

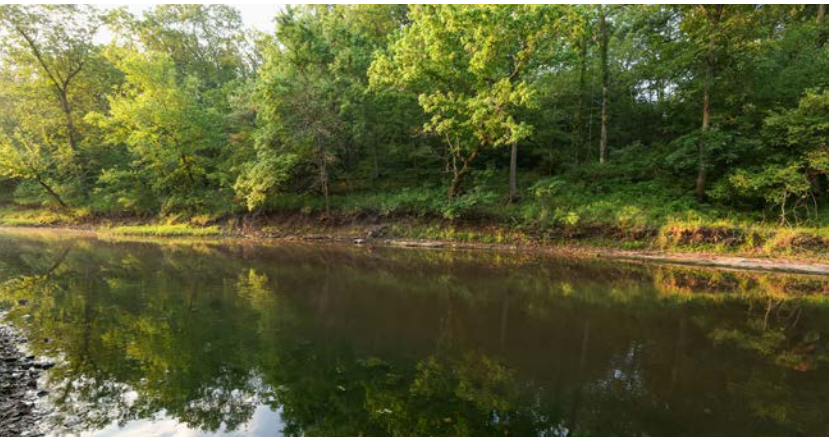
MIDWEST LAND GROUP PRESENTS



# CEDAR COUNTY, MO

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250 ACRES



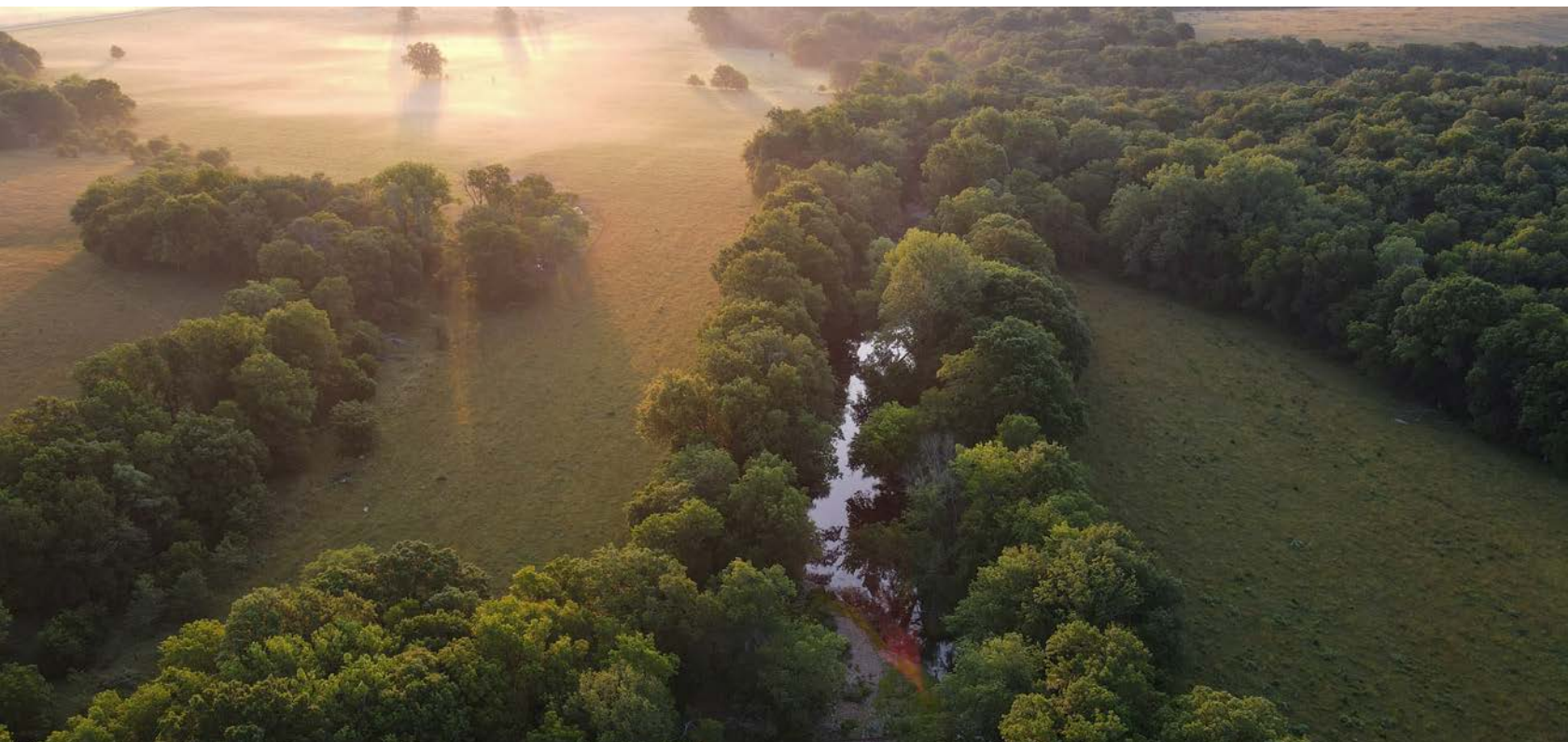
[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 250 +/- ACRES OF DIVERSE WHITETAIL AND TURKEY HABITAT WITH INCOME ON CEDAR CREEK

