

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

WRIGHT COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- WOODED ACRES WITH ENDLESS POSSIBILITIES

Here is your opportunity to purchase a beautiful 80 +/- acres of timber! This property has been in the family for many years and has not been listed in decades. This property is located between Hartville and Grovespring, Missouri, only a half mile off of the paved highway. As you tour this property you will immediately take note of the large timber located on the south side of the property. A large variety of oaks are scattered throughout. There is abundant wildlife sign from many deer and turkey that call this parcel home. Whether you are an avid

hunter or simply like viewing nature, this is the place to make it happen. The recreational opportunities are endless including hiking, foraging, and hunting. The gently rolling topography provides many excellent build sites for your dream home with electric access already located along the northwest corner of the property. This acreage is located in the Hartville School District, home to great academic and sports programs while allowing you the rural lifestyle outside of the hustle and bustle of city living. Schedule your private showing today!



PROPERTY FEATURES

PRICE: **\$249,000** | COUNTY: **WRIGHT** | STATE: **MISSOURI** | ACRES: **80**

- Electric access on property
- Mature timber
- County road frontage
- Gently rolling topography
- Excellent build site(s)
- Home to many deer and turkey
- Short drive to State Highway F
- Hartville Schools
- 10 miles northwest of Hartville



80 +/- ACRES



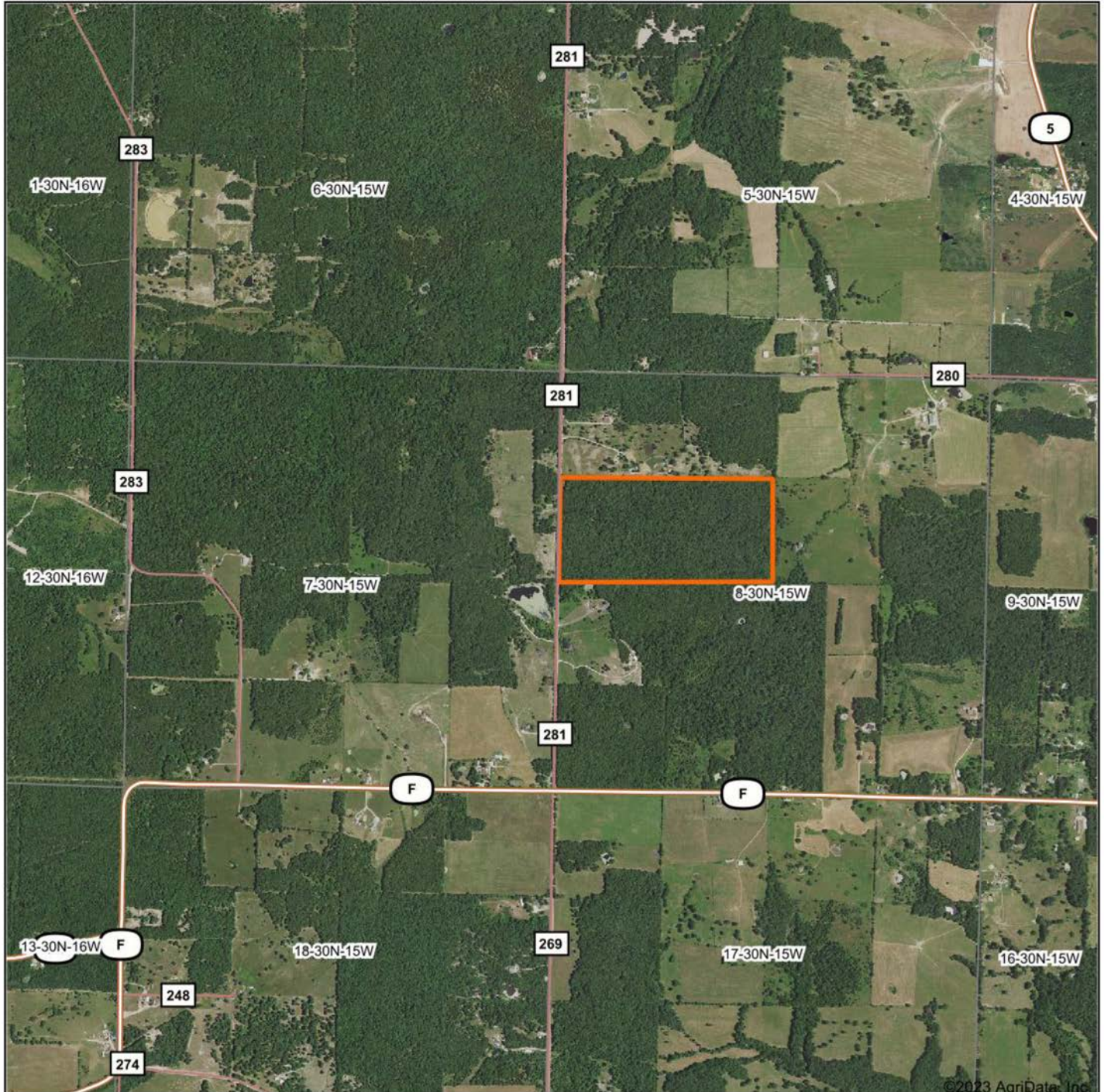
COUNTY ROAD FRONTAGE



MATURE TIMBER



AERIAL MAP



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Boundary Center: 37° 19' 45.24, -92° 36' 44.72

0ft 1959ft 3918ft



Maps Provided By:



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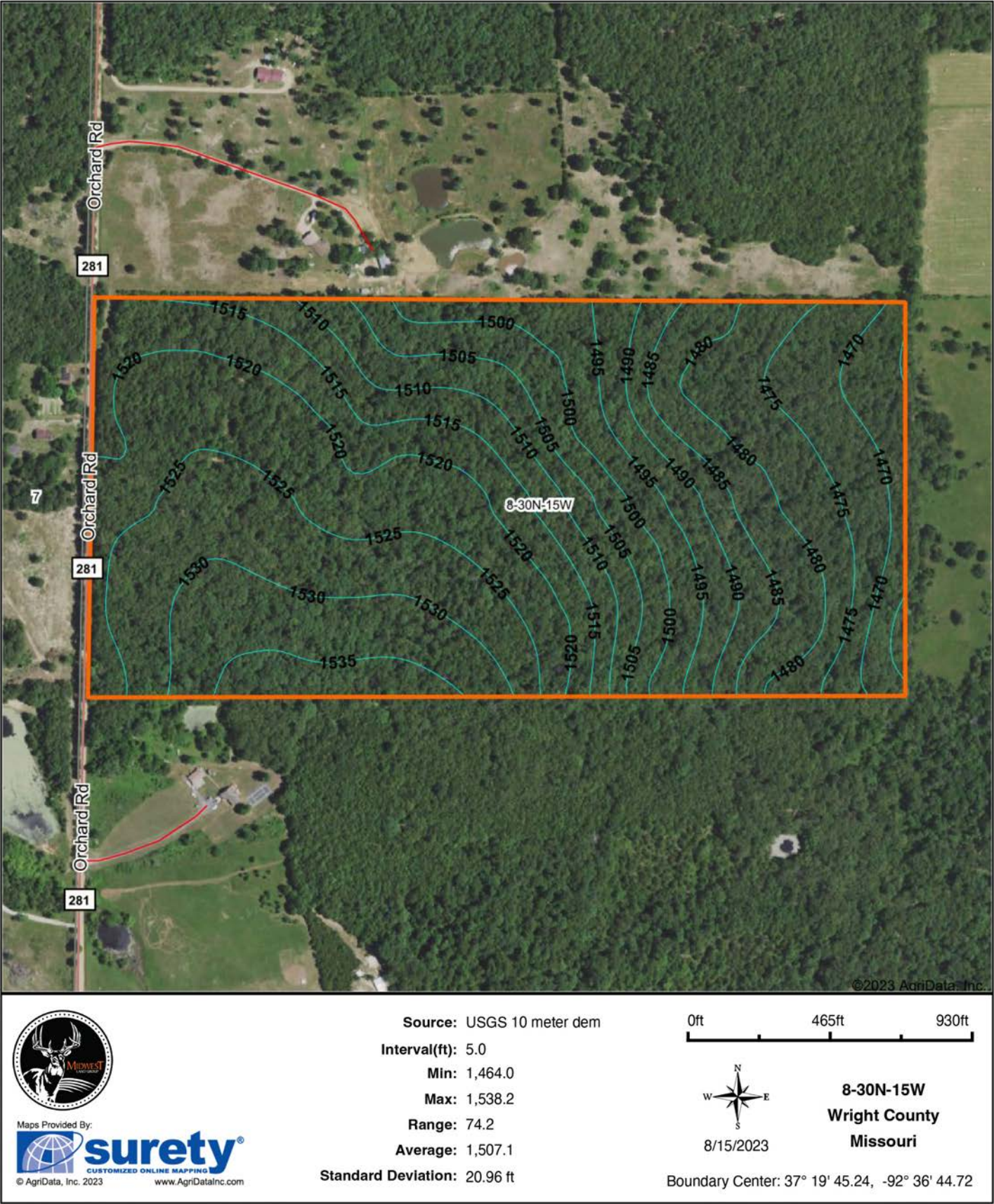
www.AgriDataInc.com

