

MIDWEST LAND GROUP PRESENTS

59.2 ACRES

PHELPS COUNTY, MO

33375 CR 6550, BUELAH, MISSOURI, 65436



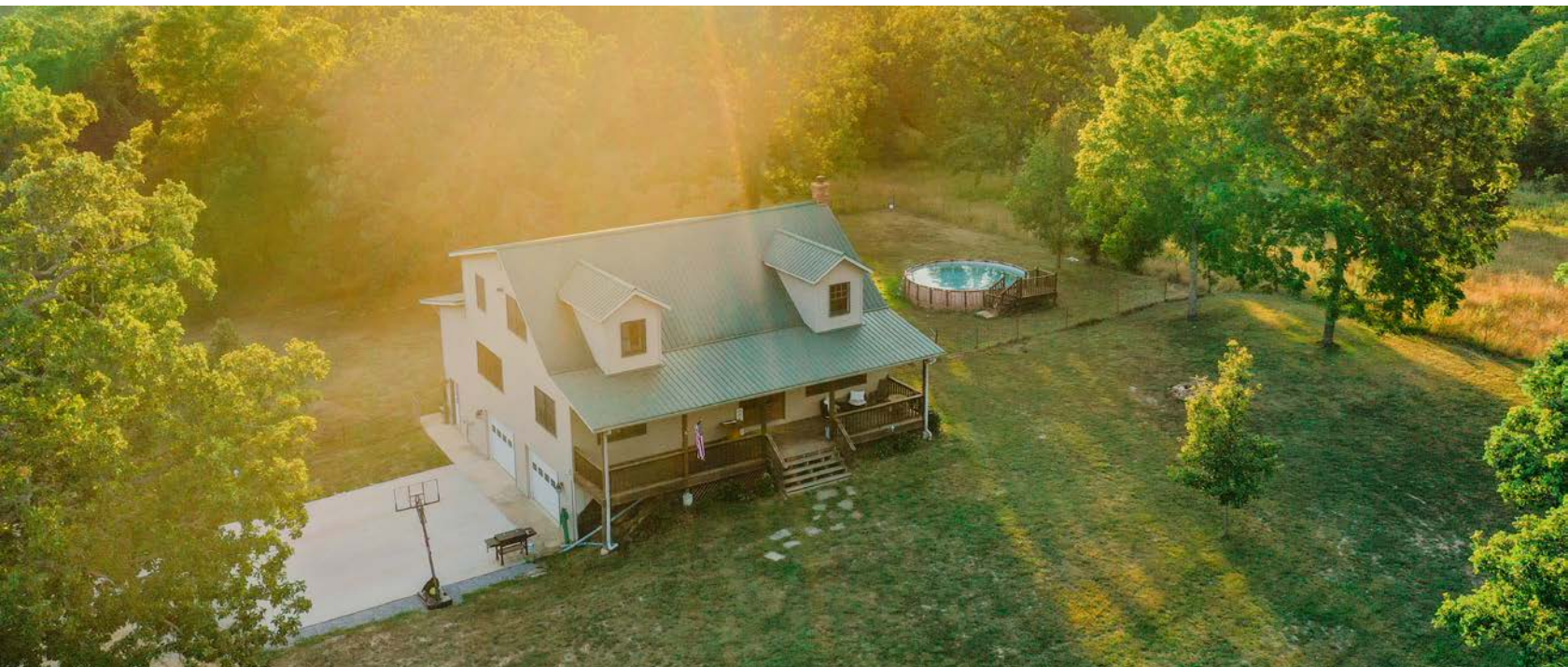
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS HOME TUCKED BACK ON 59.2 +/- ACRES

Welcome to this beautiful 4 bedroom, 3.5 bath home tucked back on 59.2 +/- acres. This home consists of 2,736 square feet of livable space and includes many desirable features such as radiant floor heat, a wood burning fireplace, and tall knotty pine ceilings in the main living area! That's not all, this house has a large master bedroom and a newly renovated tile walk-in shower located on the main level. This ranch style home has a covered front porch and screened back porch that allow you to soak up those gorgeous sunrise and sunsets that country living has to offer. As you view this property you will notice the above ground pool and newly built 30'x40' shop. This building was built to stay, including stud framed walls and many trusses. This improvement is also equipped with electricity, a concrete floor, and spray foam insulation making it useful year-round!

