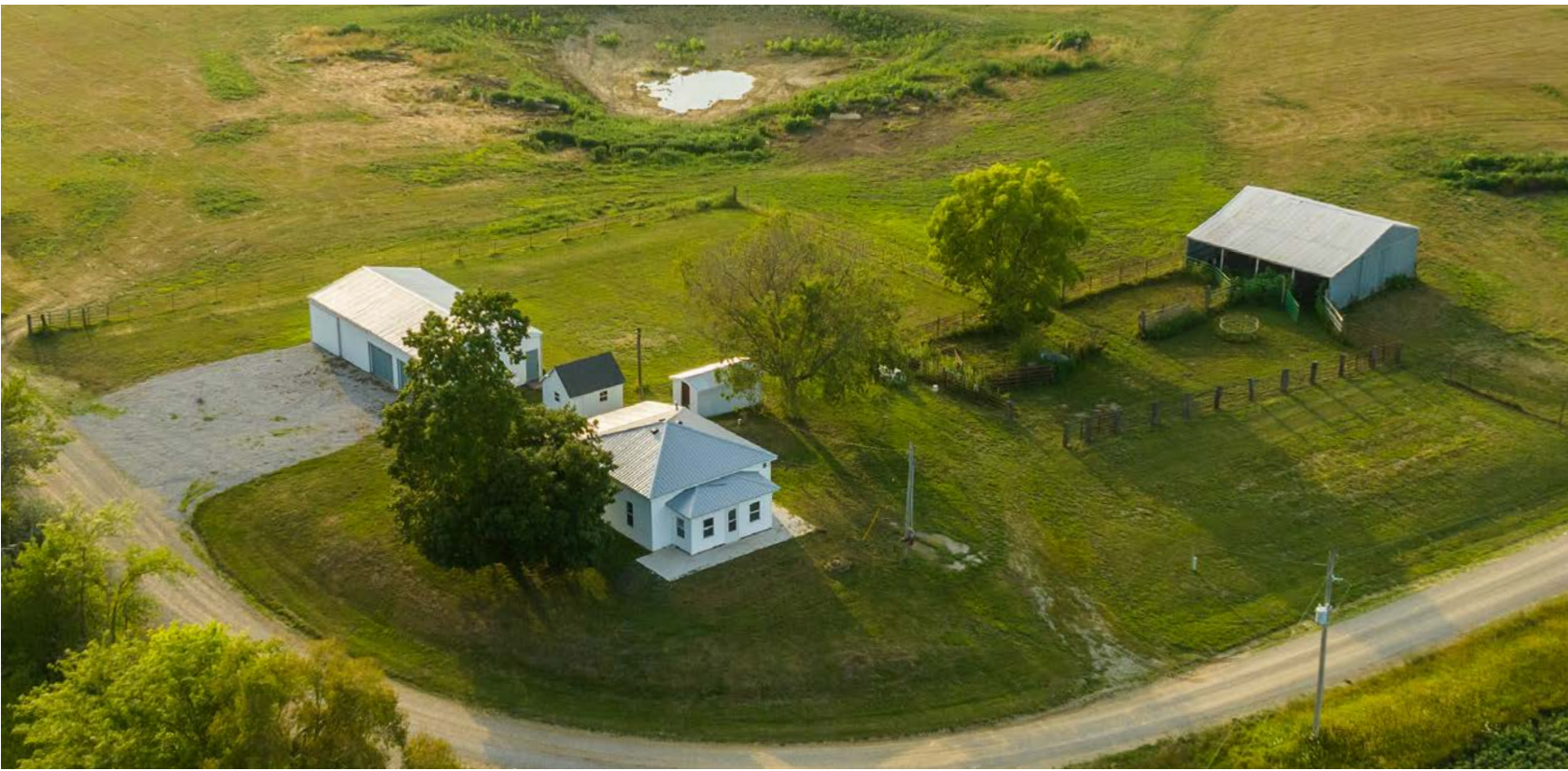


MIDWEST LAND GROUP PRESENTS

5 ACRES

CARROLL COUNTY, MO

16981 CR 225, BOGARD, MISSOURI, 63622



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEWLY RENOVATED FARMHOUSE & POND ON ACREAGE

Additional acreage available! Located north of Bogard, Missouri, just over 1/4 mile off Highway T, and in the Carrollton School District we are offering you a newly renovated home on 5 +/- acres along with a new pond, two garden sheds, 27'x48' detached garage with electric and 3/4 concrete, and a 36'x40' barn/corral system! The newly renovated home features 2 bedrooms and 1 full bathroom. This home has been remodeled inside and out and was taken all the way down to the studs! The home features a brand new roof, siding, windows, kitchen, appliances, bathroom, light fixtures, flooring, paint, new furnace, tankless hot water heater, and so much more! The home is surrounded by hay fields and

crop fields giving you that privacy and country feel most are looking for.

