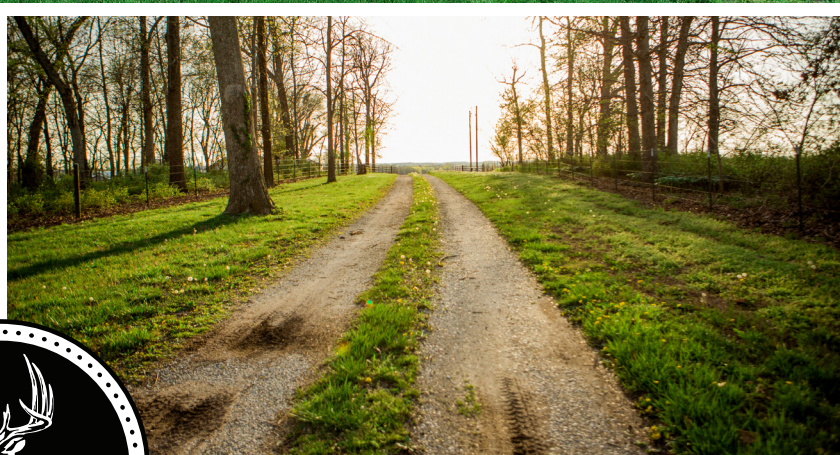


MIDWEST LAND GROUP PRESENTS

38.71 ACRES

CHRISTIAN COUNTY, MO

620 WASHAM ROAD, CLEVER, MISSOURI, 65631



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME AND SHOP ON EXCELLENT PASTURE GROUND

This gorgeous farm is tucked down a private driveway just off of a paved county road and provides the owners with no shortage of Ozark views! As you approach the home you will be greeted by a large shop and in-ground swimming pool. This home consists of 2,760 square feet including 2 bedrooms and 2 full baths. Walking in, you will immediately notice the large all-season living room including a custom stonework wood burning fireplace and ample windows for natural lighting. The large open layout kitchen and dining area, as well as home office space, add to the usability of the square footage.

Enjoy the sunny days lounging by the 18'x40' in-ground pool recently equipped with an Ultraviolet (UV) sanitization system. In addition to the large pool is a 30'x18' covered pavilion equipped with electricity which is also great for entertaining guests! The 50'x60'

shop building features three overhead shop doors, a 12'x60' lean-to, concrete floor, 220 electricity service, and 2 large indoor horse stables including a small tack room to name a few. This shop building provides ample storage for equipment and supplies.

All of these improvements are situated on a gently rolling 38.71 +/- acres lying just southwest of Clever, Missouri. Consisting of mostly open pasture this acreage is fantastic for any livestock. Cross-fenced with multiple paddocks and automatic waterers, a rotational grazing operation would provide ample fescue grass! Approximately 10 wooded acres are located near the road providing additional privacy and shelter for your livestock. This property truly checks all the boxes! Do not hesitate to set up your private showing today.



PROPERTY FEATURES

PRICE: **\$749,000** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **38.71**

- 2,760 sq. ft. home
- 2 bedroom 2 bath
- All-season room
- Outdoor wood furnace
- 18'X40' in-ground pool
- 30'X18' pavilion
- 50'x60' shop and lean-to
- Automatic waterers
- Fenced and cross-fenced
- 38.71 +/- acres



2,760 SQUARE FOOT HOME

Walking in, you will immediately notice the large all-season living room including a custom stonework wood burning fireplace and ample windows for natural lighting. The large open layout kitchen and dining area, as well as home office space, add to the usability of the square footage.



