

MIDWEST LAND GROUP PRESENTS



WRIGHT COUNTY, MO

236 ACRES



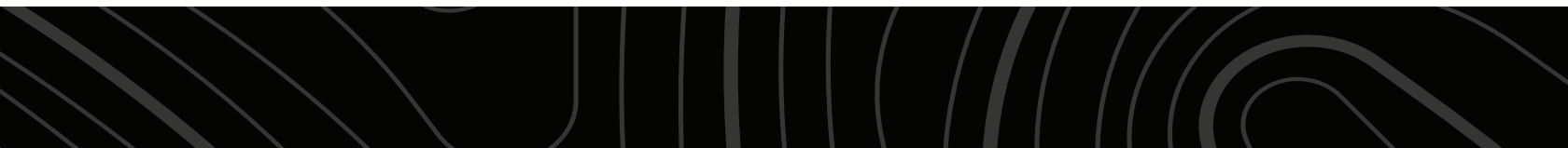
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY CATTLE FARM WITH OVER HALF A MILE OF PRIME ROADSIDE VISIBILITY JUST OUTSIDE OF MOUNTAIN GROVE

Located less than 10 minutes from the town of Mountain Grove, Missouri, lies a picturesque haven for both nature enthusiasts and aspiring cattle ranchers alike. This turn-key cattle farm stretches along over half a mile of highway frontage along the prominent Highway 95, providing not only exceptional accessibility but also a scenic showcase with its rolling terrain and over 90% open pasture. This farm offers an expansive canvas for livestock grazing and agricultural pursuits. Moreover, the property boasts a manicured 72 +/- acre hay field, meticulously maintained for hay production and agricultural needs. Fertile soils not only provide an excellent opportunity to grow quality hay but also provide a rare opportunity for row crops in this area of southwest Missouri. The charm is further accentuated by five ponds, three of which are spring-fed, ensuring a consistent water supply year-round. You're in no need to worry about the security of your livestock thanks to the newly built perimeter and

cross fencing. The new fencing is reinforced with steel corners and steel H-braces ensuring the fence will stand the test of time. The different sections of pasture allow for the seamless movement of livestock for rotational grazing and aid in the management of this large expanse. Though this farm is mostly open, the hunting potential is unmatched. Creek bottoms, mature oaks, and sections of dense cover offer multiple areas for food plots and deer stands. Neighboring farms with timber and crops make this farm a highway for wildlife movement as well. Electric can be found along the east side of the property and the topography offers multiple build sites for a ranch or walk-out basement home. The rolling terrain offers some of the best views in the area and creates the perfect setting for sitting on your porch and gazing over your farm. There is so much more to see and enjoy on this property. Call of your showing today!



PROPERTY FEATURES

PRICE: **\$1,129,787** | COUNTY: **WRIGHT** | STATE: **MISSOURI** | ACRES: **236**

- 90% pasture
- 72 +/- acres of productive hay field
- New perimeter and cross fence
- 5 ponds, 3 of which are spring fed
- Scatter mature oaks and walnuts
- Abundant wildlife
- Access to electricity
- Over 1/2 mile of road frontage
- Less than 10 minutes from Mountain Grove



