

MIDWEST LAND GROUP PRESENTS

11 ACRES IN

BENTON COUNTY MISSOURI



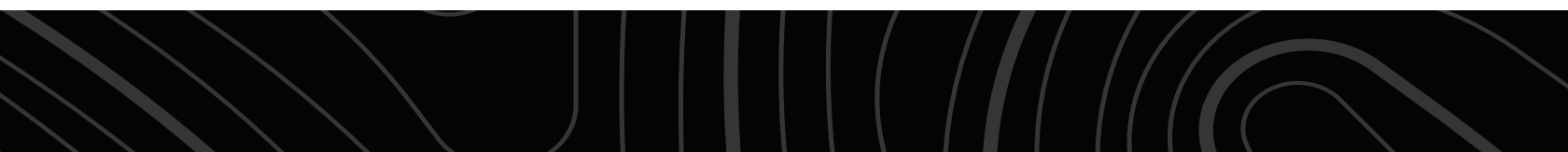
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WELL BUILT HOME ON A SECLUDED 11 +/- ACRES

If you are looking for a nice acreage close to both Lake of the Ozarks and Truman Reservoir, then stop and take a look! These secluded 11 +/- acres are located just minutes from the water. Very well built 2 bedroom, 1 bath home (separate large bedroom without a conforming closet). The home is very well built and thought out including an outdoor wood-burning furnace, wired for a backup generator, and a private well. There is an easily accessible crawl space that is incredibly clean

with plastic lining and a gravel base. A large 3-door, 2,280 square foot garage is located next to the house with both electricity and water. There is a small living quarters inside the shop that would make a great man cave or spillover for extra guests. Located next to the shop is a smaller 240 square foot storage shed. Most of the property is wooded, giving you great privacy. Do not miss your chance at this secluded acreage, call Paul Lowry now for a private showing at (816) 500-2513.



PROPERTY FEATURES

PRICE: **\$285,000** | COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **11**

- Secluded 11 +/- acres
- 1,456 sq. ft. 2 bed, 1 bath home
- 2nd large bedroom has no closet
- Vinyl siding
- Large covered front porch
- 2,280 sq. ft. 3-door garage/shop with water and electricity
- Private well
- Graveled clean crawl space
- Outdoor wood-burning stove
- Wired for backup generator
- Separate 240 sq. ft. storage shed with electricity
- Separate living area in shop



1,456 SQ. FT. 2 BED, 1 BATH HOME

The home is very well built and thought out including an outdoor wood-burning furnace, wired for a backup generator, and a private well. There is an easily accessible crawl space that is incredibly clean with plastic lining and a gravel base.



2,280 SQ. FT. 3-DOOR GARAGE/SHOP

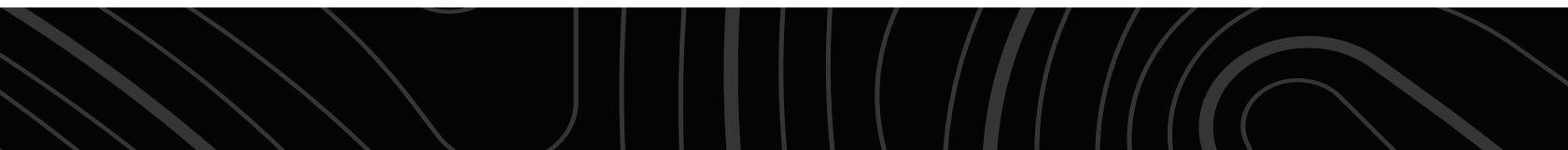


SEPARATE LIVING AREA IN SHOP



SECLUDED 11 +/- ACRES

If you are looking for a nice acreage close to both Lake of the Ozarks and Truman Reservoir, then stop and take a look! These secluded 11 +/- acres are located just minutes from the water.