2 BEDROOM 2 BATH



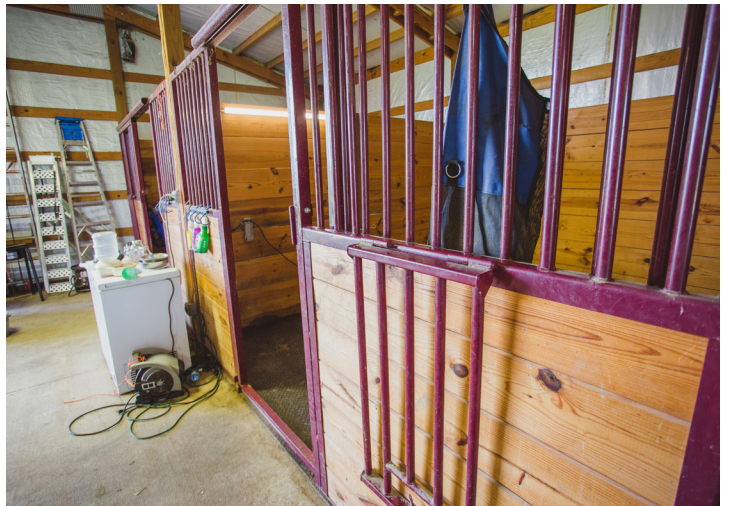
18'X40' IN-GROUND POOL



30'X18' PAVILION



50'X60' SHOP AND LEAN-TO



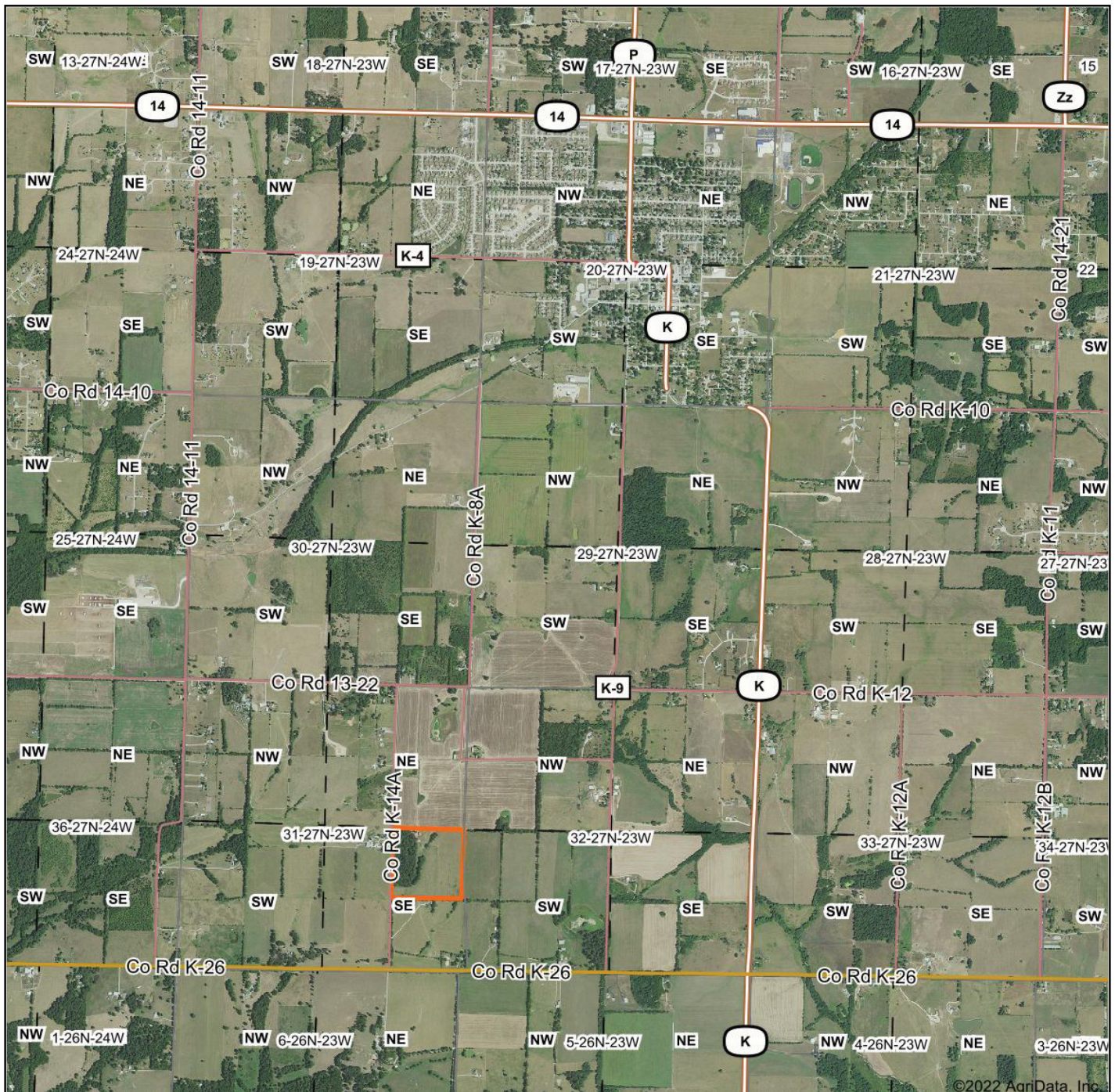
AUTOMATIC WATERERS



FENCED AND CROSS-FENCED



AERIAL MAP



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Maps Provided By:



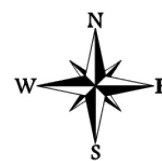
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Map Center: 37° 0' 56.09, -93° 28' 39.23

0ft 2901ft 5801ft

29-27N-23W
Christian County
Missouri



4/17/2022

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 1,300.2
Max: 1,351.2
Range: 51.0
Average: 1,327.7
Standard Deviation: 9.42 ft