8-30N-15W
Wright County
Missouri

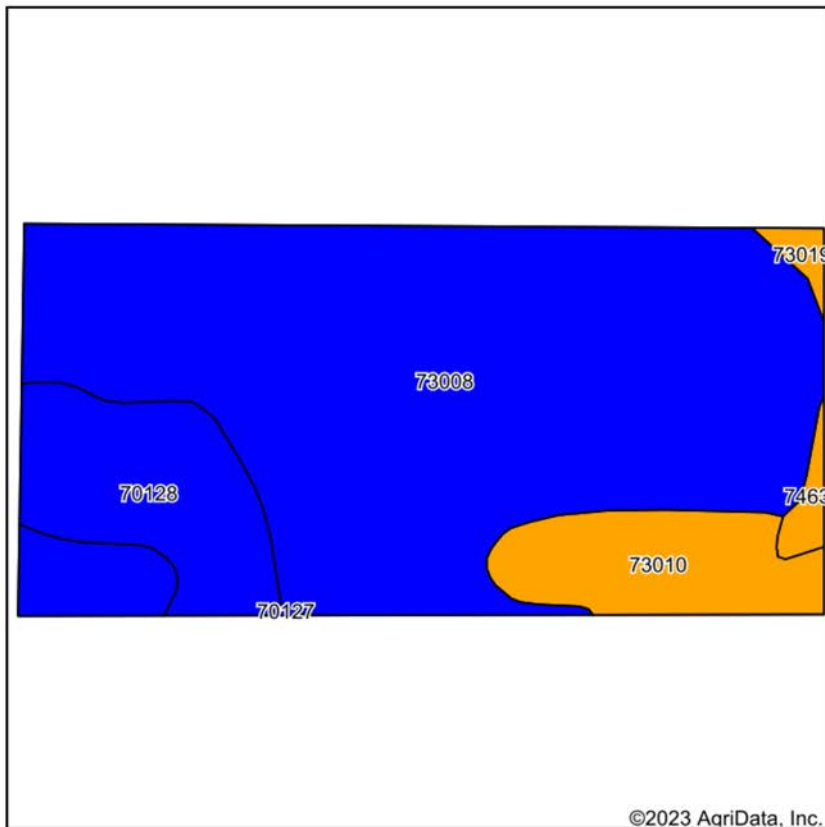


8/15/2023

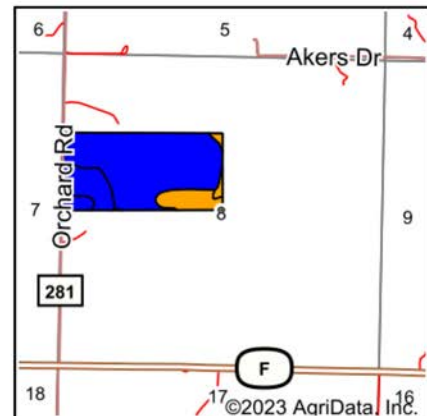
TOPOGRAPHY MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Wright**
 Location: **8-30N-15W**
 Township: **Boone**
 Acres: **80**
 Date: **8/15/2023**



Maps Provided By:



Area Symbol: MO229, Soil Area Version: 27

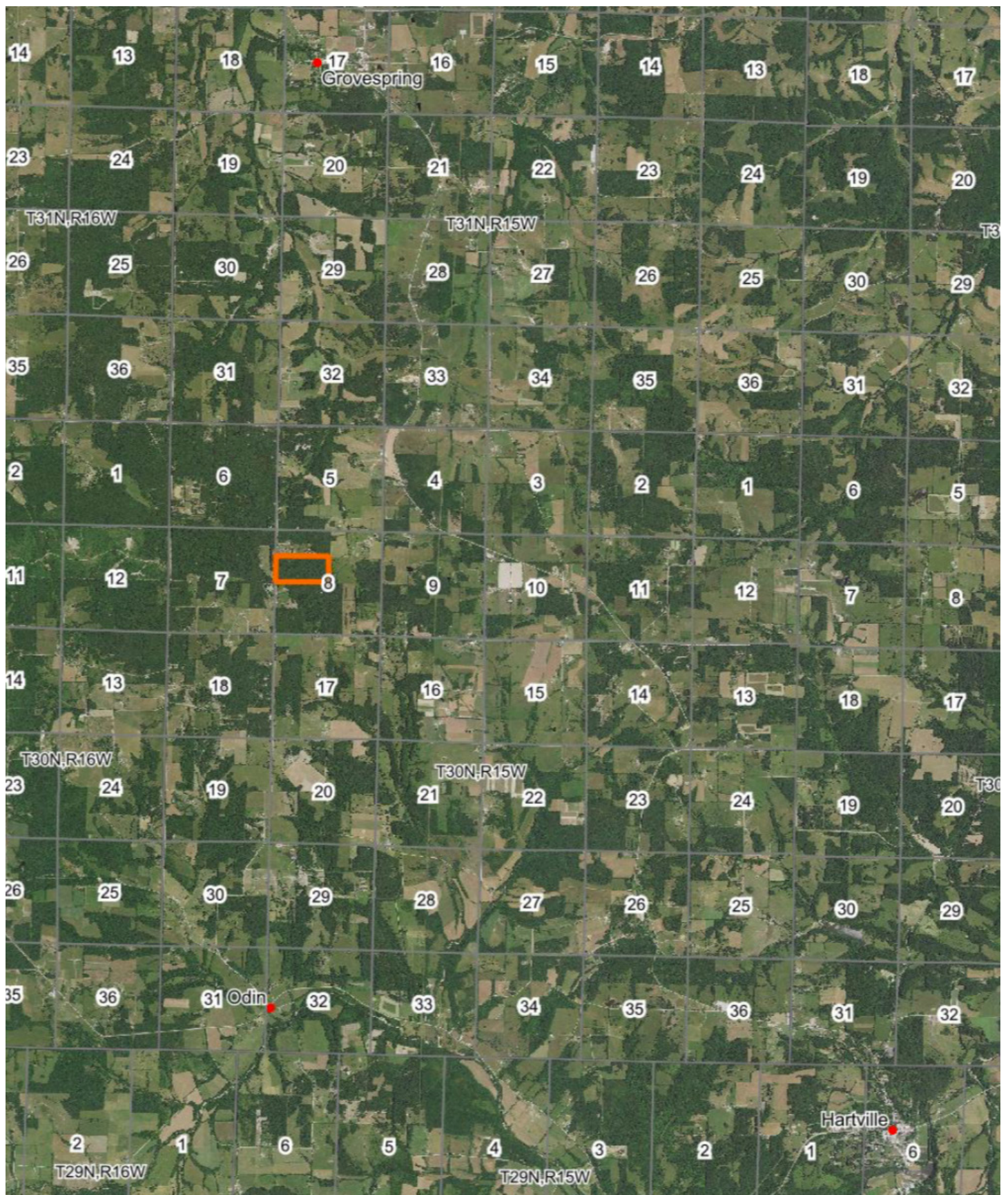
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall
73008	Viraton silt loam, 2 to 5 percent slopes	60.40	75.5%		Ile	3	5	5	5	48
70128	Needleye silt loam, 2 to 5 percent slopes	10.22	12.8%		Ile		5	7	7	54
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	7.75	9.7%		IIIw	2	1	2	2	52
74634	Hartville silt loam, 3 to 8 percent slopes	0.91	1.1%		IIle		7	8	8	78
73019	Poynor very gravelly silt loam, 1 to 8 percent slopes	0.66	0.8%		IIle	4	5	5	5	45
70127	Needleye silt loam, 1 to 3 percent slopes	0.06	0.1%		Ile		5	7	7	53
Weighted Average					2.12	2.5	4.6	5	5	*n 49.5

*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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