

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# JASPER COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# GREAT OPPORTUNITY ON 40 +/- ACRES IN JASPER COUNTY

Great opportunity on 40 +/- acres just outside of the city limits of Joplin with a paved road. It has the feel of living out in the country with the conveniences of town with easy access to Joplin and Carl Junction. The house has 3 bedrooms and 1 bath with 1,400 square feet of living space. The house has so many possibilities, put your own touches on it and make it exactly how you want. Established trails throughout

the property make it easy to access and are perfect for riding four-wheelers or UTVS. While touring the farm we jumped deer and turkey. The farm has a wet weather creek that runs through it and a pond, with some work, would make a really nice place to fish. The property also has a spring that runs onto the farm from the neighboring property that feeds into the wet weather creek.



# PROPERTY FEATURES

PRICE: **\$235,000** | COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **40**

- 10 minutes to Joplin
- 10 minutes to Carl Junction
- 40 +/- acres
- Paved road frontage
- Out of the city limits
- Carl Junction school
- Well
- 2 septic systems
- Abundant wildlife
- Project house



# 40 +/- ACRES WITH PROJECT HOUSE

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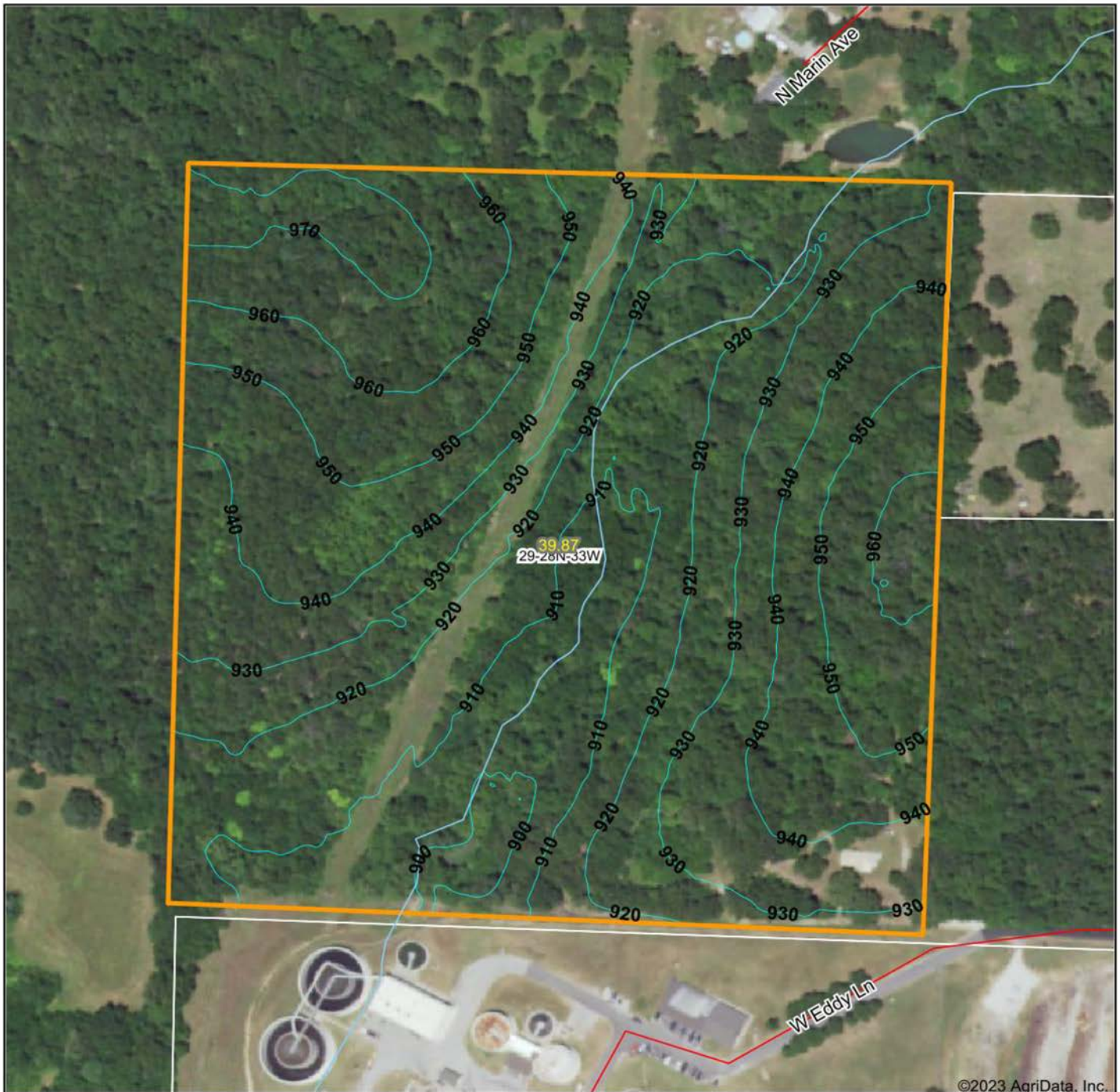


