

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

TEXAS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT BUILD SITE READY FOR YOUR NEW HOME

This 40 +/- acre property is approximately 1 mile off of a paved highway and has multiple areas that would work well to build a new home and start your country lifestyle. As you pull onto the property you will see the gate that allows vehicles to easily pull in and out onto the county road. The land is mostly level with a couple of slightly rolling hills and a few shade trees near the entrance. There is a wet weather creek that holds some water during the rainy seasons. There is an electric service close by this property and can be run onto this land

easily. There is a small pond that could be used to water livestock. The south and east sides of this property are fenced tight with 5-strand barbed wire. The property provides good-quality soils for growing if gardening is on your list of desired traits. Getting to town is easy with a well-maintained county road then onto Highway 17. So whether you are looking to add 40 +/- acres of pasture ground to your current operation or want to get out of the city, you can't go wrong with this property! Give me a call at (417) 671-3117 to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$125,000** | COUNTY: **TEXAS** | STATE: **MISSOURI** | ACRES: **40**

- Country living
- Great build sites
- Small pond
- Good soils
- Mostly pasture
- Starter homestead property
- Fenced on 2 sides
- County road access
- 10 minutes to Summersville
- 20 minutes to Houston



40 +/- ACRES



GREAT BUILD SITES



AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 37° 15' 6.16, -91° 45' 53.08

