



MIDWEST LAND GROUP
PRESENTS
STONE COUNTY
MISSOURI
271 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS OZARK TIMBER TRACT PACKED WITH FEATURES AND GREAT HUNTING MINUTES FROM BRANSON

This fantastic Ozark hunting farm is an incredible value for all it has to offer! It sits off blacktop, has beautiful views, a very good trail system, a wet weather creek, deep mature timber with lots of deer and turkey, and a few meadows converted into food plots. There is a good mix of hardwoods and cedar thickets to create bedding cover and several areas that have been opened up to create food plots and browse for the deer to thrive. There is a nice long ridge that would be the perfect site for a rustic cabin or hunting camp. The elevation changes on this

farm make it hunt bigger than 271. There are lots of escape routes and thick cover for the deer to get mature but has plenty of open areas and open timber to bow hunt or rifle hunt this large timber tract. With a power line on the north side of the property, it gives way to native browse as well as creates more edge for wildlife. This stellar Ozark hunting property produced lots of good bucks over the years. Call Clayton Campbell at (620) 808-3085 for a private tour of this incredible property!



PROPERTY FEATURES

PRICE: **\$766,400** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **271**

- Consists of 271 +/- acres to be surveyed acres in Stone County, west of Branson, MO
- Blacktop access from the west side of the property from Highway HH
- Great elevation changes, food plots, and creek bottom
- Trail system throughout to help easily access and utilize the entire farm
- Mixed hardwoods with thick cedar bedding cover
- Several open areas have been transformed into food plots
- Lots of native browse in several parts of the farm for food sources
- Partially fenced and cross fenced
- Wet weather creek
- Within an hour of Springfield MO, and 15 min from Branson West and Reeds Spring



271 +/- ACRES

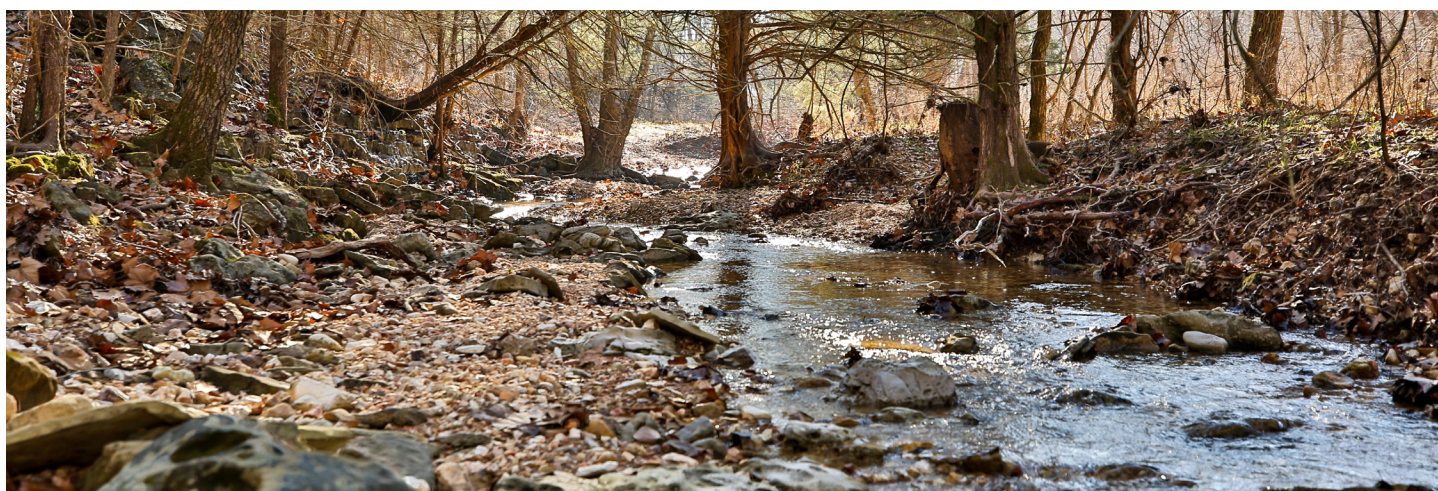
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GREAT ELEVATION CHANGES



WET WEATHER CREEK



FOOD PLOTS & MATURE TIMBER



GREAT HUNTING



EXTENSIVE TRAIL SYSTEM



AERIAL MAP



Map Center: 36° 46' 0.43, -93° 27' 31.6



Maps Provided By:



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19-24N-23W
Stone County
Missouri