This 59.2 +/- acre property cannot be replicated. The bottom ground borders the South Sherril Creek with fertile soil currently used for hay production but could also be home to grazing cattle with some fencing. There is an ample amount of water on this property to support livestock including a pond that has continued to hold water even during the hottest of summers and a frost free hydrant on the field edge that could aid in any watering livestock if needed. Many deer and turkeys have been seen cruising the fields and using the wooded timber around the property for cover. There is no shortage of hunting and or sightseeing opportunities on this gorgeous land. This rural property is a wonderful place to call home while being a short drive to all the amenities you need. Be sure and schedule your private showing today!



PROPERTY FEATURES

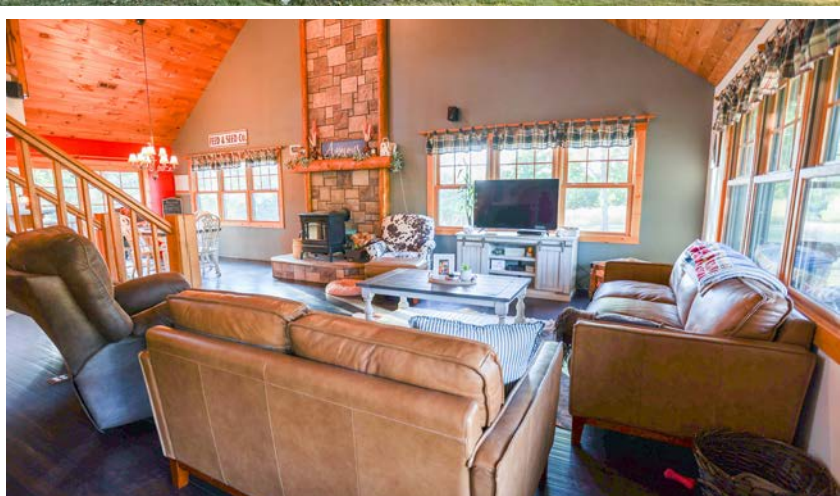
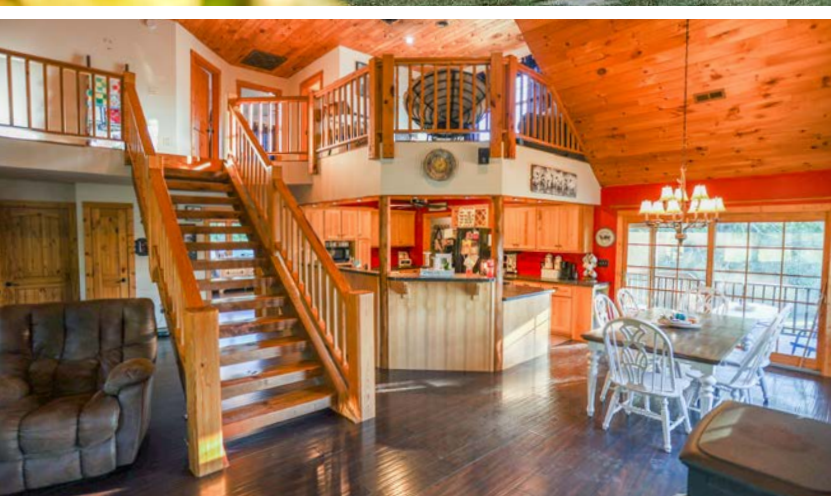
PRICE: **\$599,000** | COUNTY: **PHELPS** | STATE: **MISSOURI** | ACRES: **59.2**

- 2,736 livable square feet
- 4 bedroom 3.5 bath
- Built in 2010
- Radiant floor heat
- Wood burning fireplace
- Screened back porch
- Covered front porch
- 30'x40' insulated shop
- 59.2 +/- acres
- South Sherril Creek frontage
- 1 pond
- Fertile hay pasture



2,736 SQ. FT. HOME

This home consists of 2,736 square feet of livable space and includes many desirable features such as radiant floor heat, a wood burning fireplace, and tall knotty pine ceilings in the main living area!