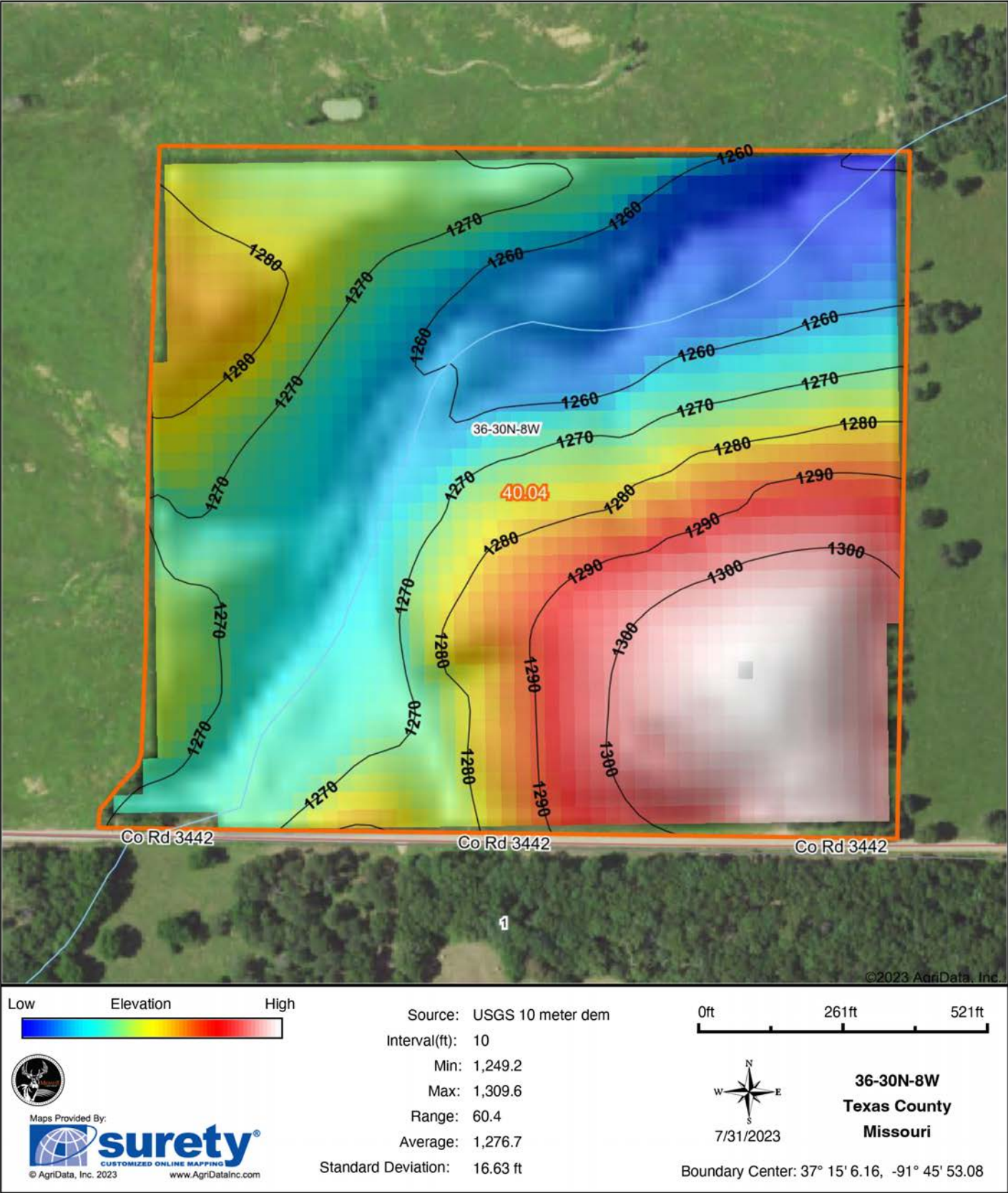
36-30N-8W
Texas County
Missouri

0ft 271ft 543ft

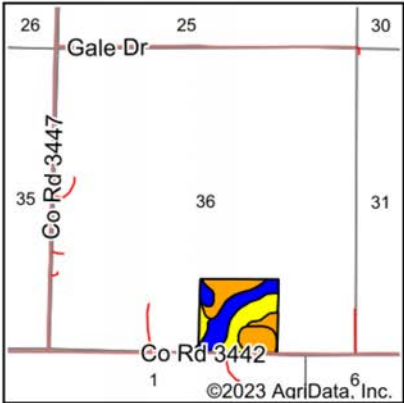
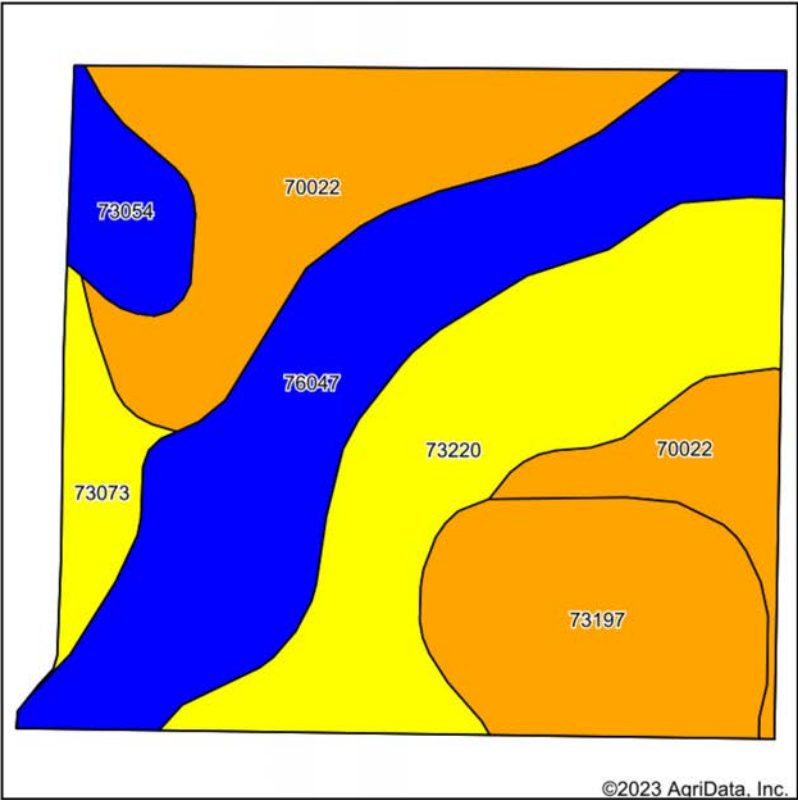


7/31/2023

HILLSHADE MAP



SOIL MAP



State: **Missouri**
County: **Texas**
Location: **36-30N-8W**
Township: **Ozark**
Acres: **40.04**
Date: **7/31/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

