

MIDWEST LAND GROUP PRESENTS



RIPLEY COUNTY, MO

283 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BUILT HOME ON WELL KEPT FARM

This farm checks all of the boxes! 283 +/- fully fenced acres featuring a custom-built 3,000 square foot home, complete with two living quarters. This open floorplan boasts 4 bedrooms & 4 bathrooms. The main floor has a large open-concept living room, kitchen & dining room, perfect for daily living and hosting family and friends. The dining room opens to a large partially covered deck overlooking this majestic property. The master bedroom is located on one end of the home with two additional bedrooms on the other end of the main living space. Downstairs offers an additional living space with a small kitchen, dining, and family room plus an additional bedroom and bathroom. There is plenty of storage & a safe/storage room in the basement plus a walk-out door to the covered back patio. There is an outdoor Hardy wood furnace that provides enough

heat to keep the entire house warm all winter & economically supplements the central HVAC system. Outside the home, you will find a 34'x60' metal pole barn with electric service and concrete floor in half of the building. There is a good-sized outdoor arena to work horses plus cattle working pens. The property is approximately 50% wooded and 50% pasture. There are 7 cross-fenced pastures with many access gates allowing for easy rotational grazing. Each pasture has at least one pond with 7 ponds total on the land. If you want to raise livestock and have your own hunting paradise, there are deer all over this gorgeous property! Only minutes from Doniphan & the Current River, this is a truly one-of-a-kind property! Don't wait, call Karl Ward at (417) 671-3117 today to set up your private viewing of this amazing farm.



PROPERTY FEATURES

PRICE: **\$940,000** | COUNTY: **RIPLEY** | STATE: **MISSOURI** | ACRES: **283**

- 3,000 sq. ft. home
- 4 bedrooms/4 bathrooms
- 2 living quarters
- 34'x60' pole barn
- Riding arena
- Working pens
- 7 ponds
- Fully fenced & cross-fenced
- 7 pastures
- External Hardy wood furnace
- Lush pastures
- Mixture of timber ground & pasture
- Deer & turkey heaven
- 12 minutes to Doniphan



3,000 SQ. FT. HOME

This open floorplan boasts 4 bedrooms & 4 bathrooms. The main floor has a large open-concept living room, kitchen & dining room, perfect for daily living and hosting family and friends. Downstairs offers an additional living space with a small kitchen, dining, and family room plus an additional bedroom and bathroom.



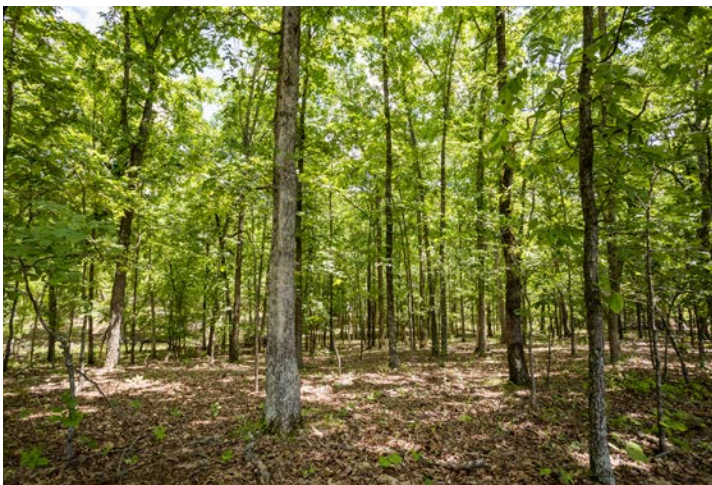
ADDITIONAL HOME PHOTOS



EXTERNAL HARDY WOOD FURNACE

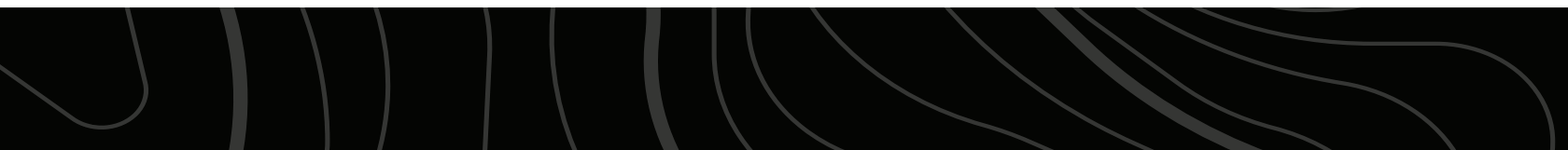


MIXTURE OF TIMBER GROUND & PASTURE



7 PONDS

There are 7 cross-fenced pastures with many access gates allowing for easy rotational grazing. Each pasture has at least one pond with 7 ponds total on the land.



