

MIDWEST LAND GROUP PRESENTS

215 ACRES IN

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# PHELPS COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

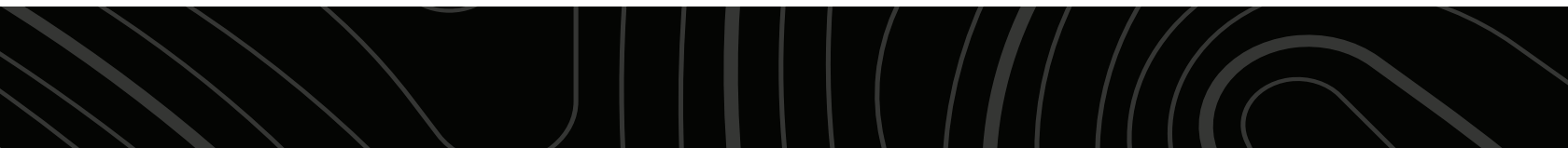
MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE RECREATIONAL PROPERTY WITH HOME

If you have been searching for a large tract of land to hunt and live on, it's this 215 +/- acres!! The home sits along the southern boundary and has a 7 +/- acre pasture area. You will find trails throughout the property for easy access or trail riding. There are 2 well-maintained food plots to attract and hold wildlife. There are two ponds, and one of them that is stocked. The timber on the land is largely a variety of hardwoods that was select cut 2 years ago with plenty of trees to hang stands in still remaining. The land is mostly level with some mild rolling hills throughout.

The home is a 2011 manufactured home that sits on a permanent foundation and has been well-kept. The

house consists of 3 bedrooms and 2 bathrooms. As you enter the home you are welcomed into the large open space of the living room, dining room, and kitchen area. The large master bedroom is off the living room area and boasts a large master bath with a walk-in closet. On the opposite end of the house, you will find the remaining 2 bedrooms, a second bathroom, and a mudroom/laundry room. There is a sliding glass door off the dining room leading to the fenced backyard and the storm shelter. Whether you are looking for a full-time residence on acreage or your new hunting property for this fall with a place to lay your head, take a look!! Give me a call at (417) 671-3117 to schedule your time to check it out!



# PROPERTY FEATURES

PRICE: **\$485,000** | COUNTY: **PHELPS** | STATE: **MISSOURI** | ACRES: **215**

- 215 +/- acres of recreational ground
- 3 bedroom/2 bath home
- 24'x16' workshop
- 2 ponds, 1 stocked
- Trails throughout
- 7 +/- acres cleared
- 2 food plots
- Fenced on 4 sides
- Great deer & turkey hunting
- Storm shelter
- Easy access to Highway 63
- 20 minutes to Licking, MO
- 35 minutes to Rolla, MO



# 3 BEDROOM/2 BATH HOME

The home is a 2011 manufactured home that sits on a permanent foundation and has been well-kept. The house consists of 3 bedrooms and 2 bathrooms. As you enter the home you are welcomed into the large open space of the living room, dining room, and kitchen area.



# 24'X16' WORKSHOP

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# 2 PONDS, 1 STOCKED

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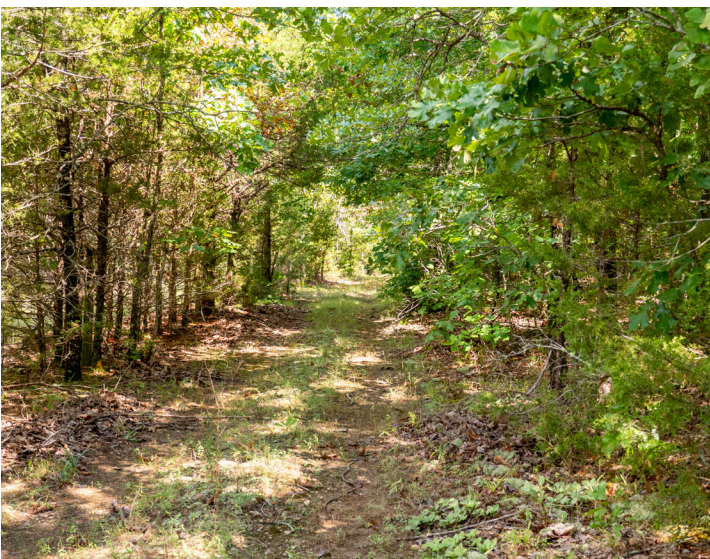
# TRAILS THROUGHOUT