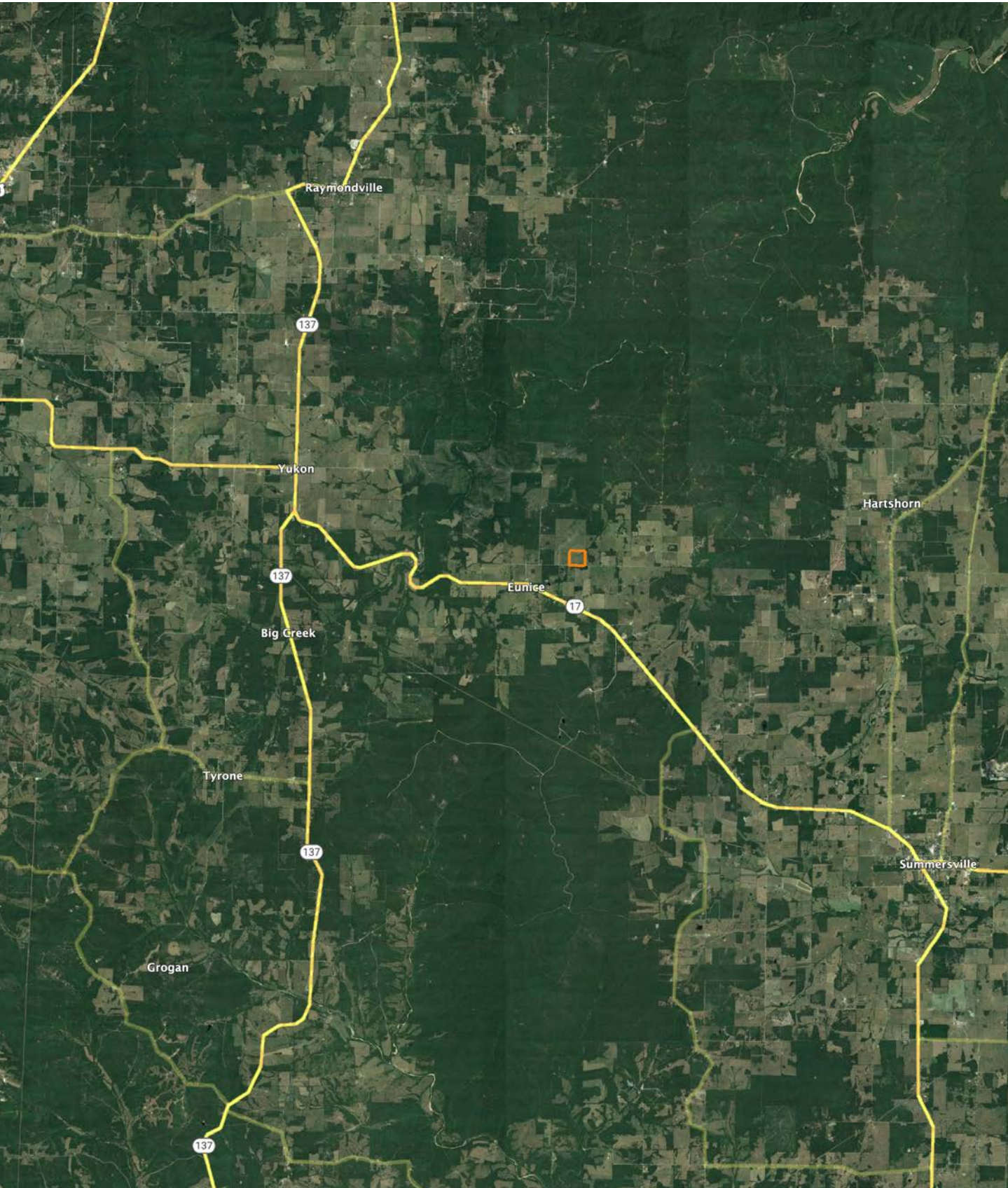
Area Symbol: MO215, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall
76047	Secesh-Tilk complex, 1 to 3 percent slopes, occasionally flooded	10.94	27.3%		IIw		62
70022	Tonti silt loam, 3 to 8 percent slopes	9.88	24.7%		IIIe		42
73220	Poynor extremely gravelly silt loam, 8 to 15 percent slopes	9.47	23.7%		IVe	4	49
73197	Viburnum silt loam, 3 to 8 percent slopes	6.20	15.5%		IIIw		57
73054	Viburnum silt loam, 1 to 3 percent slopes	1.78	4.4%		IIe	6.2	66
73073	Scholten-Poynor complex, 8 to 15 percent slopes	1.77	4.4%		IVs		40
				Weighted Average	2.96	1.2	*n 52.4

*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.

OVERVIEW MAP



AGENT CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all-things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl's the problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinette, of 25 years and, together, they have 4 children and 2 grandchildren.



KARL WARD,

LAND AGENT

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