This 250 +/- acre farm is one heck of a switch hitter! It has both grazing income and some spectacular deer and turkey hunting. Just west of Stockton Lake on Highway B, sits this perfect recreational/investment property. It literally has everything to offer from countless value features to the intrinsic beauty of the 100 feet of elevation change across the farm. The farm is anchored by a wide creek bottom cutting across the middle of the property that is surrounded by 165 +/- pastured acres, mostly comprised of Class II and III soils that can grow great grass. 40 +/- acres are Class II soil and could be converted into row crops to anchor the wildlife and give you a better ROI. The fencing is super tight and

has 5 different paddocks for rotational grazing. Another bonus is that there are automatic waterers strategically placed to help with the rotations as well as a live spring. The working/holding pens are expansive and overbuilt giving you or your renter plenty of flexibility working the herd. The amount of edge spread across the farm for the deer to travel is impressive and sets up perfectly for rifle or bowhunting. Two huge hilltops create some spectacular views and are home to some great bedding areas on the south side of the farm which is littered with deer beds and create a perfect sanctuary. You have to see it to appreciate it so call Clayton Campbell at (620) 687-2789 today for a private tour.



# PROPERTY FEATURES

PRICE: **\$998,600** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **250**

- Consists of 250 +/- acres in Cedar County
- Trophy deer and good turkey population
- 165 +/- acres of pasture land with the rest being mixed timber
- Perimeter-fenced and cross-fenced with 5 paddocks
- Over 100 feet of elevation change
- Automatic waterers, pond, live creek, and live spring for water sources
- Lots of edge that sets up great for bow or rifle hunting
- Within an hour and 15 minutes from Joplin and Springfield
- 2 hours of Kansas City and Bentonville



# 250 +/- ACRES

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This 250 +/- acre farm is one heck of a switch hitter! It literally has everything to offer from countless value features to the intrinsic beauty of the 100 feet of elevation change across the farm.



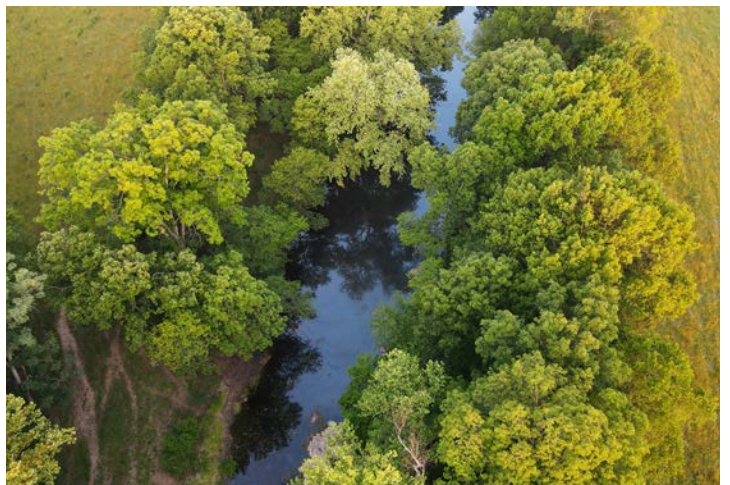
# LOTS OF EDGE GREAT FOR HUNTING

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# SEVERAL WATER SOURCES

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# CROSS-FENCED & WORKING PINS