236 +/- ACRES



90 % PASTURE



NEW PERIMETER & CROSS FENCE



72 +/- ACRES OF PRODUCTIVE HAY FIELD

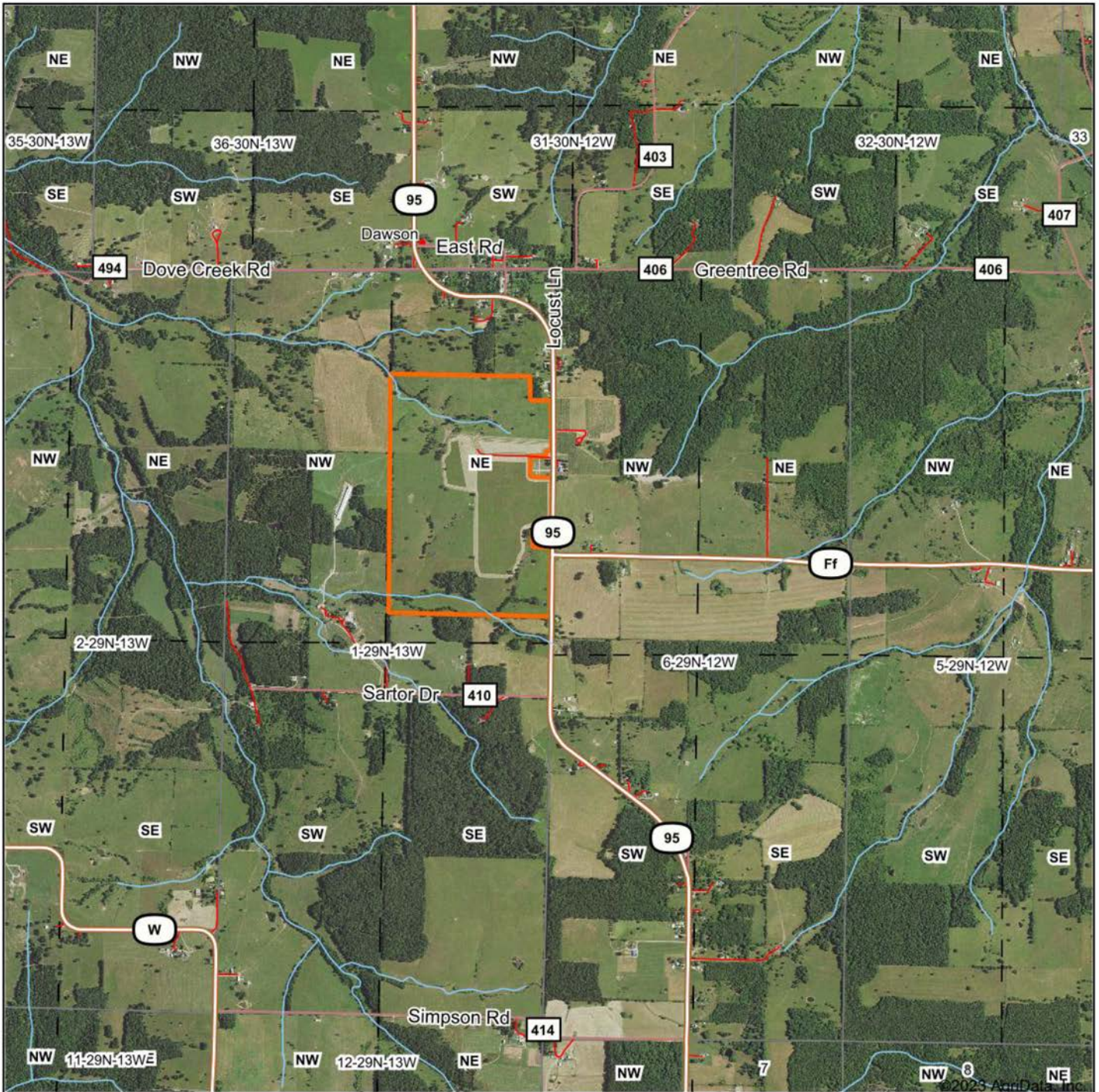
Moreover, the property boasts a manicured 72 +/- acre hay field, meticulously maintained for hay production and agricultural needs. Fertile soils not only provide an excellent opportunity to grow quality hay but also provide a rare opportunity for row crops in this area of southwest Missouri.