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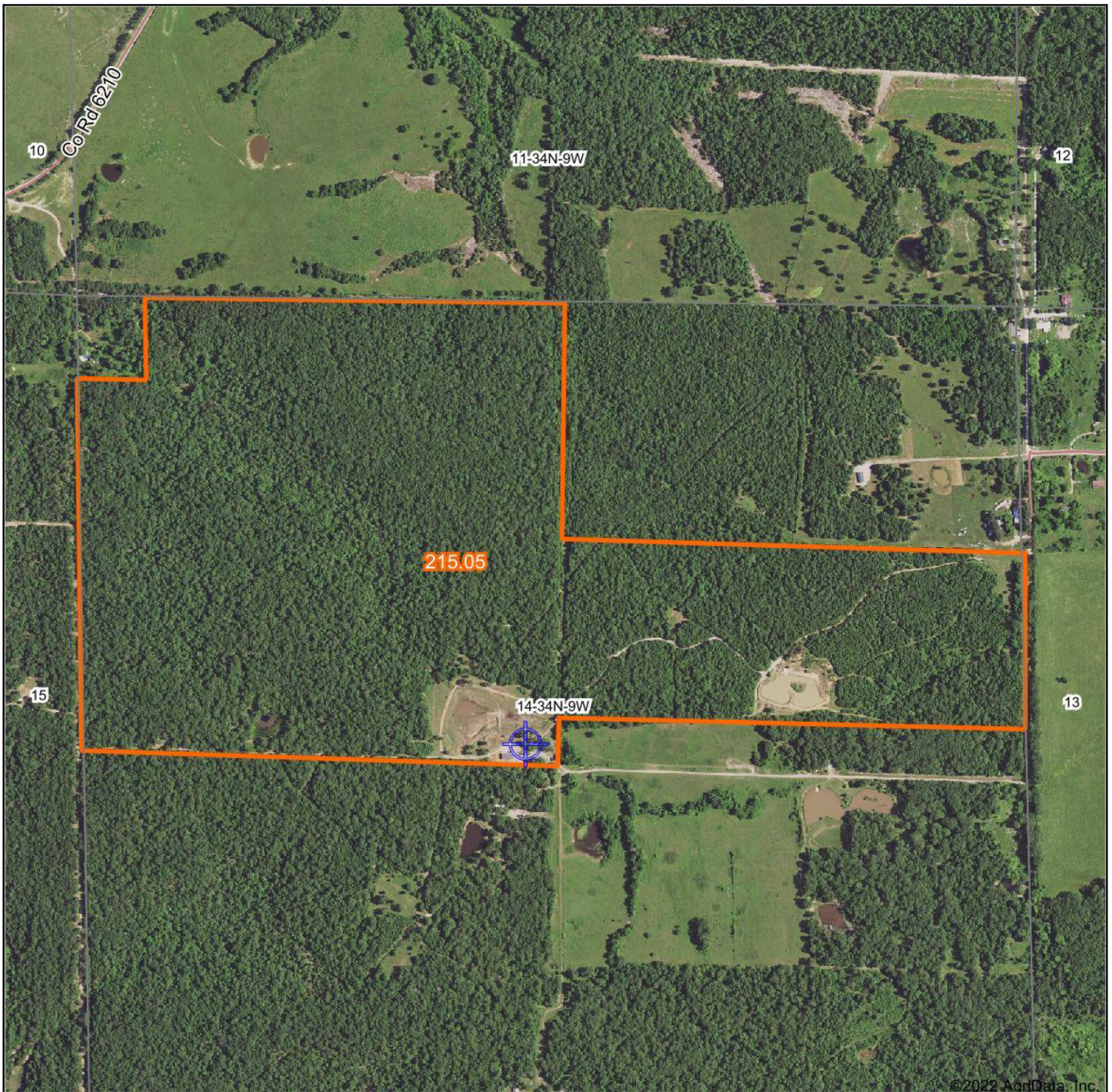


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Map Center: 37° 39' 13.95, -91° 53' 22.88



Maps Provided By:



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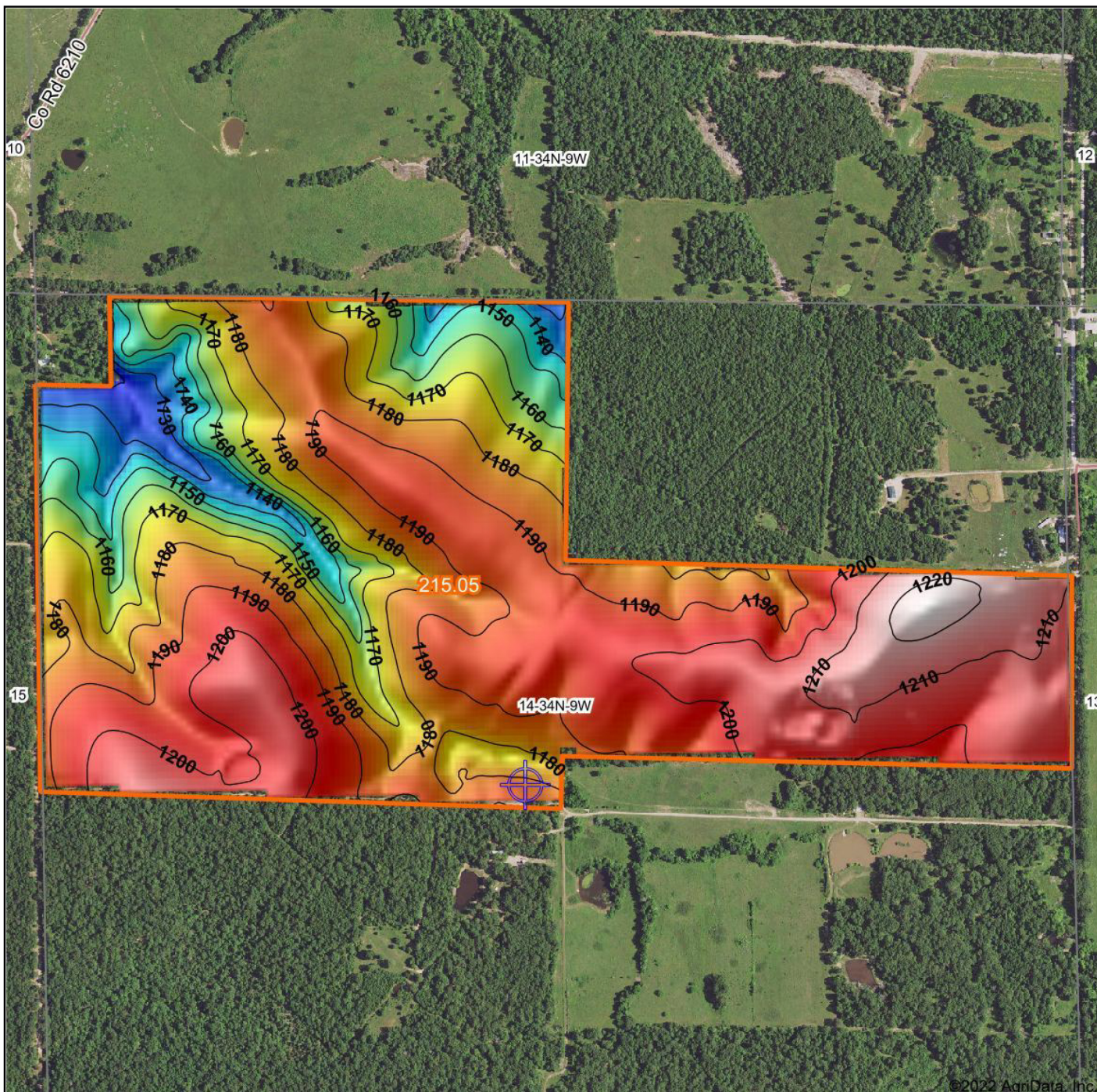
**14-34N-9W**  
**Phelps County**  
**Missouri**



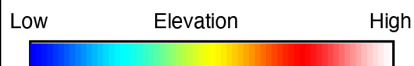
7/1/2022



# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 1,118.5  
 Max: 1,224.1  
 Range: 105.6  
 Average: 1,183.9  
 Standard Deviation: 20.8 ft