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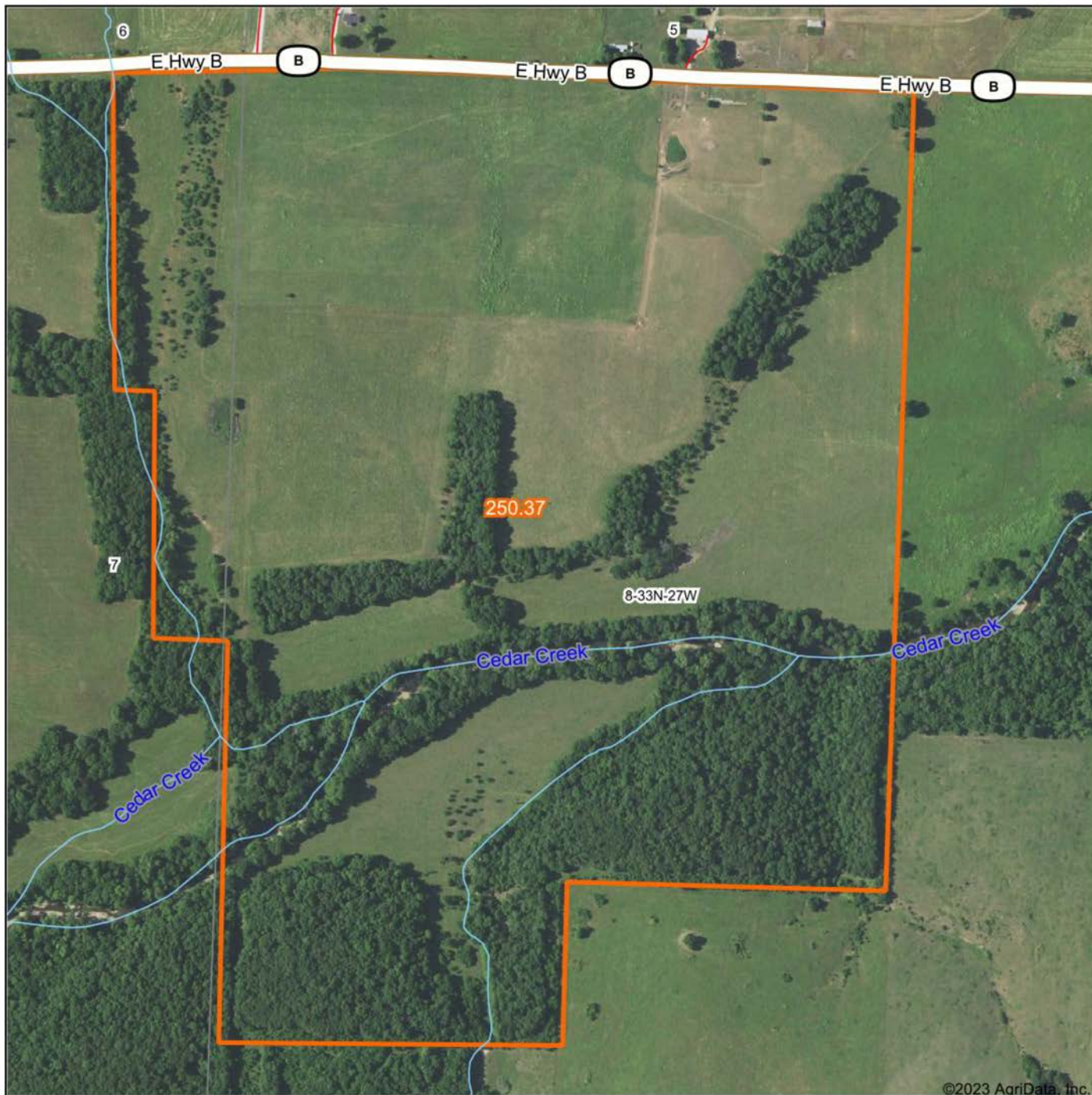


# DEER & TURKEY HUNTING

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# AERIAL MAP



©2023 AgriData, Inc.

