

MIDWEST LAND GROUP PRESENTS

76.1 ACRES IN

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# WAYNE COUNTY MISSOURI



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

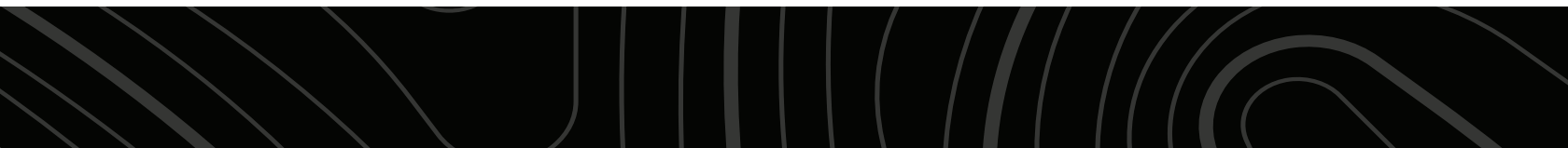
MIDWEST LAND GROUP IS HONORED TO PRESENT

# VERSATILE 76.1 ACRES TO SUIT YOUR DREAMS

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It is rare and hard to find properties of this caliber! This 76.1 surveyed acres boasts pristine pastures with lush grass fed by spring water and runoff. The property is fully fenced and cross-fenced into 5 pastures. The current owner rotates 35 head of cattle on the property. Make no mistake though, this is not just another grass farm. With an old home site on the property, there is electricity service on site, a hand-dug well, and an older root cellar/storm shelter. With many beautiful build site options, you could choose to live back in the tall mature pine trees on a hill or out in the open grasses where you have a clear view of the surrounding valley. The only limit is your imagination.

If hunting is more what you are after, this property holds deer, turkey, and hogs. With the western portion of the property holding around 30 acres of well-maintained open timber, you could hang your stand in any number of great locations and be ready to hunt. If pure recreation is what you seek, bring your camper or build a cabin and head out to the surrounding areas. Within 15 minutes you could be on Clearwater Lake or riding the trails/hiking in state parks or national forests. If you are an entrepreneur with a mind for business, this property would make an amazing campground or AirBnB cabin rental location! Give me a call at (417) 671-3117 and let's go explore the possibilities!



# PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **WAYNE** | STATE: **MISSOURI** | ACRES: **76.1**

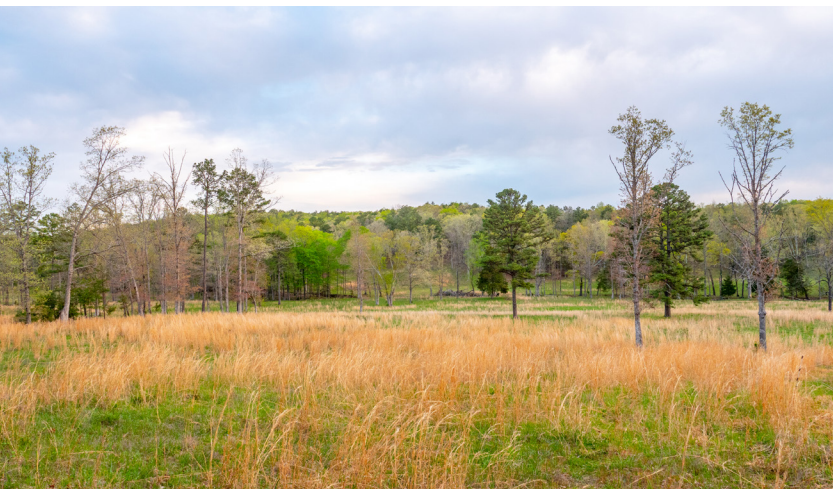
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- Lush pastures
- Mature timber
- Great build sites
- Electricity service on the property
- Fenced & cross-fenced
- 5 pastures
- Spring water year-round
- Wet-weather creek
- Great hunting
- Easy access
- 4.5 miles to Piedmont