7/1/2022

**14-34N-9W**  
**Phelps County**  
**Missouri**

map center: 37° 39' 13.95, -91° 53' 22.88

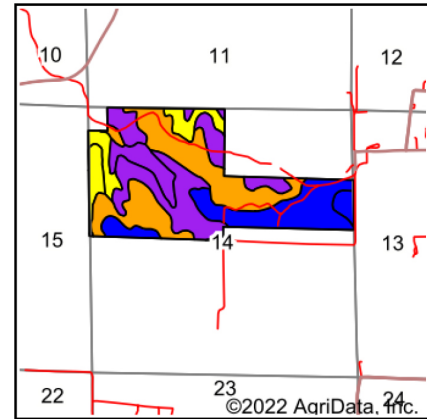
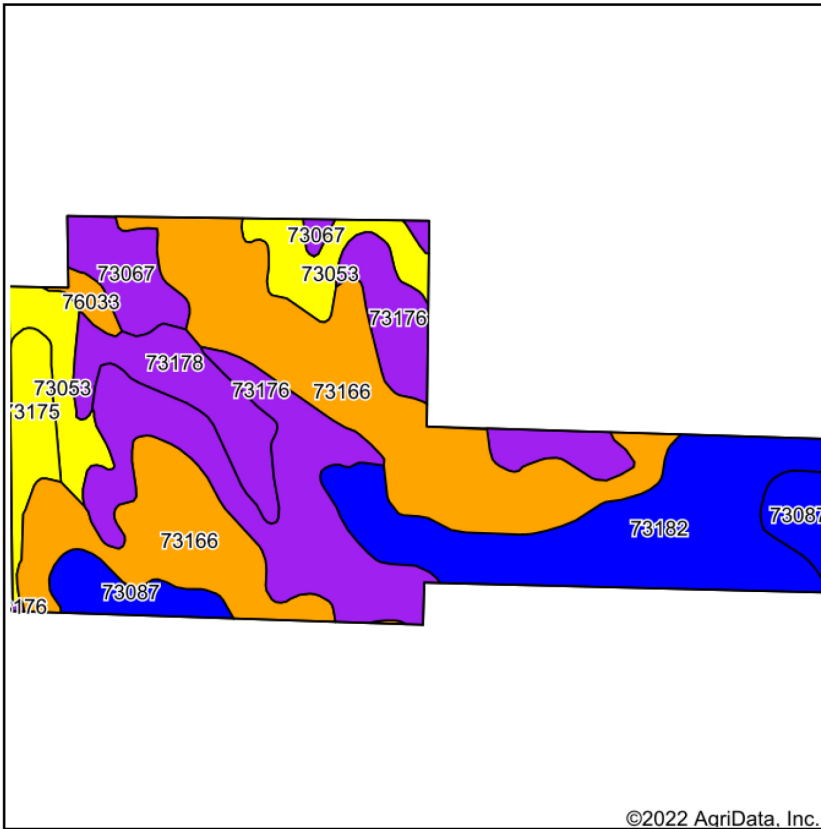


Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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# SOIL MAP



State: **Missouri**  
 County: **Phelps**  
 Location: **14-34N-9W**  
 Township: **Spring Creek**  
 Acres: **215.05**  
 Date: **7/1/2022**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