34'X60' POLE BARN



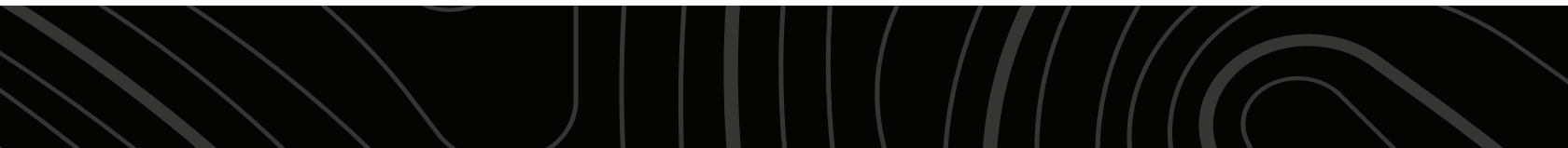
RIDING ARENA & WORKING PENS



FULLY FENCED & CROSS-FENCED PASTURES



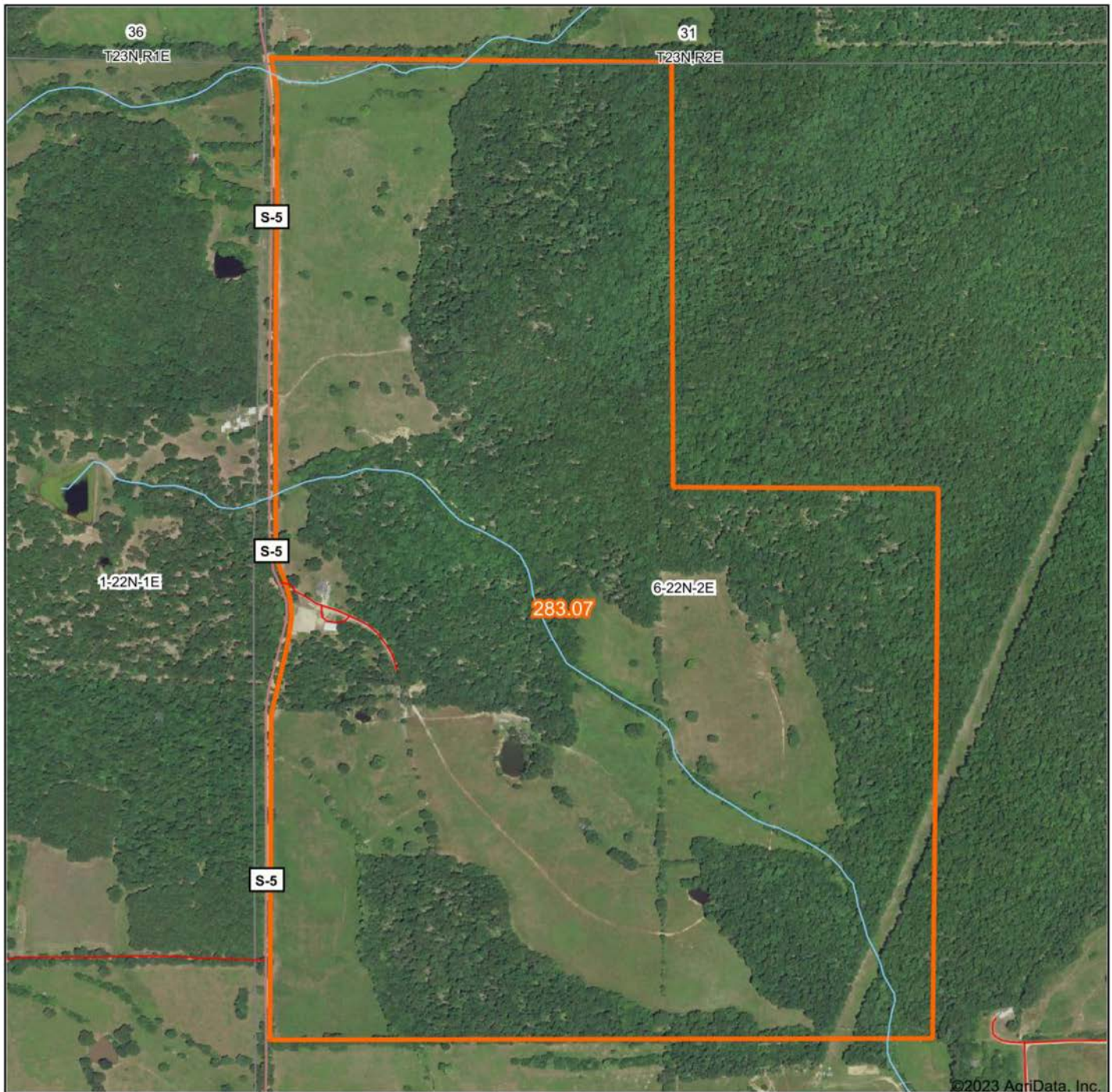
LUSH PASTURES