4 BED 3.5 BATH



POND

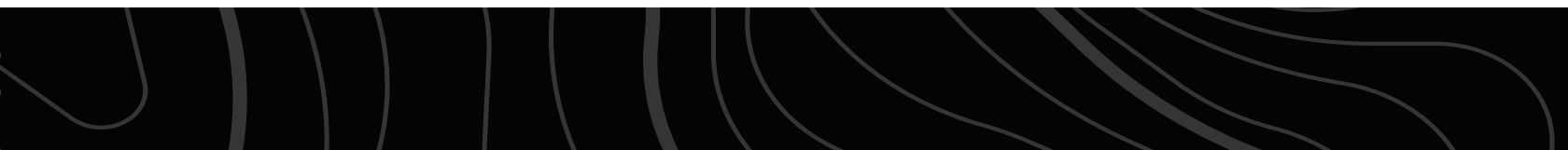
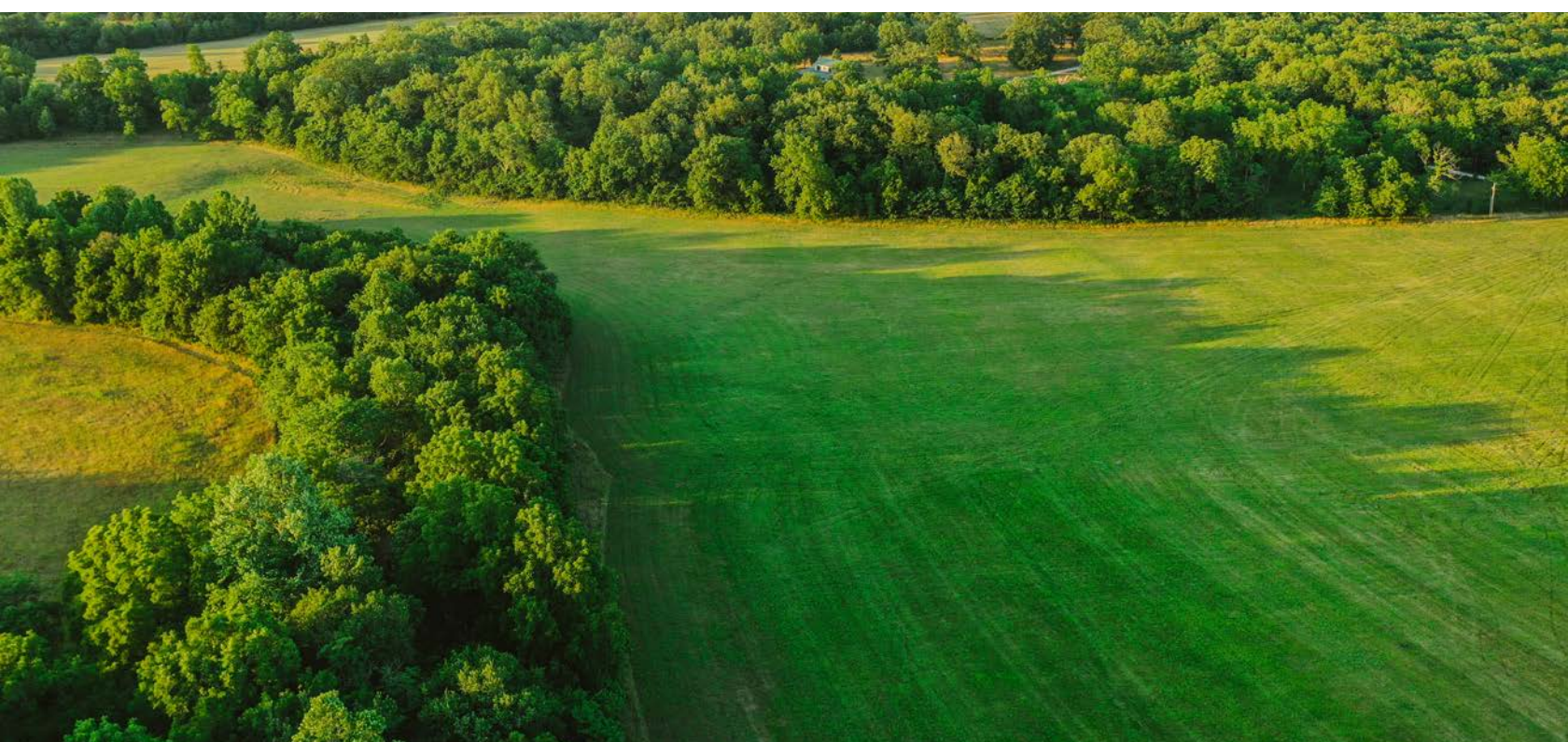