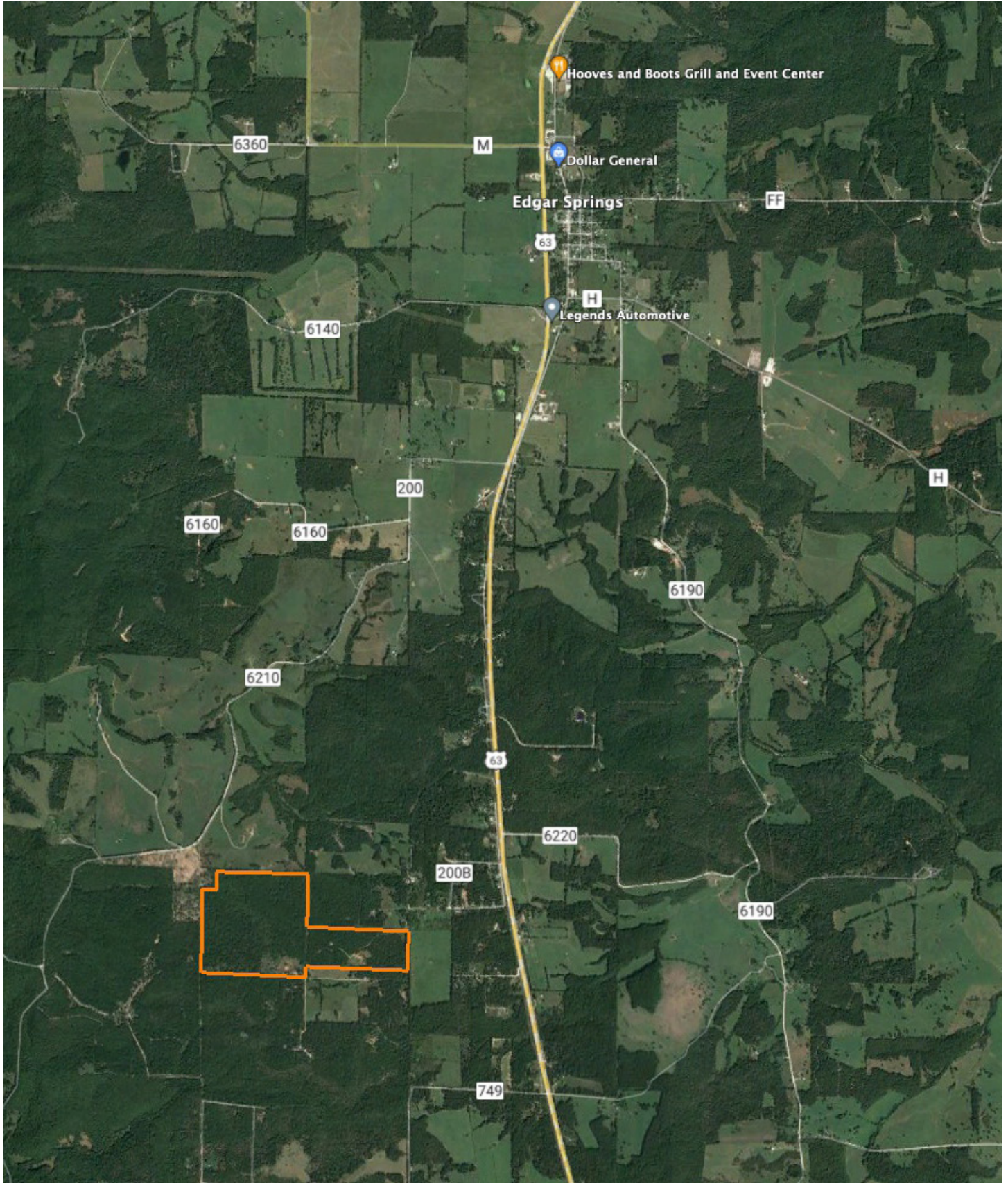
Area Symbol: MO161, Soil Area Version: 25											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Corn	*n NCCPI Soybeans
73166	Viburnum-Tonti complex, 1 to 8 percent slopes	68.60	31.9%		IIIe	4	7	6	6	44	31
73176	Bendavis-Poynor complex, 8 to 15 percent slopes, stony	46.16	21.5%		VIe	4	6	5	5	41	26
73182	Lebanon silt loam, 1 to 3 percent slopes	40.39	18.8%		IIe	3	5	5	5	44	38
73053	Lily-Bender complex, 3 to 15 percent slopes	16.22	7.5%		IVe	4	6	5	5	32	19
73178	Bendavis very gravelly silt loam, 15 to 35 percent slopes, stony	13.43	6.2%		VIIe	4	6	5	5	9	3
73087	Celt silt loam, 1 to 3 percent slopes	11.32	5.3%		IIe	1	5	7	7	45	35
73067	Bender-Rock outcrop complex, 15 to 35 percent slopes, very stony	9.56	4.4%		VIIe	4	5	5	5	4	1
73175	Poynor-Bendavis complex, 1 to 8 percent slopes	7.49	3.5%		IVe	4	6	5	5	45	31
76033	Kaintuck-Relfe complex, 1 to 3 percent slopes, frequently flooded	1.88	0.9%		IIIw	4	5	5	5	50	33
<b>Weighted Average</b>					<b>3.94</b>	<b>3.7</b>	<b>6</b>	<b>5.4</b>	<b>5.4</b>	<b>*n 38.6</b>	<b>*n 27.5</b>

\*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

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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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