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 36° 35' 19.08, -90° 53' 58.73



Maps Provided By:



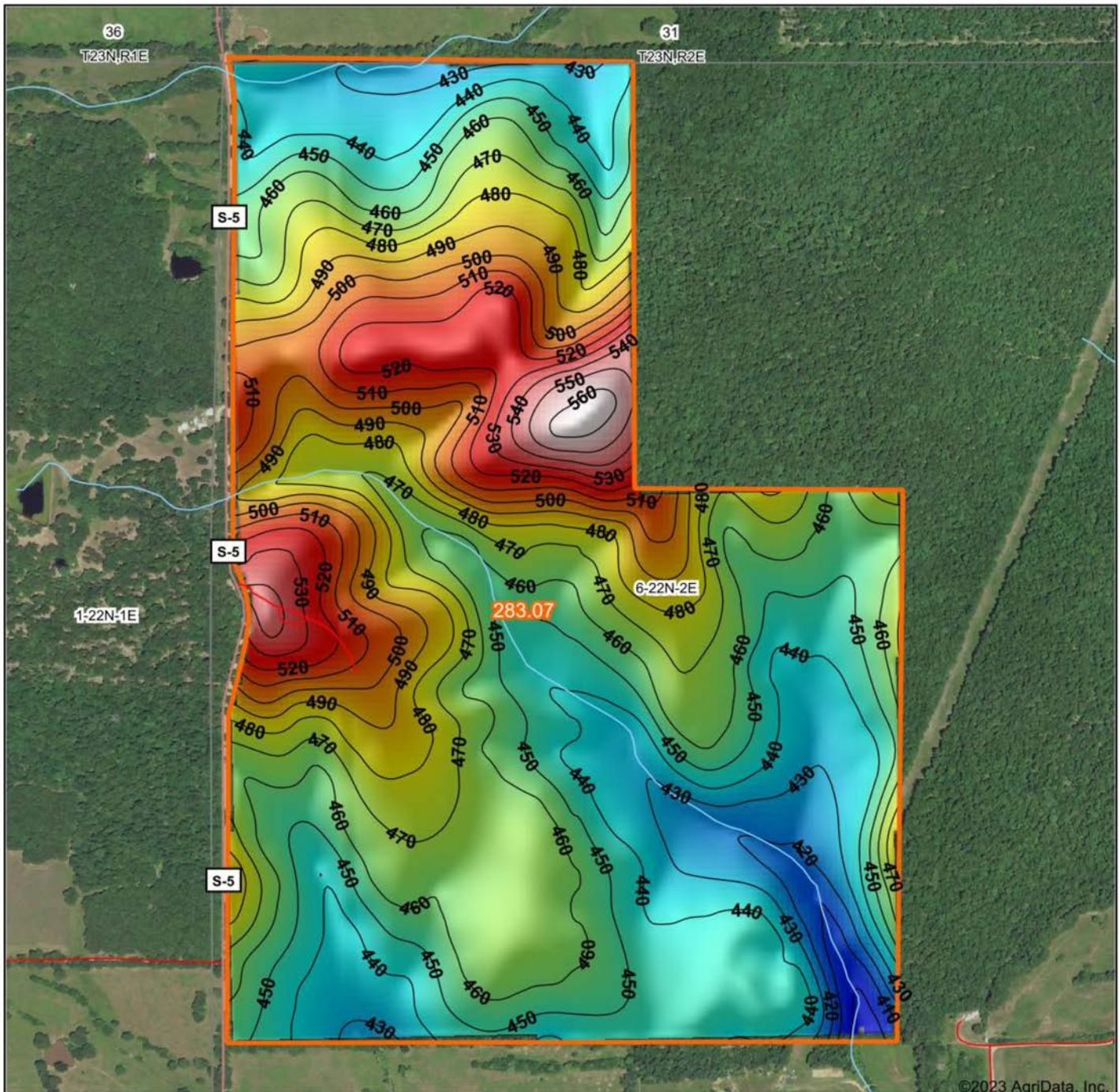
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6-22N-2E
Ripley County
Missouri