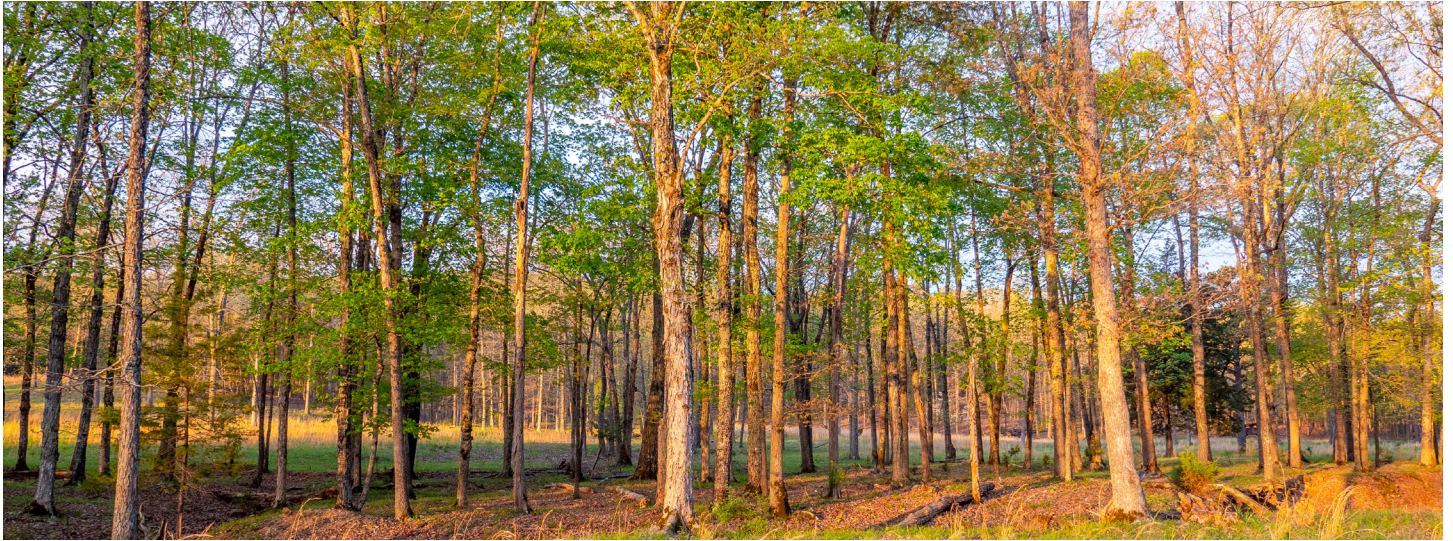
# LUSH PASTURES

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# MATURE TIMBER

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# FENCED & CROSS-FENCED

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# GREAT BUILD SITES

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# SPRING WATER & WET-WEATHER CREEK

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# ADDITIONAL PHOTOS

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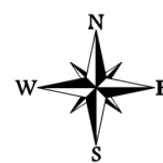
# AERIAL MAP