5 PONDS (3 ARE SPRING-FED)



AERIAL MAP



Boundary Center: 37° 14' 43.4, -92° 18' 18.31

0ft 2582ft 5164ft



Maps Provided By:



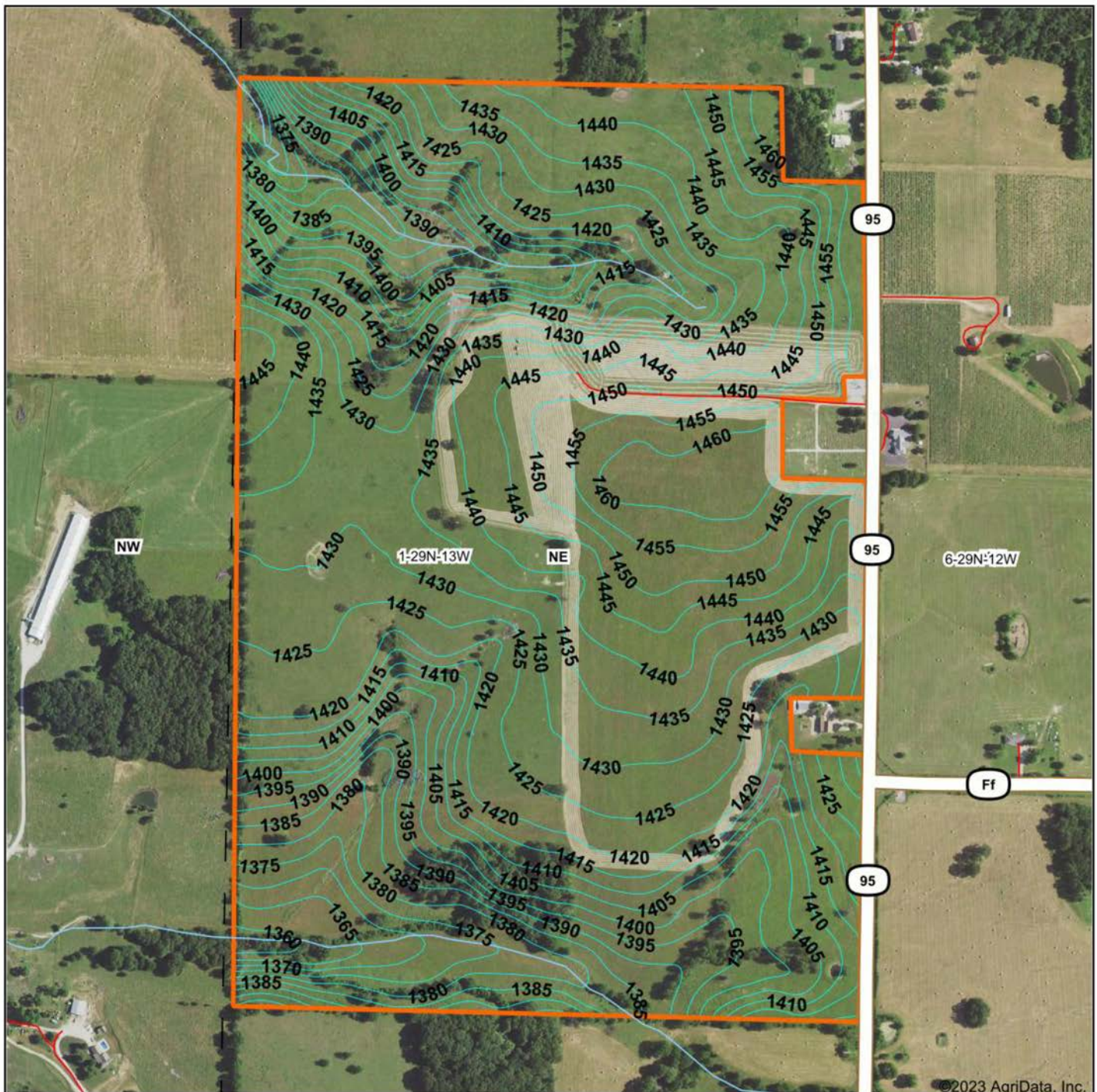
© AgriData, Inc. 2023 www.AgriDataInc.com