The acreage is currently being used for hay production. With partial fencing in place, you could finish fencing the remaining acreage in and have a nice place for a few head of livestock along with the barn and corral system. The newly dug pond will be a great addition to the property once full! You do not want to miss out on this incredible opportunity! For additional information or to schedule a private showing please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

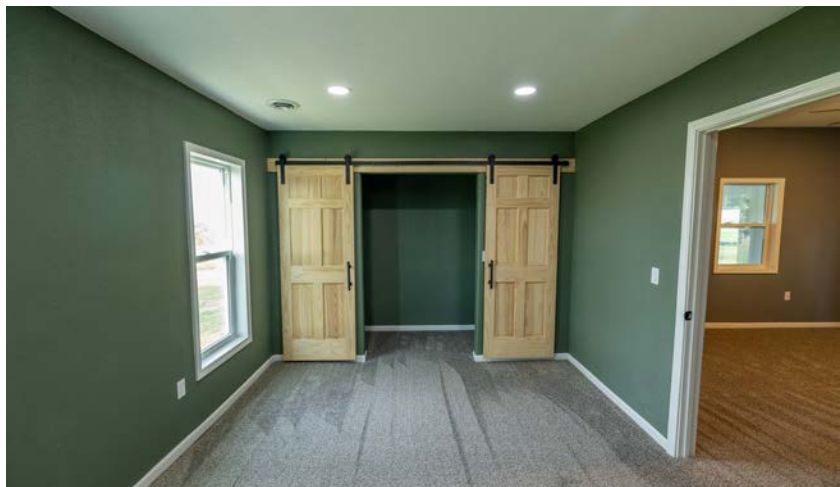
PRICE: **\$250,000** | COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **5**

- Bogard, MO
- Carrollton School District
- 1/4 mile south of Highway T
- Road frontage on 2 sides
- Newly renovated 2 bed 1 bath home
- New roof, siding, windows, furnace, tankless hot water heater, kitchen, and more
- Nice enclosed porch
- Brand new pond
- 27'x48' detached garage/concrete and electric
- 36'x40' three sided livestock shed
- 2 garden sheds
- Partially fenced
- Corral system
- 2 driveway entrances

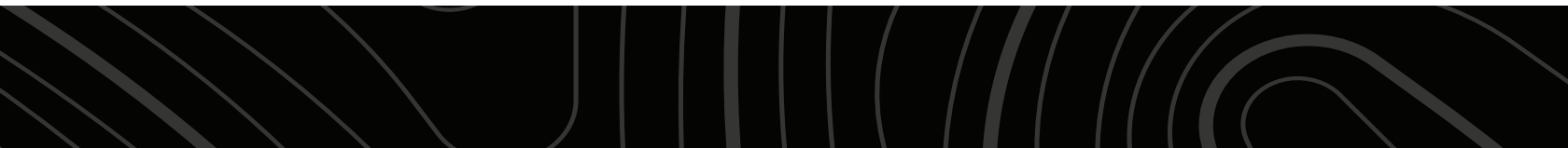


NEWLY RENOVATED HOME

This home has been remodeled inside and out and was taken all the way down to the studs! The home features a brand new roof, siding, windows, kitchen, appliances, bathroom, light fixtures, flooring, paint, new furnace, tankless hot water heater, and so much more!