Map Center: 37° 37' 3.87, -93° 55' 26.82



Maps Provided By:



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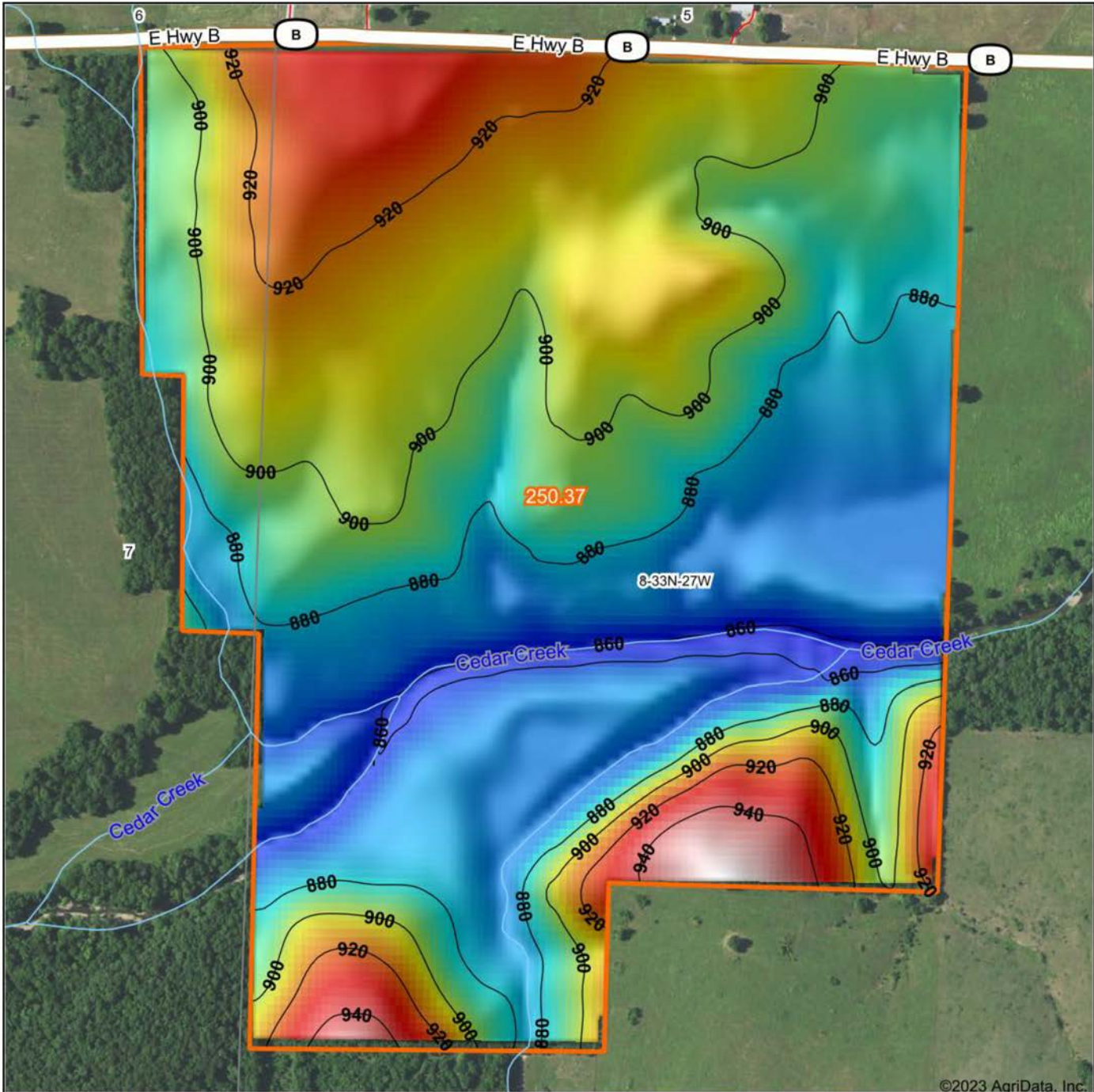
8-33N-27W  
Cedar County  
Missouri



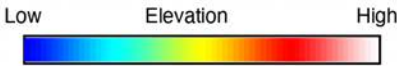
4/25/2023



# HILLSHADE MAP

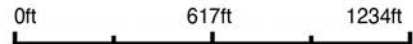


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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 20  
 Min: 856.7  
 Max: 959.2  
 Range: 102.5  
 Average: 894.3  
 Standard Deviation: 21.49 ft