## ESTABLISHED TRAILS

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# TOPOGRAPHY MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 895.8

Max: 973.2

Range: 77.4

Average: 933.8

Standard Deviation: 19.29 ft

0ft 275ft 550ft

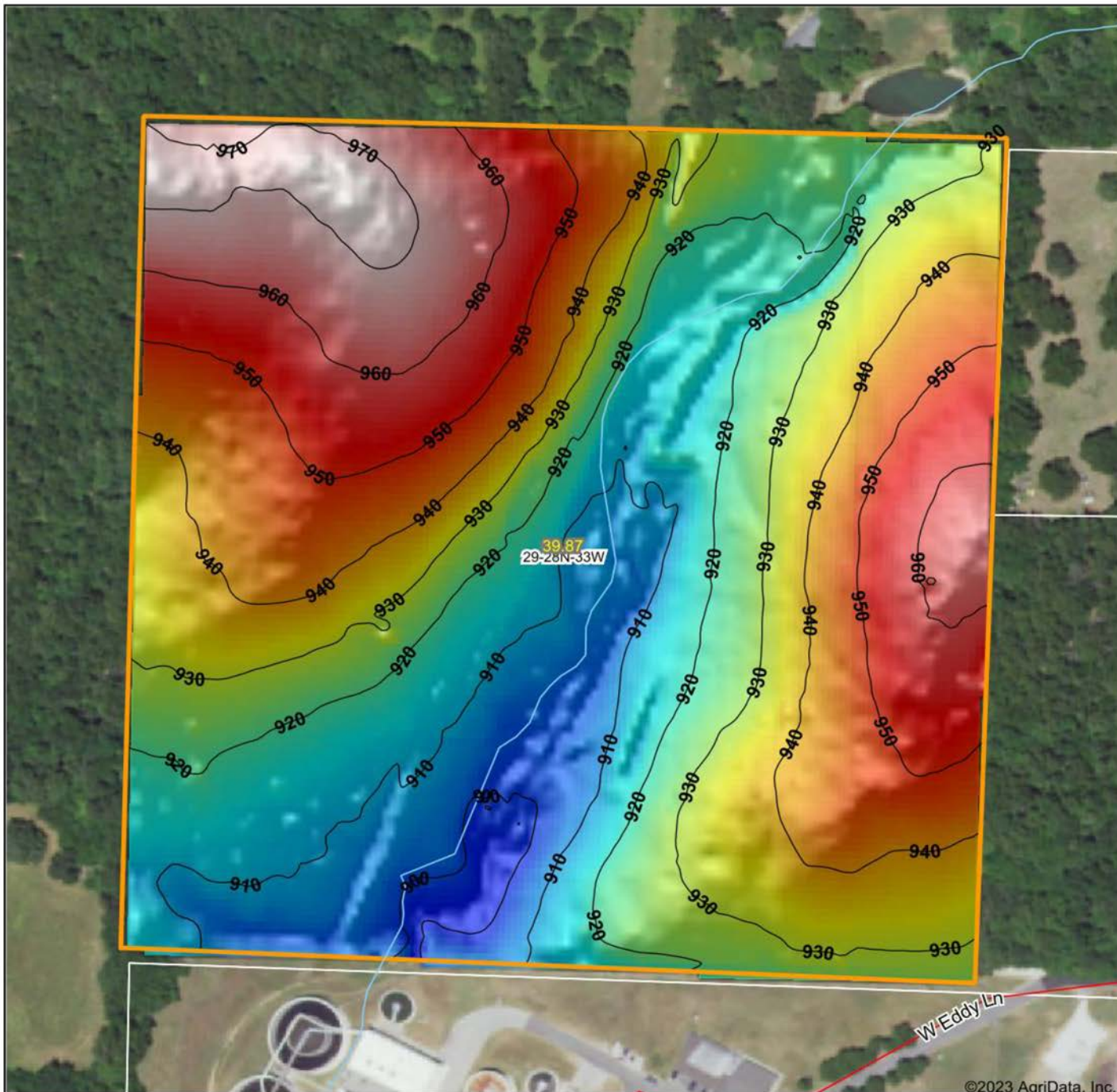


7/25/2023

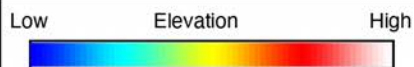
**29-28N-33W**  
**Jasper County**  
**Missouri**

Boundary Center: 37° 7' 26.11, -94° 33' 17.33

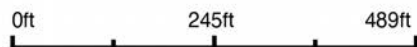
# HILLSHADE MAP



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Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 895.8  
 Max: 973.2  
 Range: 77.4  
 Average: 933.8  
 Standard Deviation: 19.29 ft