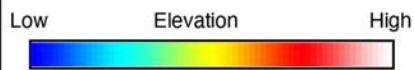


5/5/2023

TOPOGRAPHY MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 396.3

Max: 563.5

Range: 167.2

Average: 466.8

Standard Deviation: 30.64 ft

0ft 750ft 1499ft

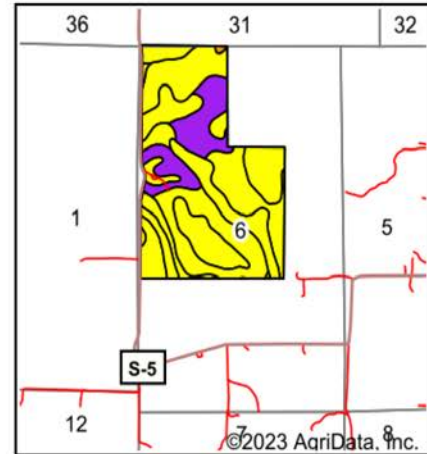
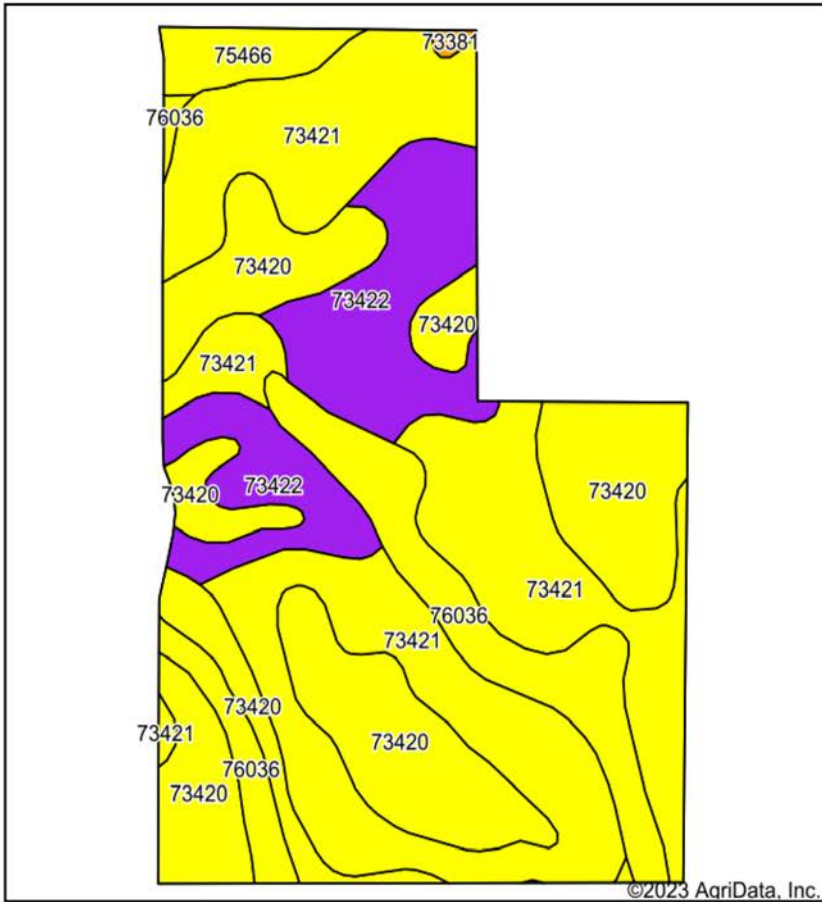


5/5/2023

6-22N-2E
Ripley County
Missouri

map center: 36° 35' 19.08, -90° 53' 58.73

SOIL MAP



State: **Missouri**
 County: **Ripley**
 Location: **6-22N-2E**
 Township: **West Doniphan**
 Acres: **283.07**
 Date: **5/5/2023**