27'X48' DETACHED GARAGE



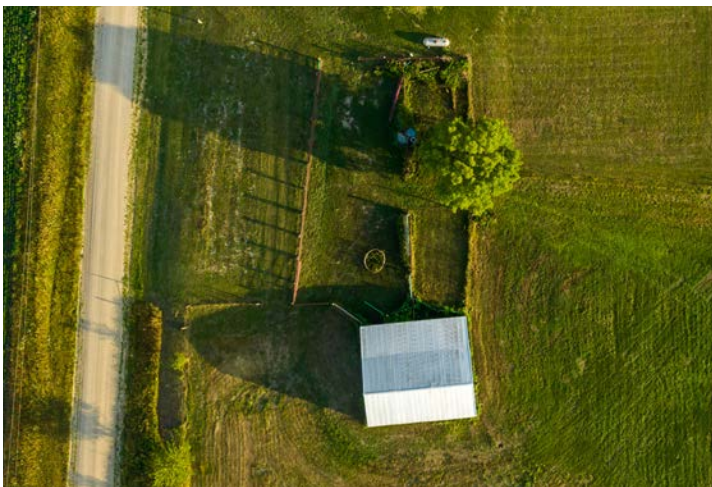
36'X40' THREE SIDED LIVESTOCK SHED



BRAND NEW POND



CORRAL SYSTEM



ADDITIONAL PHOTOS



AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 39° 30' 57.58, -93° 31' 28.54



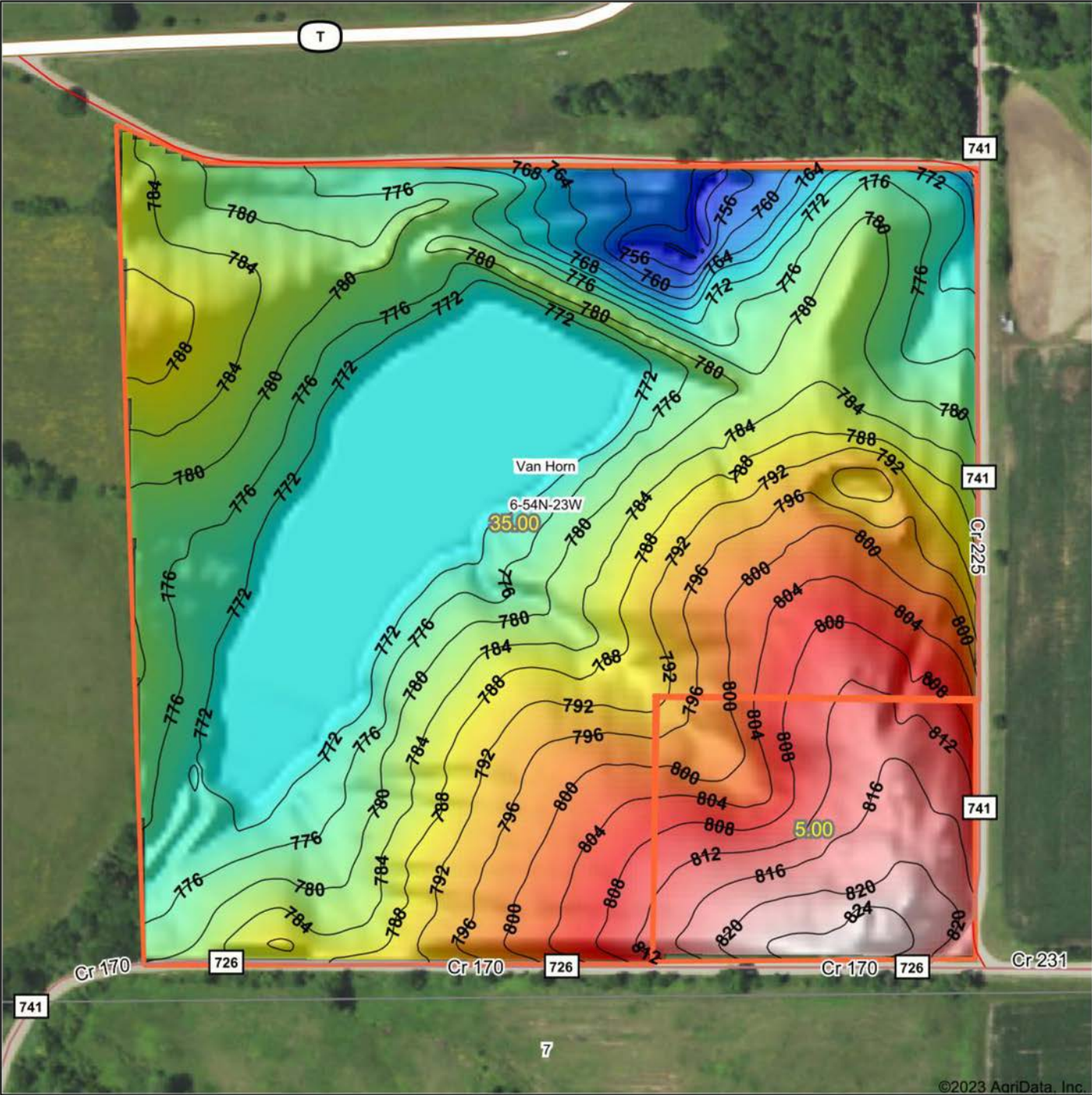
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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6-54N-23W
Carroll County
Missouri



7/18/2023

HILLSHADE MAP



©2023 AgriData, Inc.