7/25/2023

**29-28N-33W**  
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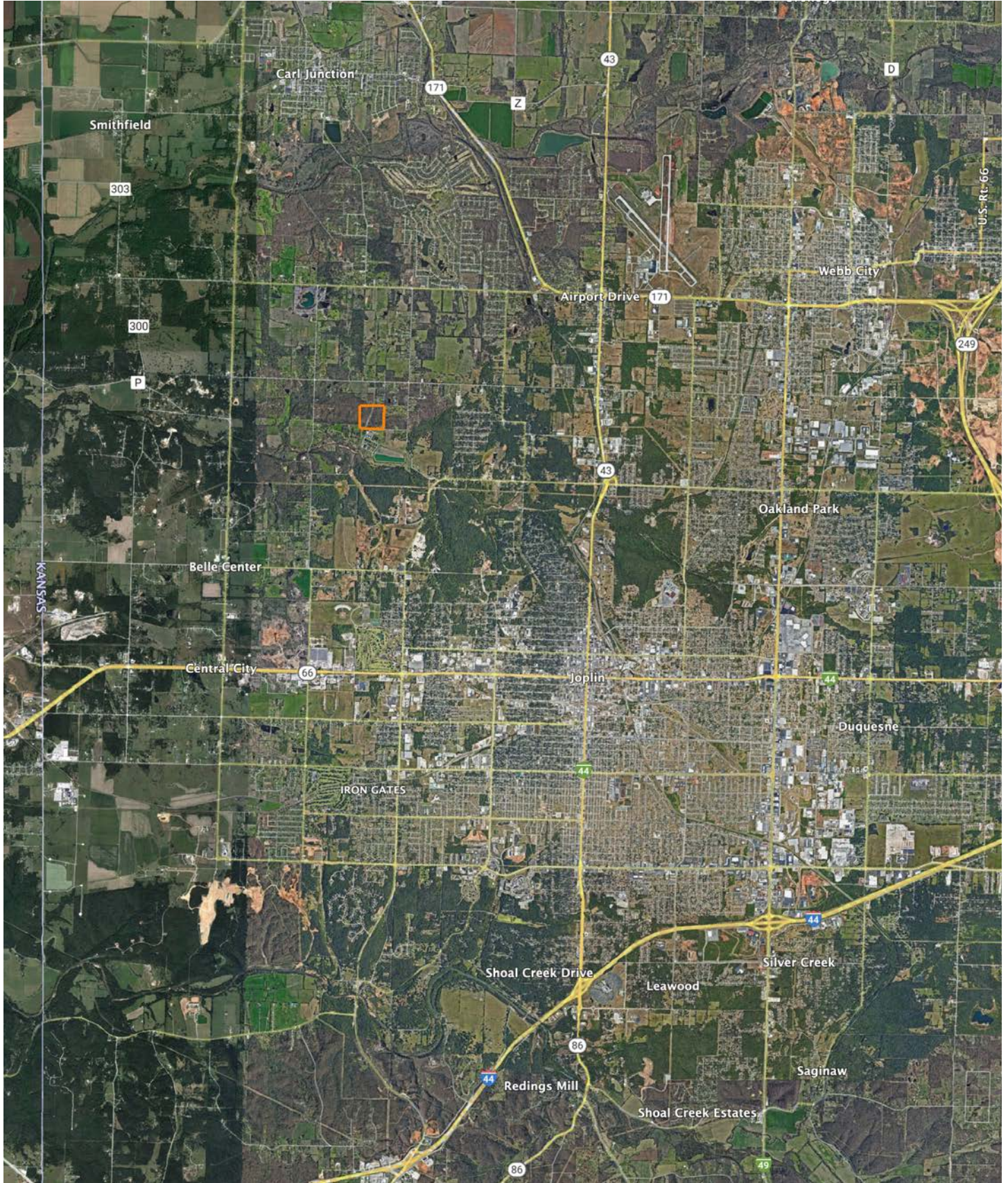
Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008

# OVERVIEW MAP



# AGENT CONTACT

Agent Allen Barbre is not just passionate about the outdoors, he possesses an uncanny ability to discern the intrinsic value of land. Born and raised in Neosho, Missouri, Allen's affinity for the land was sparked at an early age, fueling his dream of one day owning a farm—a dream he has since turned into a reality. Now, Allen is devoted to helping others find their own dream properties. His hands-on experience extends from buying, developing, and flipping farms, to running a thriving cattle farm complete with corn, bean, and winter wheat crop grounds, and managing the deer on the property.

A graduate of East Newton High School and Missouri Southern State University, Allen majored in Criminal Justice and excelled as a college football player. His athletic prowess led to a 10-year NFL career, during which he played for the Green Bay Packers, Seattle Seahawks, Philadelphia Eagles, and Denver Broncos. The same spirit of determination and teamwork he displayed on the field, he now brings to Midwest Land Group. Once bitten by the land investment bug, Allen turned his focus to helping others find their perfect properties.

In his free time, Allen can be found relishing the tranquility of the great outdoors with his family, tending to his farm, hunting, and fishing. He is particularly passionate about managing deer to help them reach their full potential, enjoys elk hunting, and takes pleasure in crappie fishing in the local lake. Allen also shares his love of sports with the next generation as a coach for his children's youth football and basketball teams. He and his wife Callie, along with their two boys, Knox and Beau, make their home in Granby.

Allen's unique blend of outdoor passion, real-world farming experience, and strong community ties make him an approachable, knowledgeable, and reliable choice for your land investment needs.



**ALLEN BARBRE,**

LAND AGENT

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