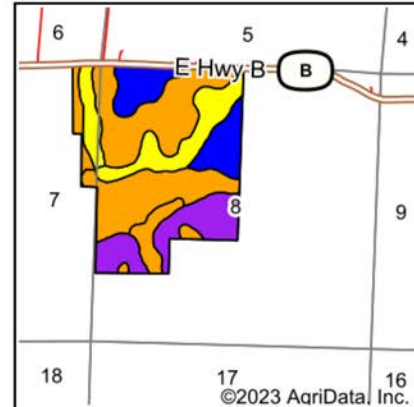
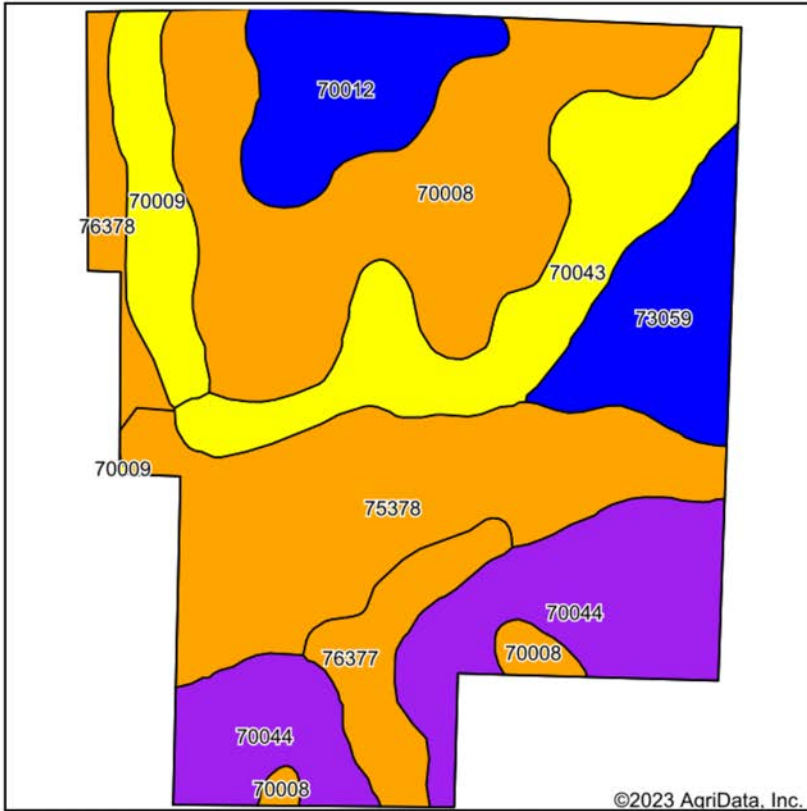


4/25/2023

**8-33N-27W**  
**Cedar County**  
**Missouri**

map center: 37° 37' 3.87", -93° 55' 26.82"

# SOIL MAP



State: **Missouri**  
 County: **Cedar**  
 Location: **8-33N-27W**  
 Township: **Linn**  
 Acres: **250.37**  
 Date: **4/25/2023**