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 38° 22' 45.03, -93° 28' 16.16



33-42N-23W
Benton County
Missouri

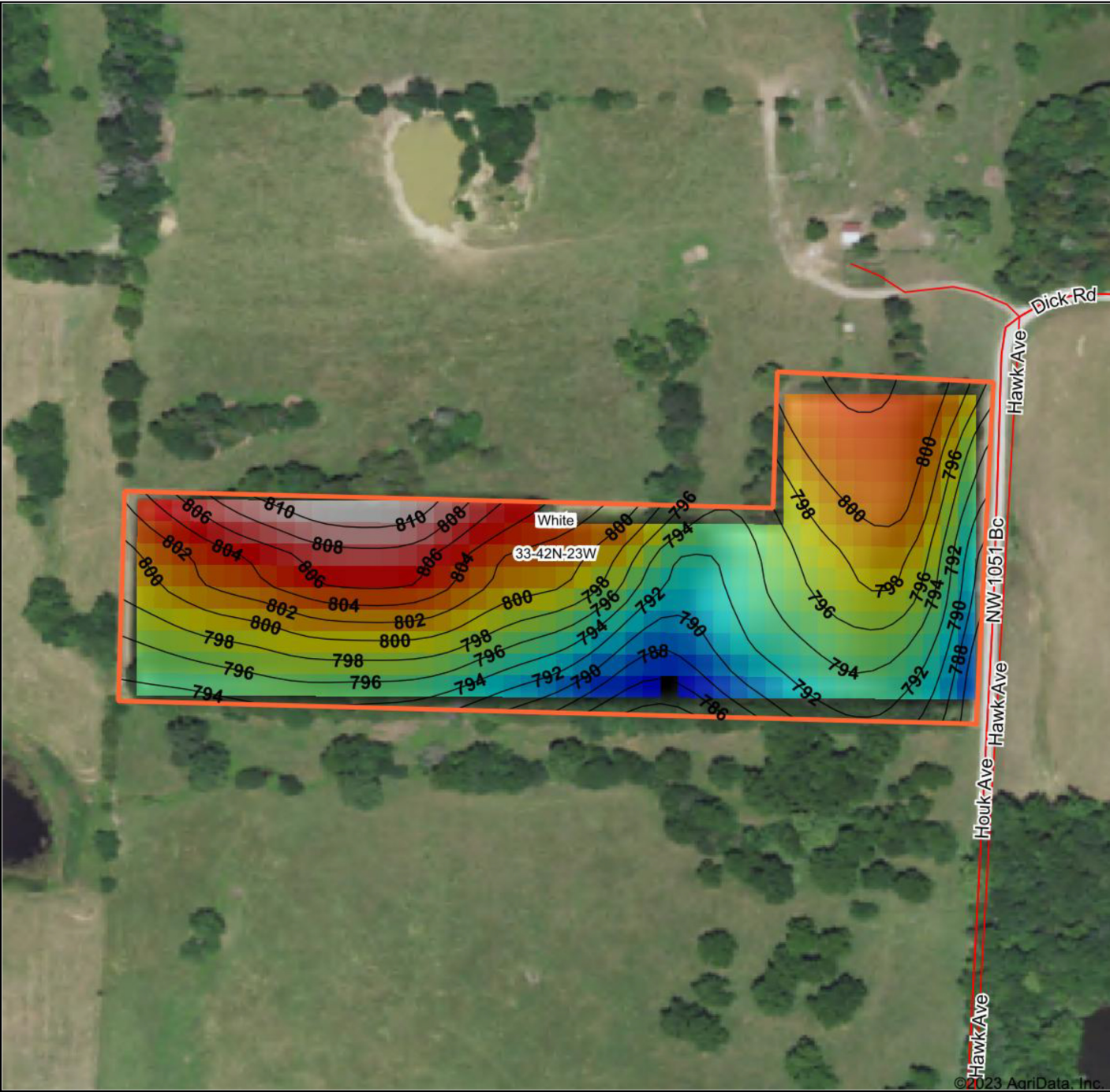


4/18/2023



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 2
Min: 783.0
Max: 811.0
Range: 28.0
Average: 796.7
Standard Deviation: 5.81 ft