30'X40' INSULATED SHOP

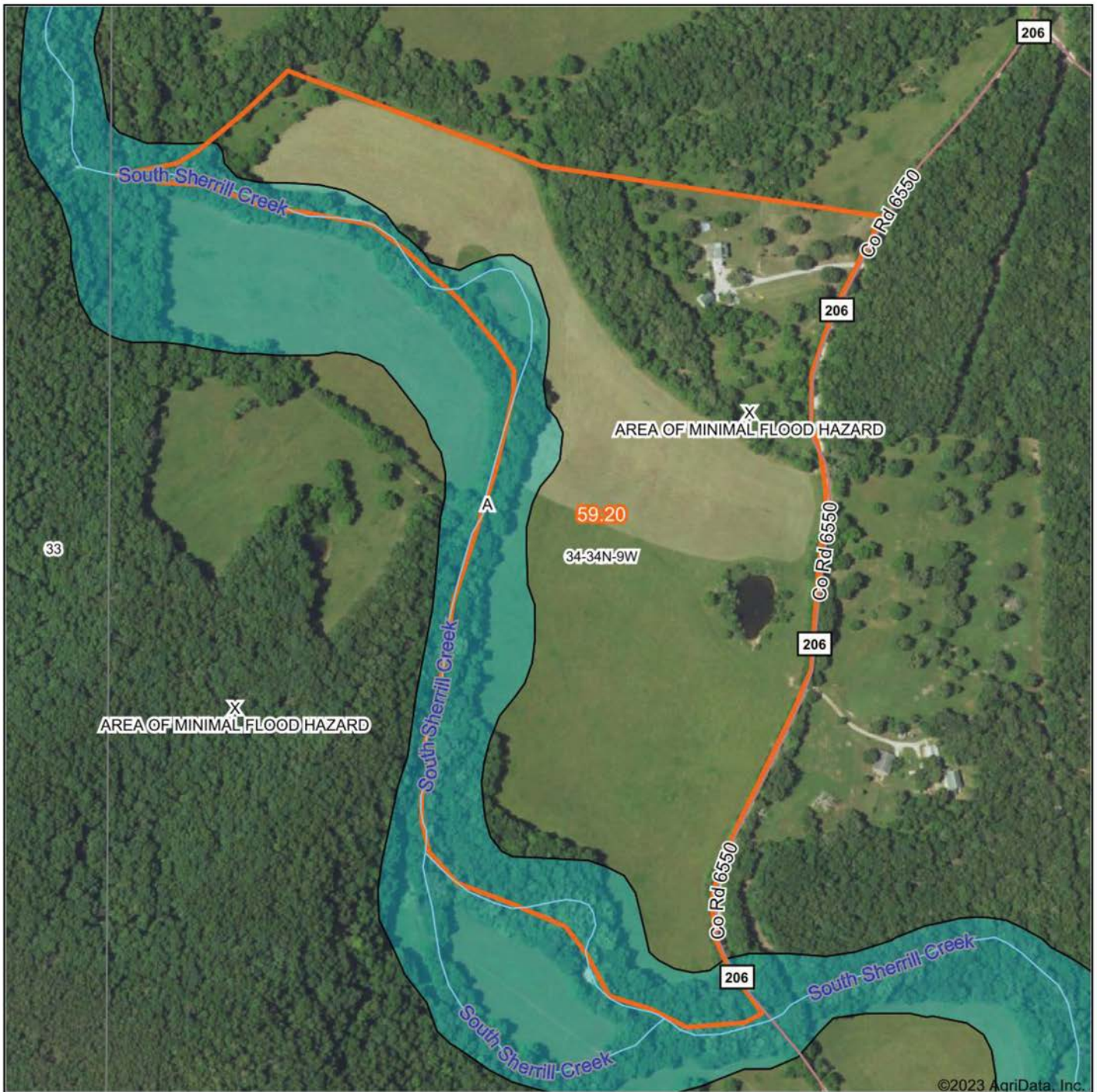


FERTILE HAY PASTURE

The bottom ground borders the South Sherril Creek with fertile soil currently used for hay production but could also be home to grazing cattle with some fencing.