5/15/2023

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 20.0

Min: 988.4

Max: 1,309.1

Range: 320.7

Average: 1,158.3

Standard Deviation: 81.2 ft

0ft 732ft 1464ft

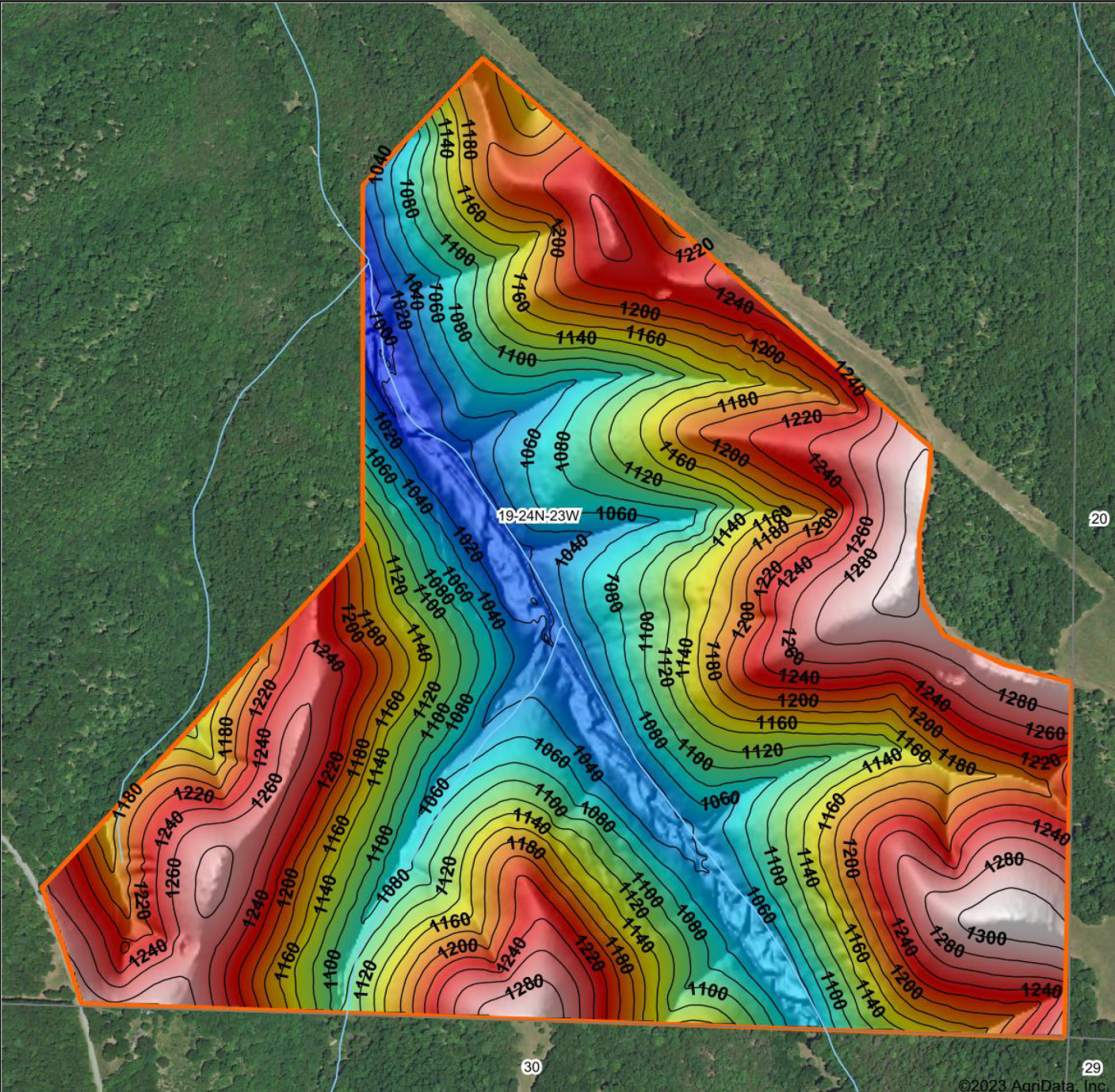


5/15/2023

Map Center: 36° 46' 0.43, -93° 27' 31.6

19-24N-23W
Stone County
Missouri

HILLSHADE MAP

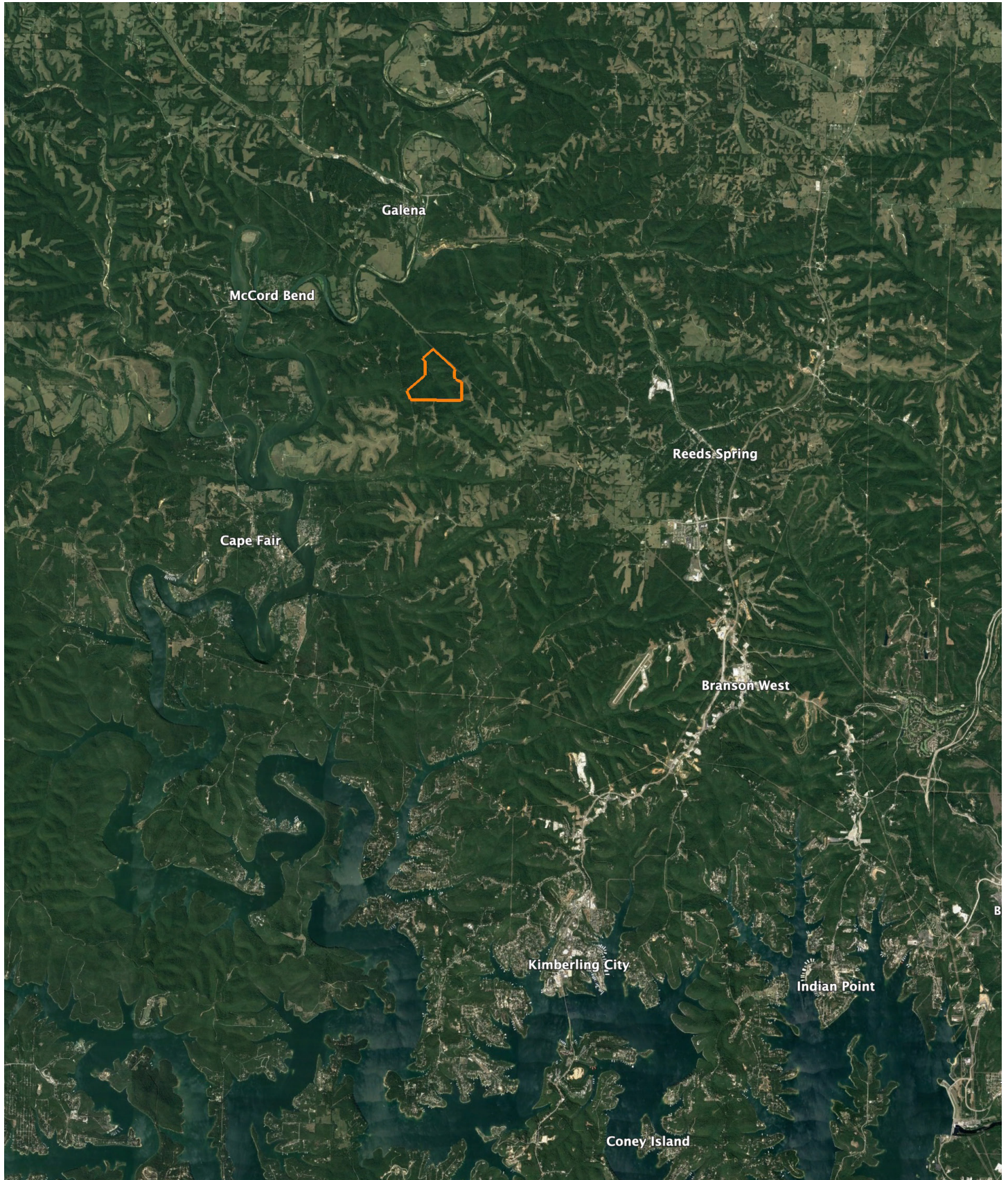


<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 20 Min: 988.4 Max: 1,309.1 Range: 320.7 Average: 1,158.3 Standard Deviation: 81.2 ft</p>	<p>0ft 702ft 1404ft</p> <p>19-24N-23W Stone County Missouri</p> <p>5/15/2023 map center: 36° 46' 0.43, -93° 27' 31.6</p>
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Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



AGENT CONTACT

Clayton Campbell has always been passionate about land. Growing up in a small town in Kansas with farming on both sides of the family, Clayton was presented with opportunities to truly appreciate land ownership and stewardship. Today, he takes that passion and puts it towards helping protect the environment, enhancing the future of America, and creating opportunities for people to build their own legacy through land ownership. After graduating from Pittsburg State University, Clayton worked for the nation's largest privately held environmental laboratory as an account executive and sales manager, protecting water and soil all over the Midwest. He then went on to be a sales manager for a leading educational company that builds STEM labs all over the country. This background of sales and service certainly helps him succeed as an agent today through problem solving, negotiations, and finding a win-win for all parties involved.

Clayton has been on the pro-staff of the TV show Heartland Bowhunter for over 10 years, giving him the opportunity to travel to different parts of the country, hunting deer, elk, and moose. He's also harvested large whitetails on small tracts of land by enhancing the property and practicing quality deer management. When he's not out bowhunting, fishing, camping or gardening, you can usually find him coaching his kids' sports teams or volunteering for his church. If you're in the market for land in Southeast Kansas and Southwest Missouri, Clayton's your guy. And, he guarantees he'll do everything he can to ensure that each client walks away with a positive and memorable experience.



CLAYTON CAMPBELL,
LAND AGENT

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