Low Elevation High



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 750.2
 Max: 826.7
 Range: 76.5
 Average: 785.1
 Standard Deviation: 15.49 ft



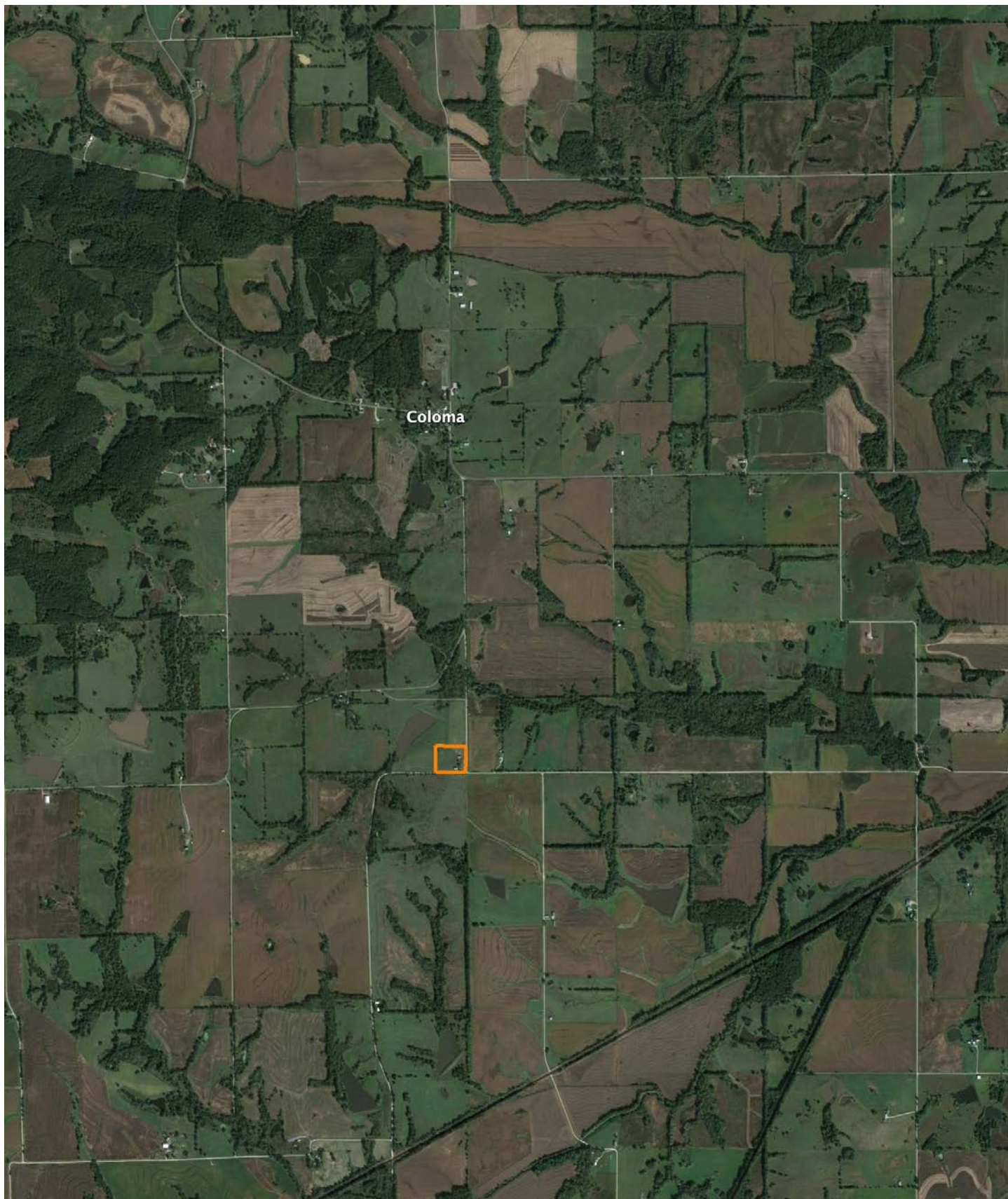
6-54N-23W
 Carroll County
 Missouri

Boundary Center: 39° 30' 57.58, -93° 31' 28.54

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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