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 36' 31.96, -91° 54' 49.25

34-34N-9W
Phelps County
Missouri

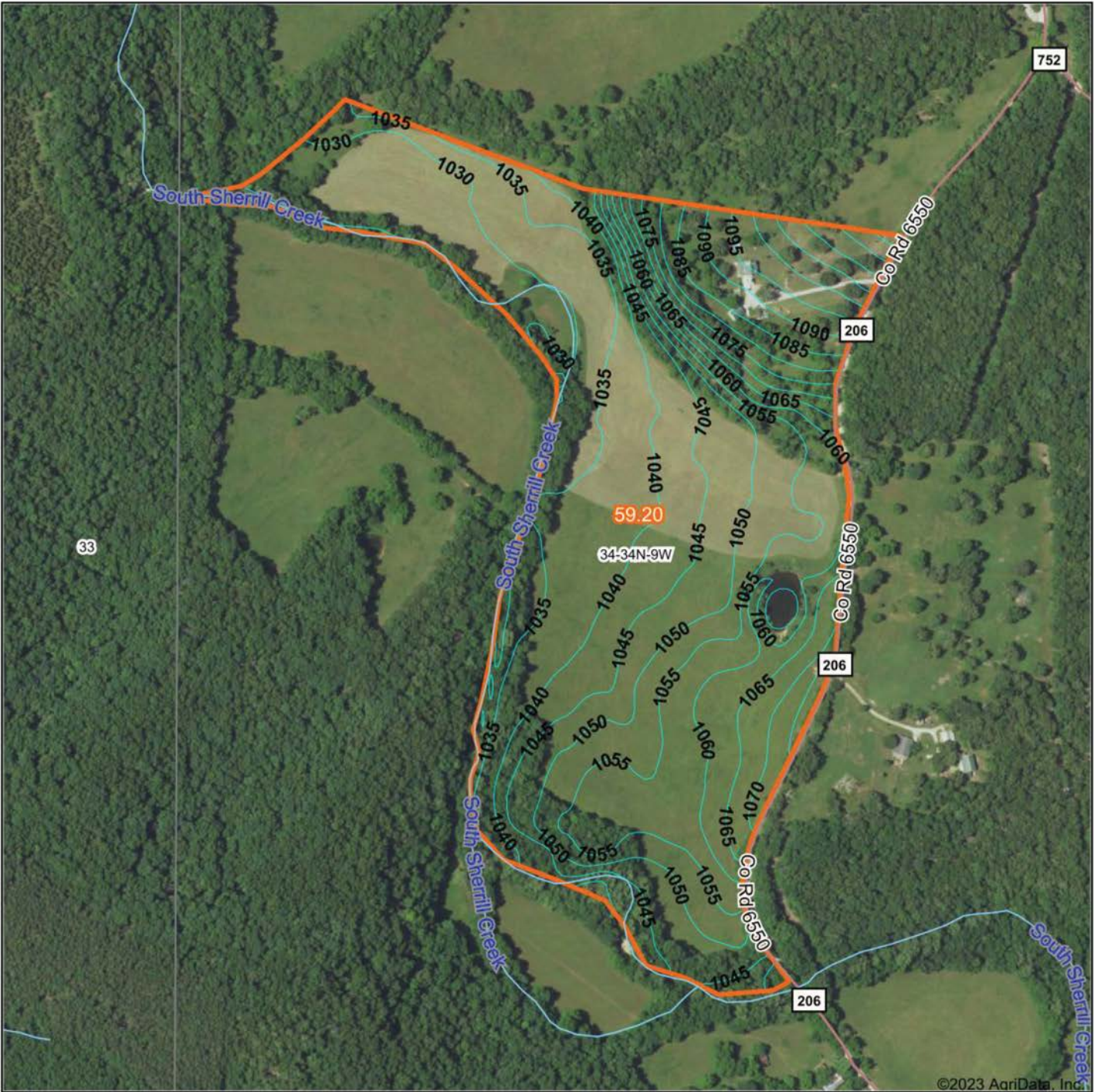
0ft 458ft 916ft



7/21/2023

Flood related information provided by FEMA

TOPOGRAPHY MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 5.0
Min: 1,025.0
Max: 1,119.6
Range: 94.6
Average: 1,051.9
Standard Deviation: 19.03 ft