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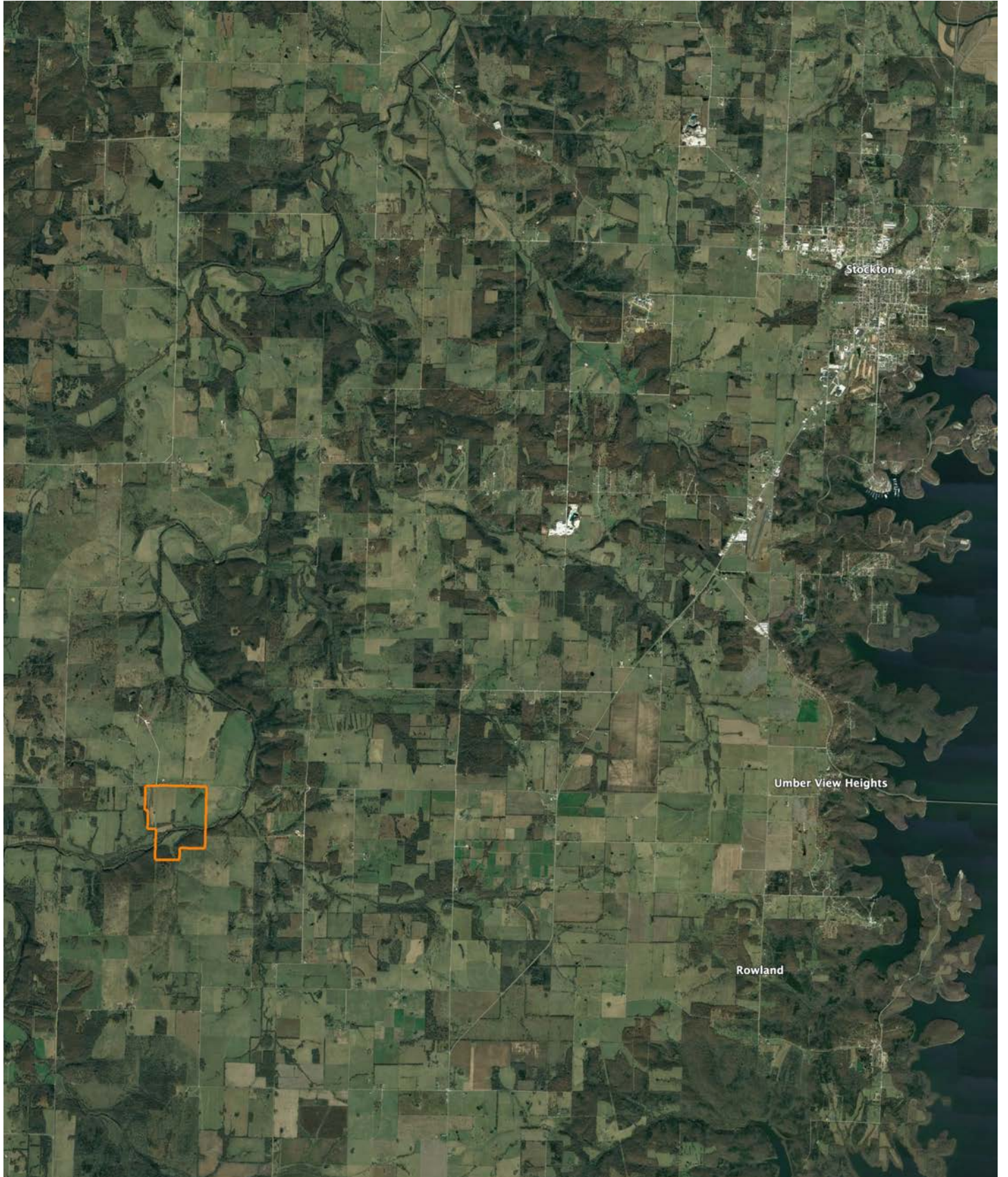
Soils data provided by USDA and NRCS.

Area Symbol: MO039, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Corn	*n NCCPI Soybeans	
70008	Goss gravelly silt loam, 3 to 8 percent slopes	60.22	24.1%		IIIe		59	43	
75378	Sturkie silt loam, 0 to 2 percent slopes, frequently flooded	47.96	19.2%		IIIw	7	79	79	
70044	Sonsac-Moko complex, 15 to 35 percent slopes, rocky	39.65	15.8%		VIe		10	4	
70043	Sonsac-Moko-Rock outcrop complex, 3 to 15 percent slopes	33.13	13.2%		IVe		30	20	
70012	Hoberg silt loam, 2 to 5 percent slopes	19.00	7.6%		IIe		63	45	
73059	Pomme silt loam, 1 to 3 percent slopes	18.92	7.6%		IIe		76	61	
70009	Goss gravelly silt loam, 8 to 15 percent slopes	13.07	5.2%		IVe		56	39	
76377	Racket silt loam, 1 to 3 percent slopes, frequently flooded	11.76	4.7%		IIIw		80	61	
76378	Sturkie silt loam, 1 to 3 percent slopes, frequently flooded	6.66	2.7%		IIIw	7	79	78	
<b>Weighted Average</b>						<b>3.51</b>	<b>1.5</b>	<b>*n 54.2</b>	<b>*n 43.8</b>

\*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

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# AGENT CONTACT

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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

**620.687.2789**

CCampbell@MidwestLandGroup.com



**MidwestLandGroup.com**

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