1-29N-13W
Wright County
Missouri



9/14/2023

TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,358.0

Max: 1,464.0

Range: 106.0

Average: 1,421.4

Standard Deviation: 24.25 ft

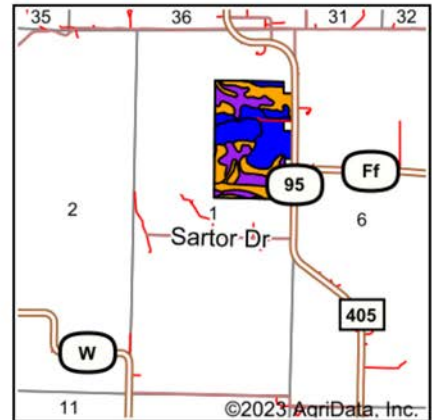
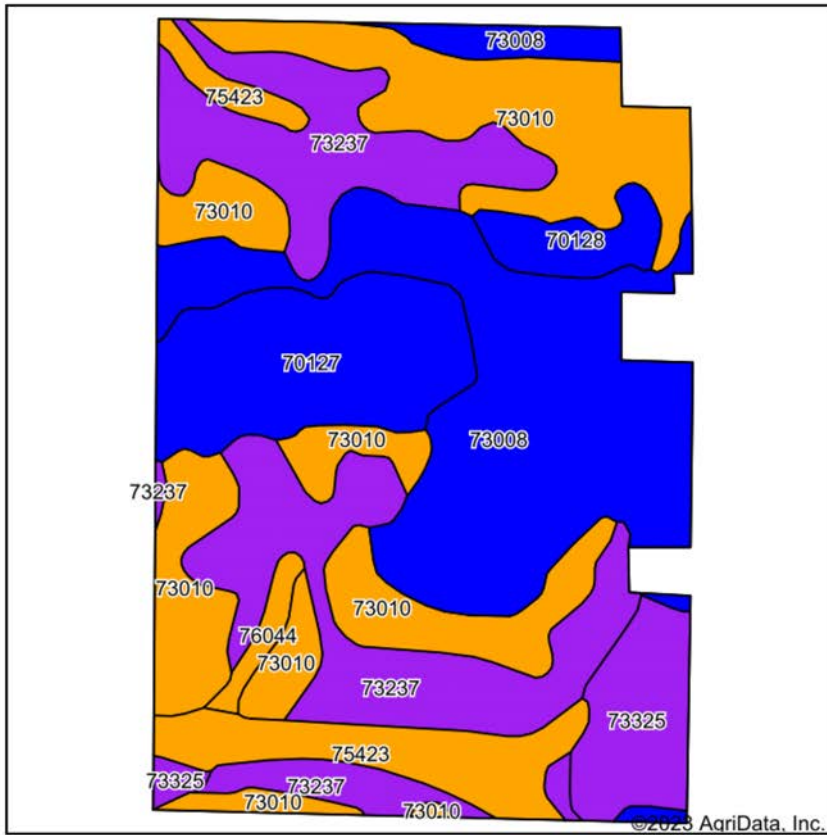


9/14/2023

1-29N-13W
Wright County
Missouri

Boundary Center: 37° 14' 43.4, -92° 18' 18.31

SOIL MAP



State: **Missouri**
 County: **Wright**
 Location: **1-29N-13W**
 Township: **Wood**
 Acres: **236.5**
 Date: **9/14/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