0ft 490ft 980ft

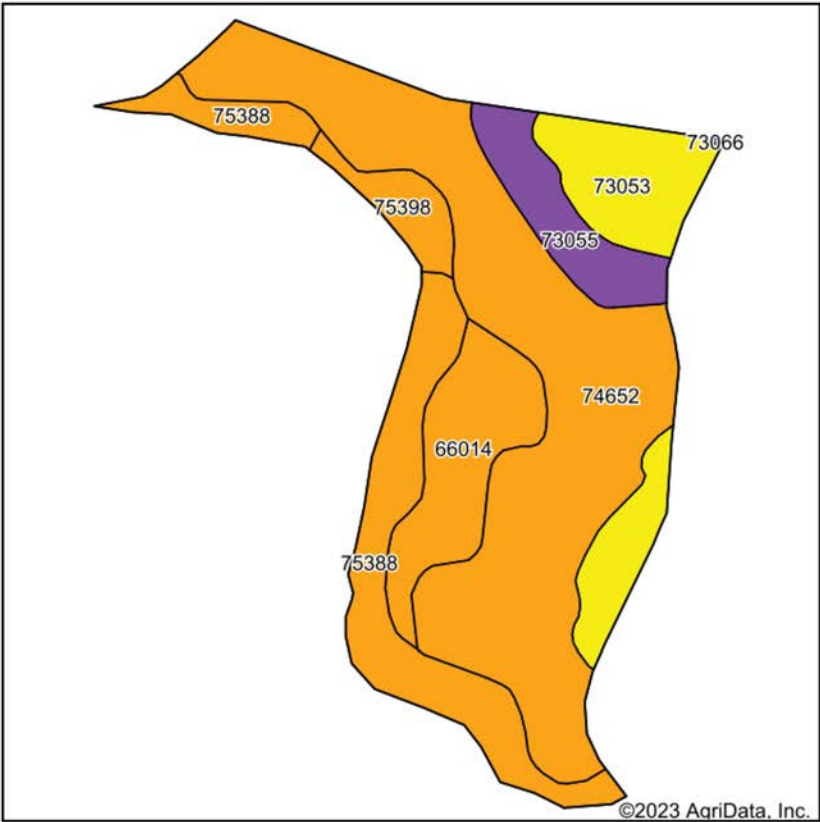


7/21/2023

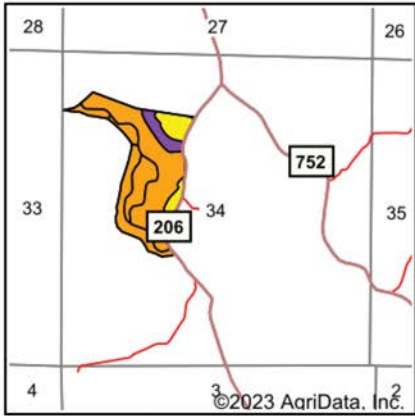
34-34N-9W
Phelps County
Missouri

Boundary Center: 37° 36' 31.96, -91° 54' 49.25

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Phelps**
Location: **34-34N-9W**
Township: **Spring Creek**
Acres: **59.2**
Date: **7/21/2023**



Maps Provided By:



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Area Symbol: MO161, Soil Area Version: 26