0ft 272ft 545ft

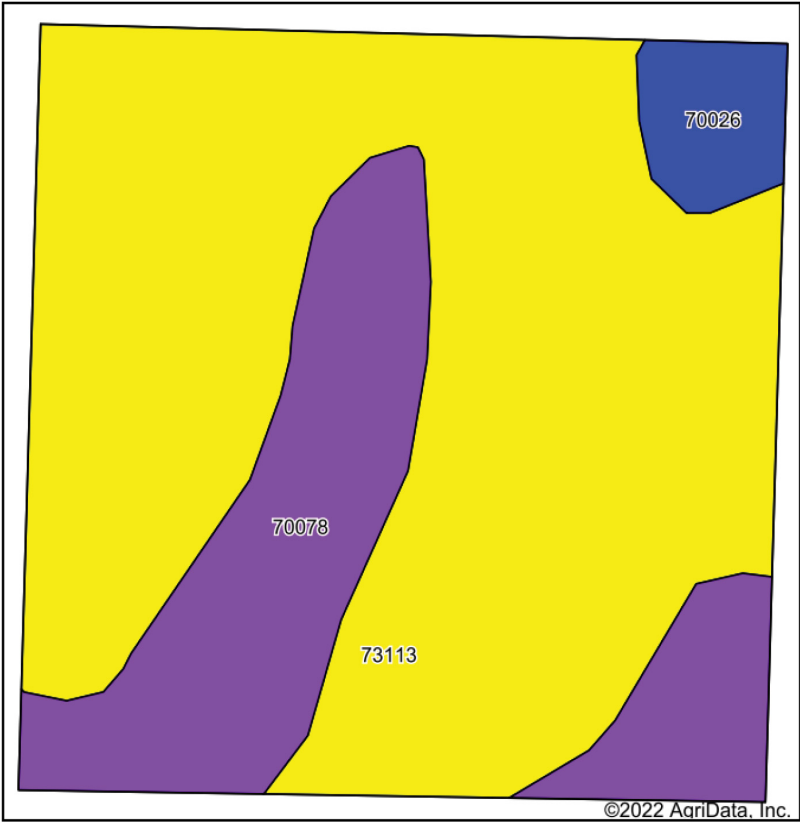


4/17/2022

31-27N-23W
Christian County
Missouri

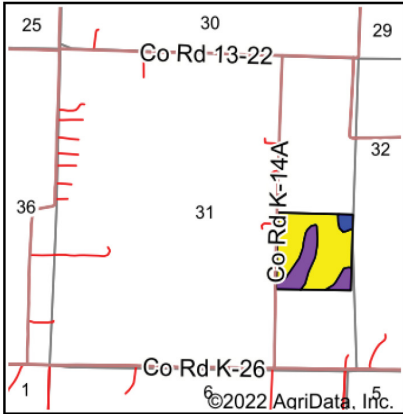
Map Center: 36° 59' 58.26, -93° 29' 8.68

SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**
County: **Christian**
Location: **31-27N-23W**
Township: **Lincoln**
Acres: **38.71**
Date: **4/17/2022**



Maps Provided By:



Area Symbol: MO043, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Corn	*n NCCPI Soybeans
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	27.76	71.7%		IVs		41	25
70078	Goss-Rueter complex, 8 to 20 percent slopes	9.42	24.3%		Vle		43	31
70026	Tonti silt loam, 1 to 3 percent slopes	1.53	4.0%		Ile	6	43	32
Weighted Average					4.41	0.2	*n 41.6	*n 26.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AGENT CONTACT

To say that Buddy Hyde knows the outdoors would be an understatement. An avid outdoorsman, Buddy loves bow hunting, bass fishing, and waterfowl hunting. When he and his wife, Amanda, aren't tending to their small beef cattle farm in Marshfield, Missouri, you just might catch them as guest hosts on a hunting show on The Outdoor Channel. Their son, Easton, has also caught the outdoor bug ... so much so that his first youth hunt (in which he successfully harvested a great buck) can be seen on a film that placed second in the Badlands Film Festival. Buddy was born on a military base in Germany and attended Mountain Grove Missouri high school and Missouri State University, where he earned a Bachelor's of Science degree in Business Administration.

He began his career working for a nationwide agricultural seed company then transitioned into management roles within the transportation industry. But real estate kept calling his name. His father had owned a real estate brokerage company for 15 years, and it's something he always had an interest in. So, he decided to bring his passion for land, background in the agricultural business, and friendly personality to Midwest Land Group, where he can make a living connecting buyers and sellers with their dream properties, just like his father did. If you're looking for land in southwest Missouri and wish to work with a genuine, outgoing, hardworking agent, then look no further than Buddy Hyde. He'll do everything he can to ensure you're 100% pleased with your real estate transaction.



BUDDY HYDE, LAND AGENT
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MidwestLandGroup.com

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