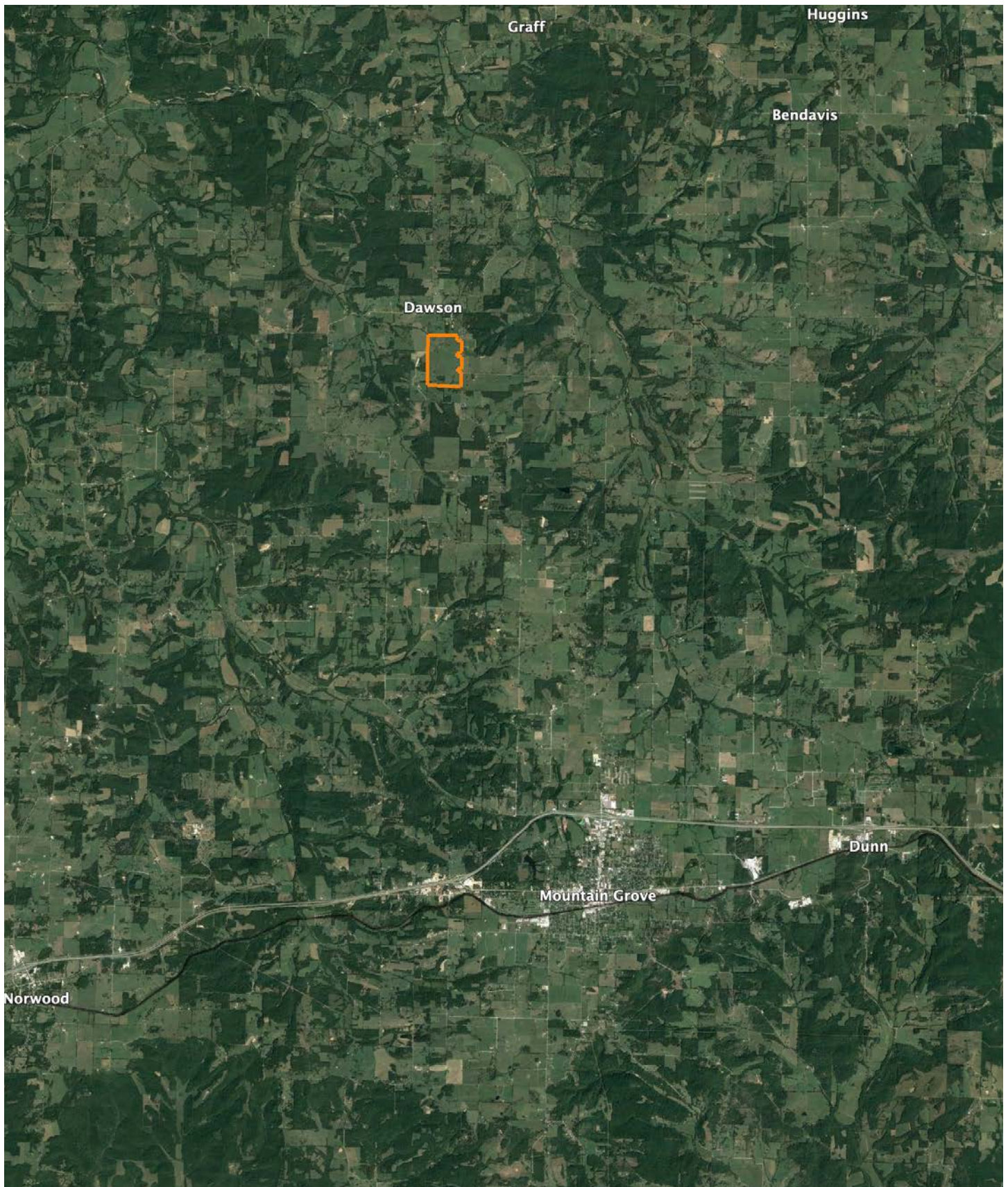
Soils data provided by USDA and NRCS.

Area Symbol: MO229, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
73008	Viraton silt loam, 2 to 5 percent slopes	59.44	25.1%	Blue	Ile		48	48	43	
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	58.87	24.9%	Orange	IIIw		52	52	34	
73237	Clarksville very gravelly silt loam, 3 to 15 percent slopes	55.83	23.6%	Purple	VIIe	3.4	36	35	24	
70127	Needleye silt loam, 1 to 3 percent slopes	25.42	10.7%	Blue	Ile		53	43	34	
75423	Cedargap very gravelly silt loam, 1 to 3 percent slopes, occasionally flooded	16.03	6.8%	Orange	IIIs		61	60	39	
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	12.68	5.4%	Purple	VIIe	2.6	10	10	3	
70128	Needleye silt loam, 2 to 5 percent slopes	5.99	2.5%	Blue	Ile		54	47	42	
76044	Relfe-Sandbur complex, 1 to 3 percent slopes, frequently flooded	2.24	0.9%	Orange	IIIw		51	51	34	
Weighted Average						3.77	0.9	*n 45.7	*n 44.2	*n 32.8

*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

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



BEAU MANTLE, LAND AGENT
417.883.5515

BMantle@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.