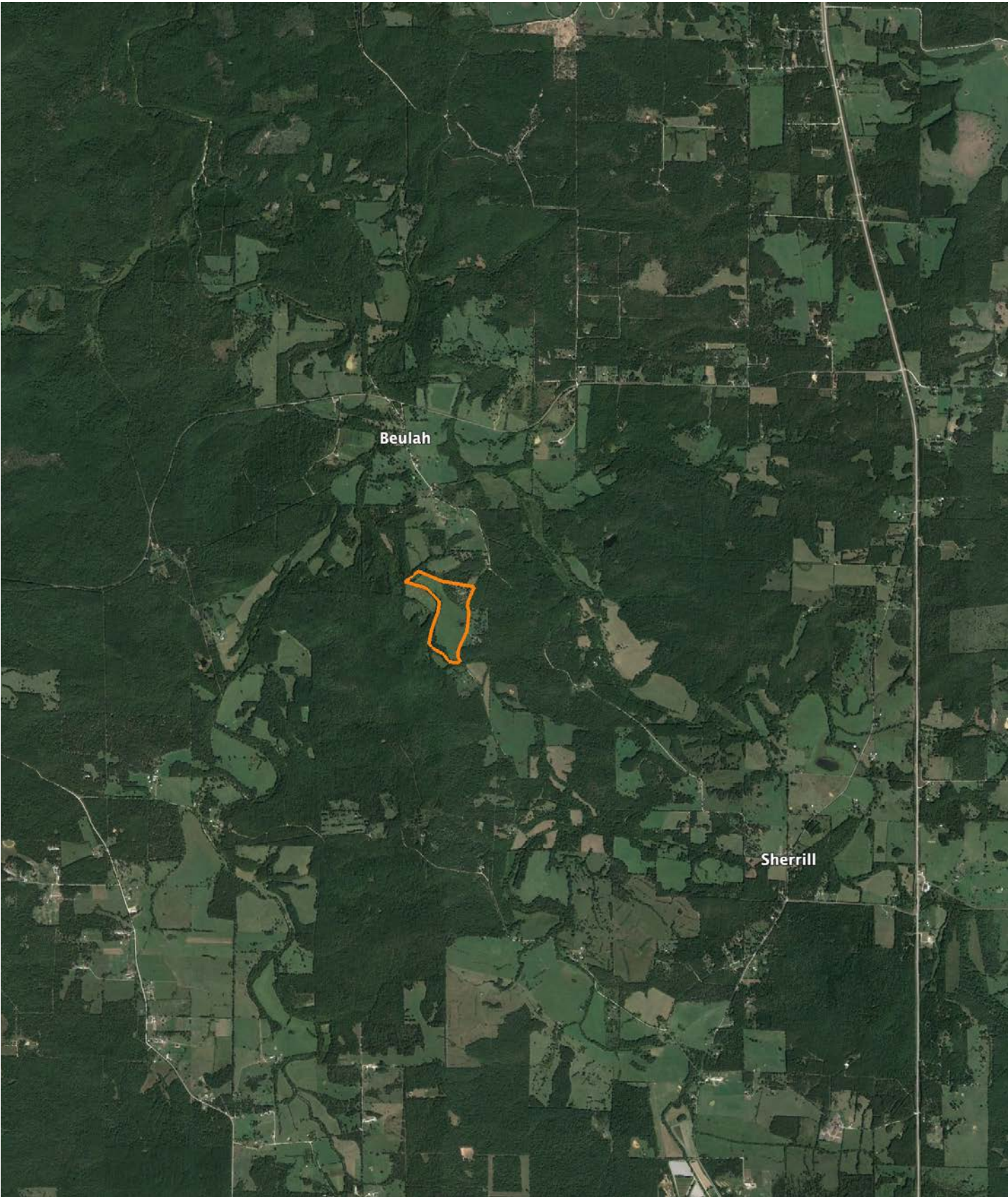
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall
74652	Lecoma silt loam, 1 to 8 percent slopes	28.17	47.6%		IIIe		80
75388	Kaintuck-Relfe complex, 0 to 2 percent slopes, frequently flooded	10.51	17.8%		IIIw		51
73053	Lily-Bender complex, 3 to 15 percent slopes	7.75	13.1%		IVe		36
66014	Haymond silt loam, 0 to 3 percent slopes, frequently flooded	6.58	11.1%		IIIw		69
73055	Alred-Rueter complex, 15 to 35 percent slopes, very stony	4.11	6.9%		VIIs		13
75398	Kaintuck fine sandy loam, 0 to 2 percent slopes, frequently flooded	2.08	3.5%		IIIw		71
				Weighted Average	3.34	*-	*n 62.9

*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

To say that Buddy Hyde knows the outdoors would be an understatement. An avid outdoorsman, Buddy loves bow hunting, bass fishing, and waterfowl hunting. When he and his wife, Amanda, aren't tending to their small beef cattle farm in Marshfield, Missouri, you just might catch them as guest hosts on a hunting show on The Outdoor Channel. Their son, Easton, has also caught the outdoor bug ... so much so that his first youth hunt (in which he successfully harvested a great buck) can be seen on a film that placed second in the Badlands Film Festival. Buddy was born on a military base in Germany and attended Mountain Grove Missouri high school and Missouri State University, where he earned a Bachelor's of Science degree in Business Administration.

He began his career working for a nationwide agricultural seed company then transitioned into management roles within the transportation industry. But real estate kept calling his name. His father had owned a real estate brokerage company for 15 years, and it's something he always had an interest in. So, he decided to bring his passion for land, background in the agricultural business, and friendly personality to Midwest Land Group, where he can make a living connecting buyers and sellers with their dream properties, just like his father did. If you're looking for land in southwest Missouri and wish to work with a genuine, outgoing, hardworking agent, then look no further than Buddy Hyde. He'll do everything he can to ensure you're 100% pleased with your real estate transaction.



BUDDY HYDE, ASSOCIATE BROKER
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BHyde@MidwestLandGroup.com



MidwestLandGroup.com

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