Map Center: 37° 13' 6.61, -90° 43' 20.41

0ft 421ft 843ft

**4-29N-3E**  
**Wayne County**  
**Missouri**



1/4/2023



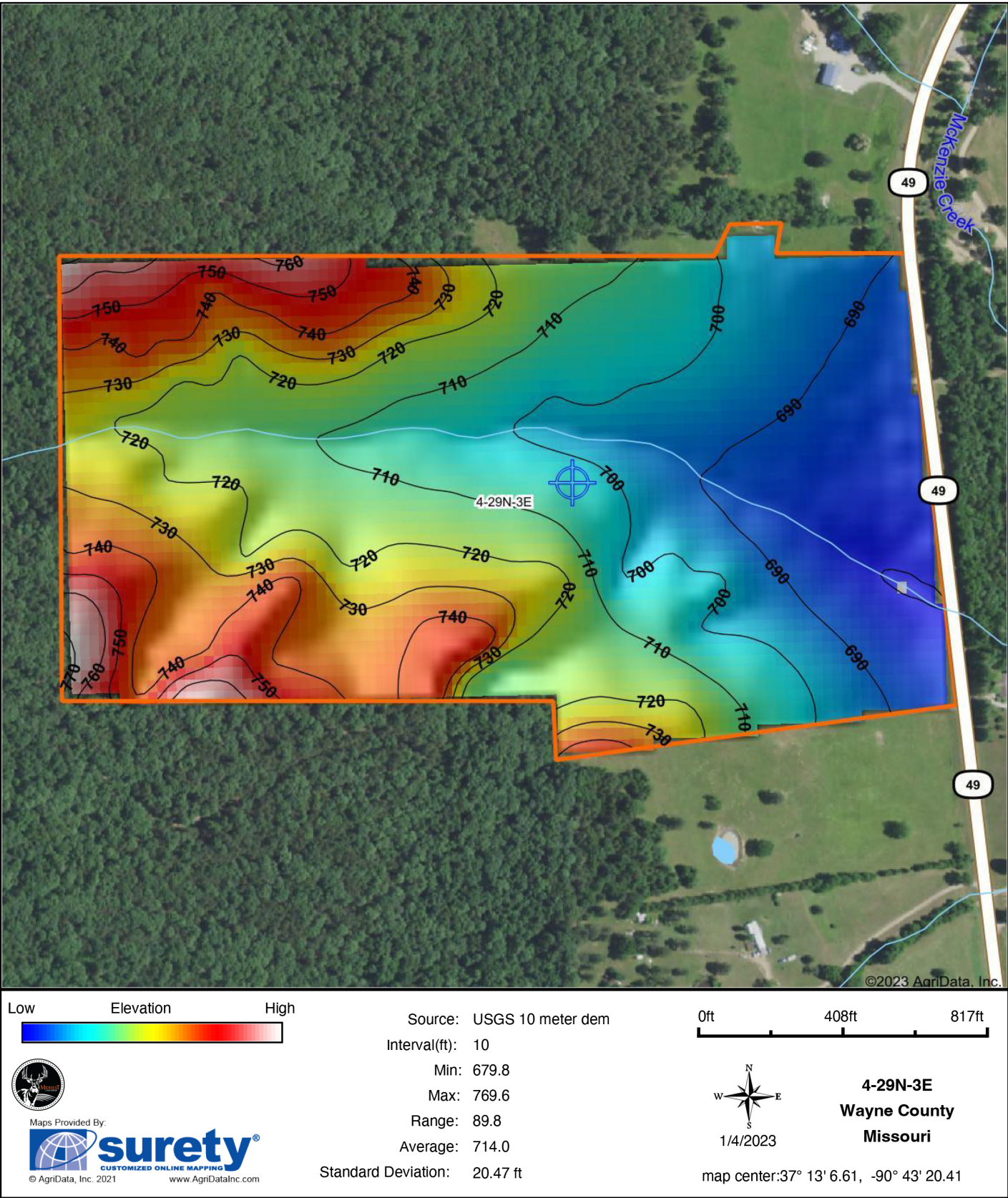
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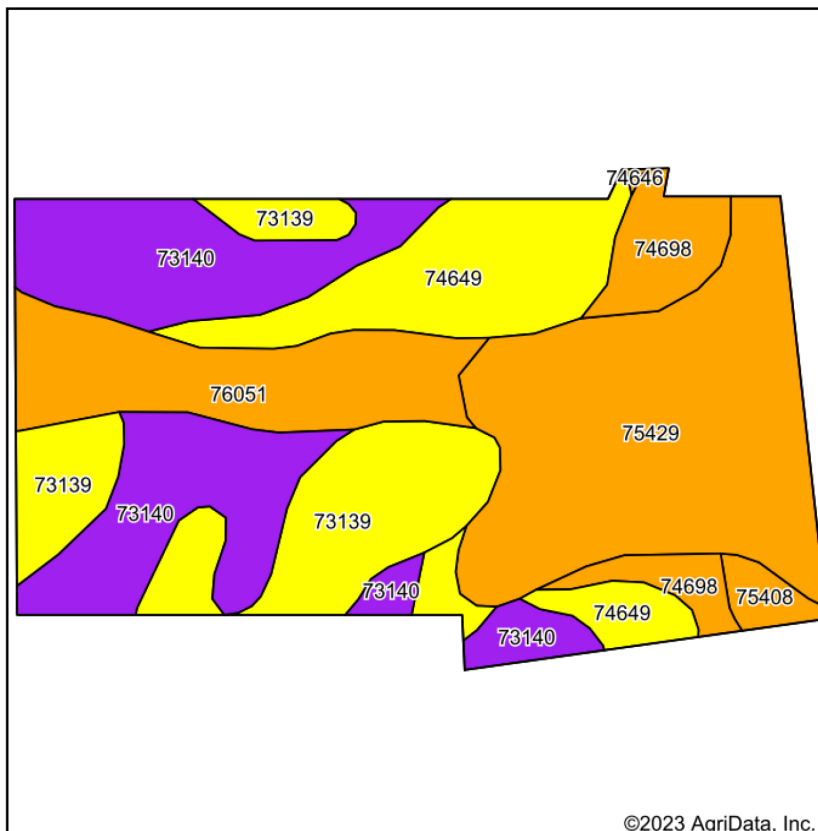
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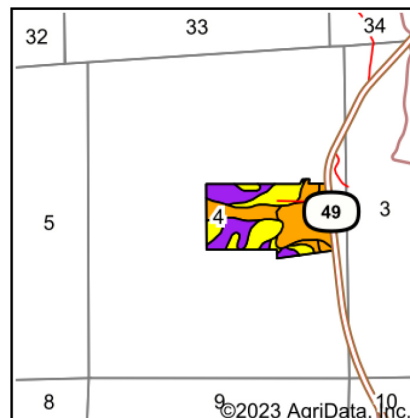
# HILLSHADE MAP