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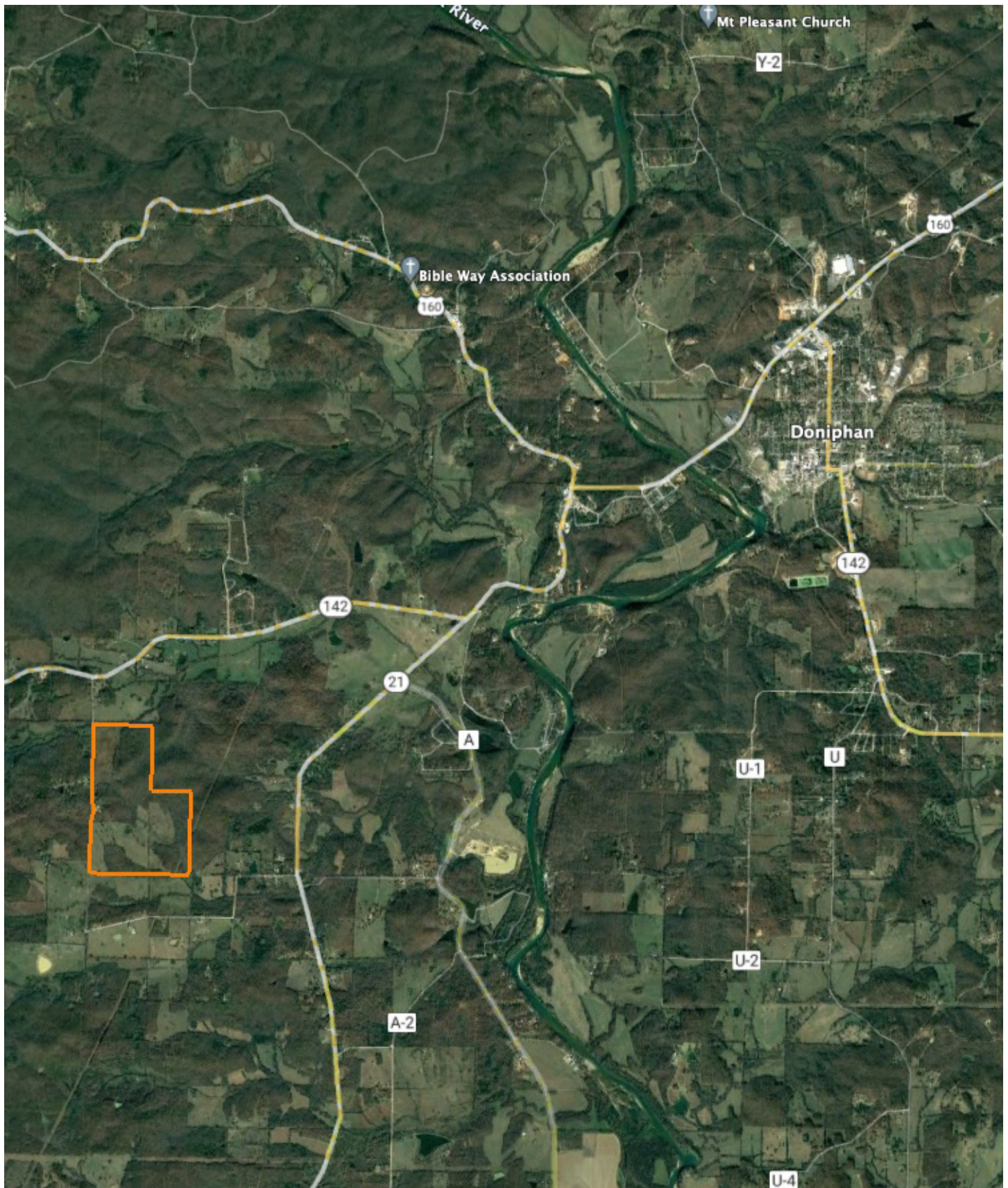
Soils data provided by USDA and NRCS.

Area Symbol: MO181, Soil Area Version: 23

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	
73421	Doniphan very gravelly silt loam, 8 to 15 percent slopes	114.66	40.5%	Yellow	IVe	4		5	5	5	48	37
73420	Doniphan very gravelly silt loam, 3 to 8 percent slopes	85.13	30.1%	Yellow	IVe	4		5	5	5	50	39
73422	Doniphan very gravelly silt loam, 15 to 35 percent slopes	42.61	15.1%	Purple	Vle	4		5	5	5	16	9
76036	Midco very gravelly loam, 1 to 3 percent slopes, occasionally flooded	32.54	11.5%	Yellow	IVw	2		1	3	3	55	34
75466	Midco very gravelly loam, 0 to 3 percent slopes, occasionally flooded	7.43	2.6%	Yellow	IVw	2		1	3	3	55	34
73381	Captina silt loam, 1 to 5 percent slopes	0.70	0.2%	Orange	Ills	3		5	5	5	47	41
Weighted Average						4.30	3.7	4.4	4.7	4.7	*n 44.8	*n 33

*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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MidwestLandGroup.com

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