0ft 239ft 478ft

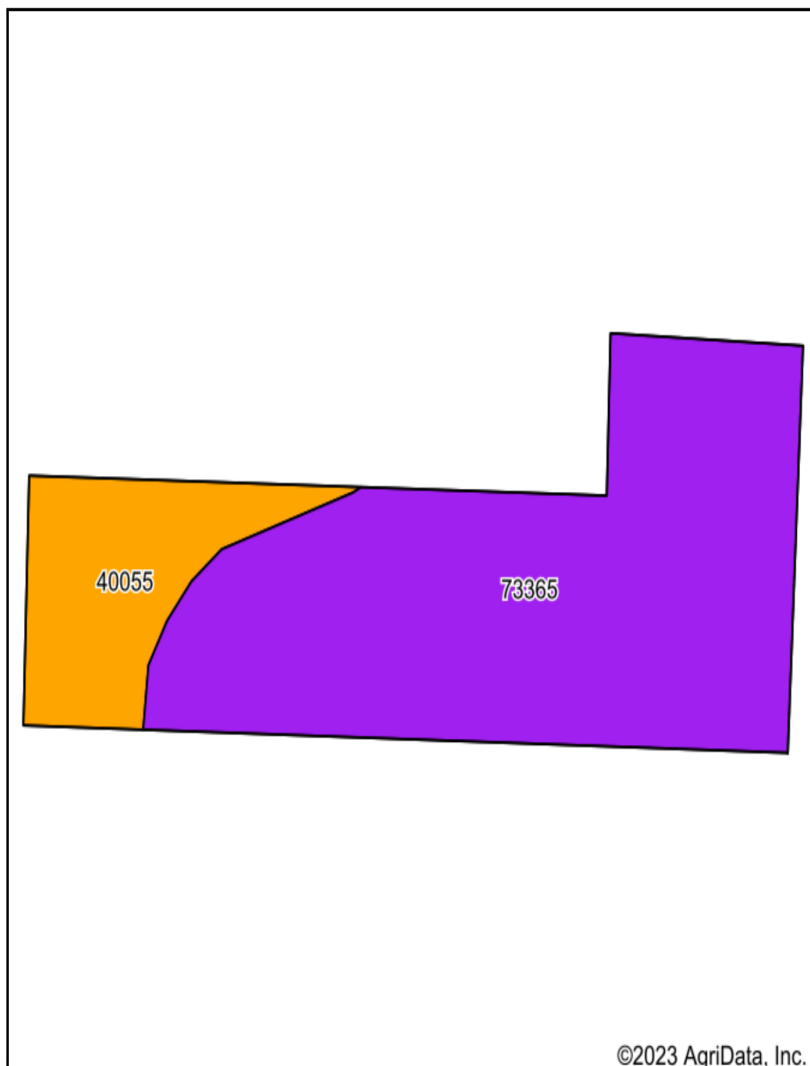
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33-42N-23W
Benton County
Missouri

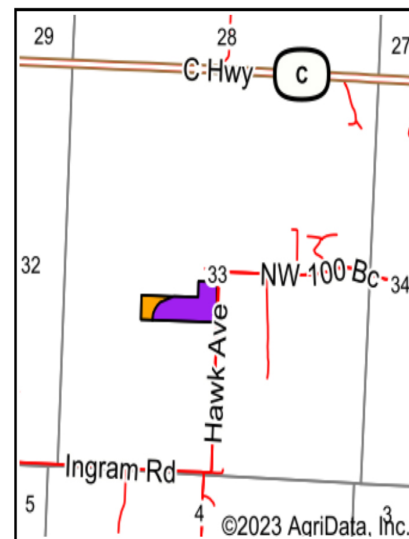
map center: 38° 22' 45.03, -93° 28' 16.16

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SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Benton**
 Location: **33-42N-23W**
 Township: **White**
 Acres: **11.17**
 Date: **4/18/2023**



Maps Provided By:



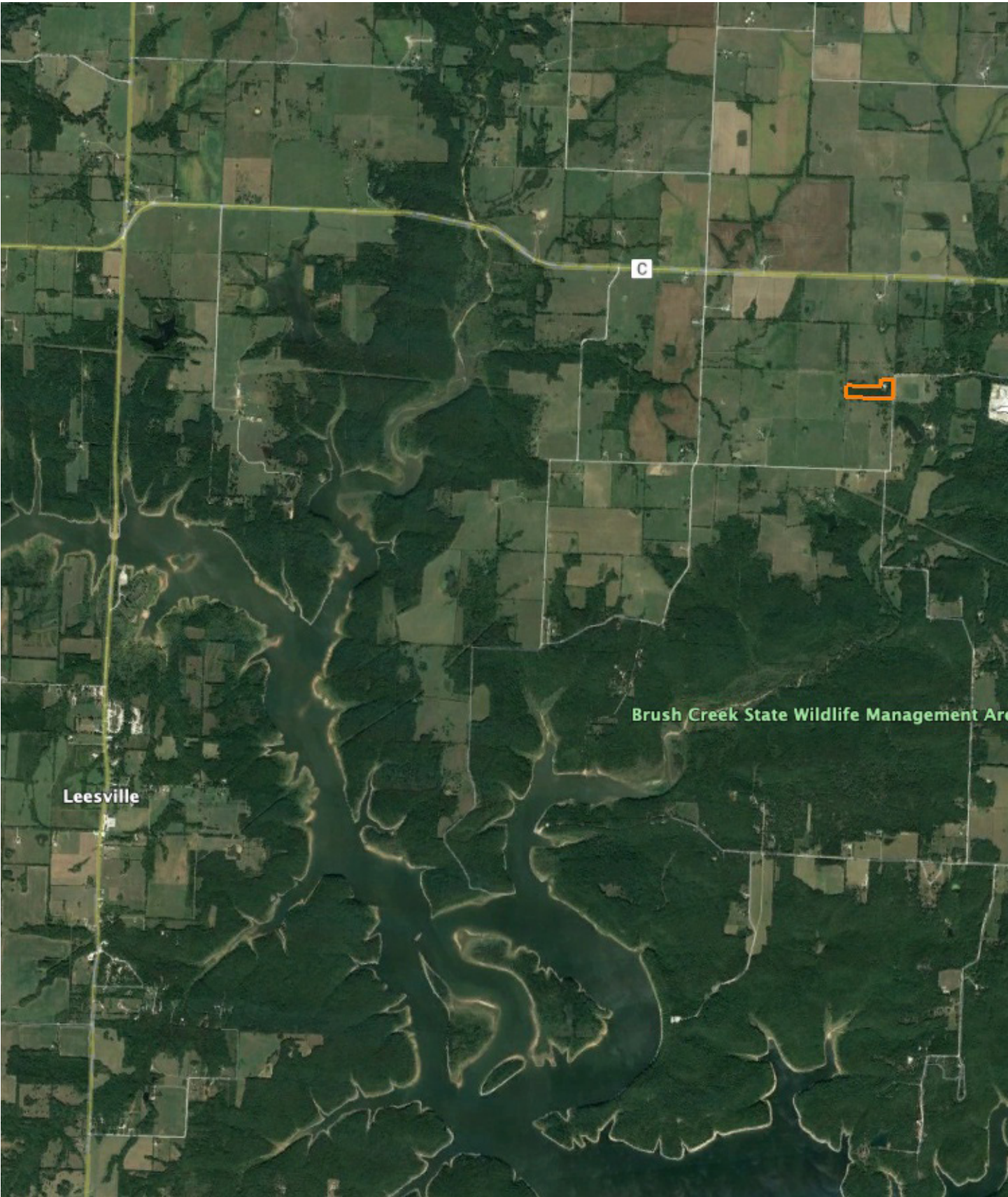
Area Symbol: MO015, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73365	Bardley very gravelly silt loam, 8 to 35 percent slopes, stony	8.98	80.4%		Vllc	34	34	20
40055	Deepwater silt loam, 5 to 9 percent slopes	2.19	19.6%		Ille	83	82	79
Weighted Average					6.22	*n 43.6	*n 43.4	*n 31.6

*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

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



PAUL LOWRY, LAND AGENT
816.500.2513

PLowry@MidwestLandGroup.com



MidwestLandGroup.com

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