# SOIL MAP



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State: **Missouri**  
 County: **Wayne**  
 Location: **4-29N-3E**  
 Township: **Benton**  
 Acres: **76.02**  
 Date: **1/4/2023**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: MO223, 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 Tons	*n NCCPI Corn	*n NCCPI Soybeans
75429	Tilk-Secesh complex, 0 to 3 percent slopes, occasionally flooded	20.78	27.3%		IIIw	4	4	5	67	46
73140	Clarksville-Scholten complex, 15 to 45 percent slopes, very stony	17.62	23.2%		VIIs	3	4	4	15	7
73139	Poynor-Clarksville-Scholten complex, 8 to 15 percent slopes, stony	12.09	15.9%		IVs	4	5	5	47	34
74649	Aslinger-Waben complex, 3 to 15 percent slopes	10.00	13.2%		IVs	3	5	5	48	35
76051	Tilk-Secesh complex, 1 to 3 percent slopes, occasionally flooded	9.25	12.2%		IIIw	4	4	5	67	47
74698	Baylock silt loam, 0 to 3 percent slopes, rarely flooded	4.34	5.7%		IIIw		7	8	81	74
75408	Secesh silt loam, 0 to 2 percent slopes, rarely flooded	1.06	1.4%		IIIs	6	7	7	72	61
75428	Tilk, occasionally flooded-Cornwall-Poynor complex, 0 to 15 percent slopes	0.82	1.1%		IVw	3	4	5	53	41
74646	Cornwall silt loam, 3 to 8 percent slopes	0.06	0.1%		IIIs	3	5	5	61	48
Weighted Average					4.00	3.4	4.5	5	*n 50	*n 35.5

\*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, Trinetta, of 25 years and, together, they have 4 children and 2 grandchildren.



**KARL WARD,**

LAND AGENT

**417.671.3117**

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## MidwestLandGroup.com

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