

MIDWEST LAND GROUP PRESENTS

99 ACRES IN

CHRISTIAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEVELOPMENT OPPORTUNITY IN CLEVER, MISSOURI

Midwest Land Group is proud to present this beautiful 99 +/- acre tract located on the edge of the city limits of Clever, Missouri. If you're looking for an investment opportunity with solid upside potential, this prime development tract could be the opportunity you've been looking for.

This 99 +/- acre tract has the potential to be subdivided into several individual tracts for residential or commercial use. In its current state, the property would also set up great for a new build site and fully functioning farm operation. With nearly 89 acres of quality pasture and about 10 acres of beautiful hardwoods, this property has everything a producer would need. For the investor or developer, you'll appreciate the overall layout of this tract and the convenient access to electric utilities.

About 5 +/- acres on the western edge of the property actually lays inside of the city limits of Clever.

The property has an old farmhouse from the early 1900s, which is uninhabitable. The house is conveyed at no additional value. Located near the old house are two outbuildings, the largest is a 37'x42' barn which is in good shape and still in use and the other is a small lean-to structure. The property has one small pond as well as a nice spring on the eastern edge of the property. The main entrance is located off of Willard Road, but the property has road frontage on both Willoughby Road and Willard Road. For more information or to set up a private tour of the property, call Land Agent Clay O'Dell at (417) 414-1808.



PROPERTY FEATURES

PRICE: **\$925,000** | COUNTY: **CHRISITAN** | STATE: **MISSOURI** | ACRES: **99**

- 99 +/- acres
- Potential for a major subdivision
- Two ponds
- 89 +/- acres of pasture
- 10 +/- acres of timber
- Wet weather creek
- $\frac{3}{4}$ of a mile of paved road frontage
- Adjoins Clever city limits
- 12 minutes from Republic, MO
- 15 minutes from Nixa, MO
- 25 minutes from Springfield, MO



99 +/- ACRES



10 +/- ACRES OF TIMBER



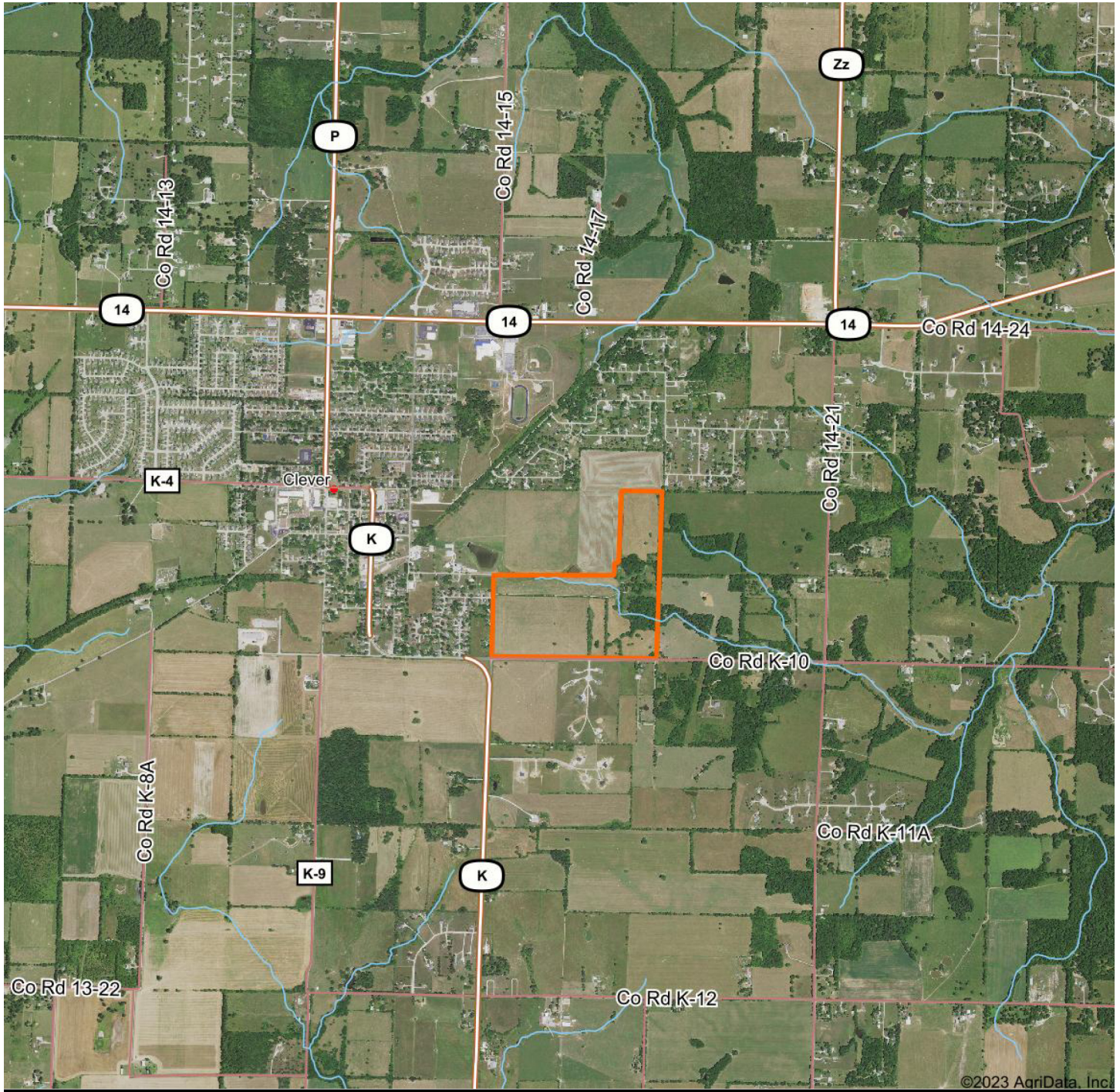
89 +/- ACRES OF PRISTINE PASTURE



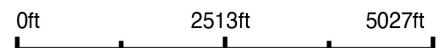
2 PONDS & WET-WEATHER CREEK



AERIAL MAP



Boundary Center: 37° 1' 35.62, -93° 27' 34.49



21-27N-23W
Christian County
Missouri



10/2/2023

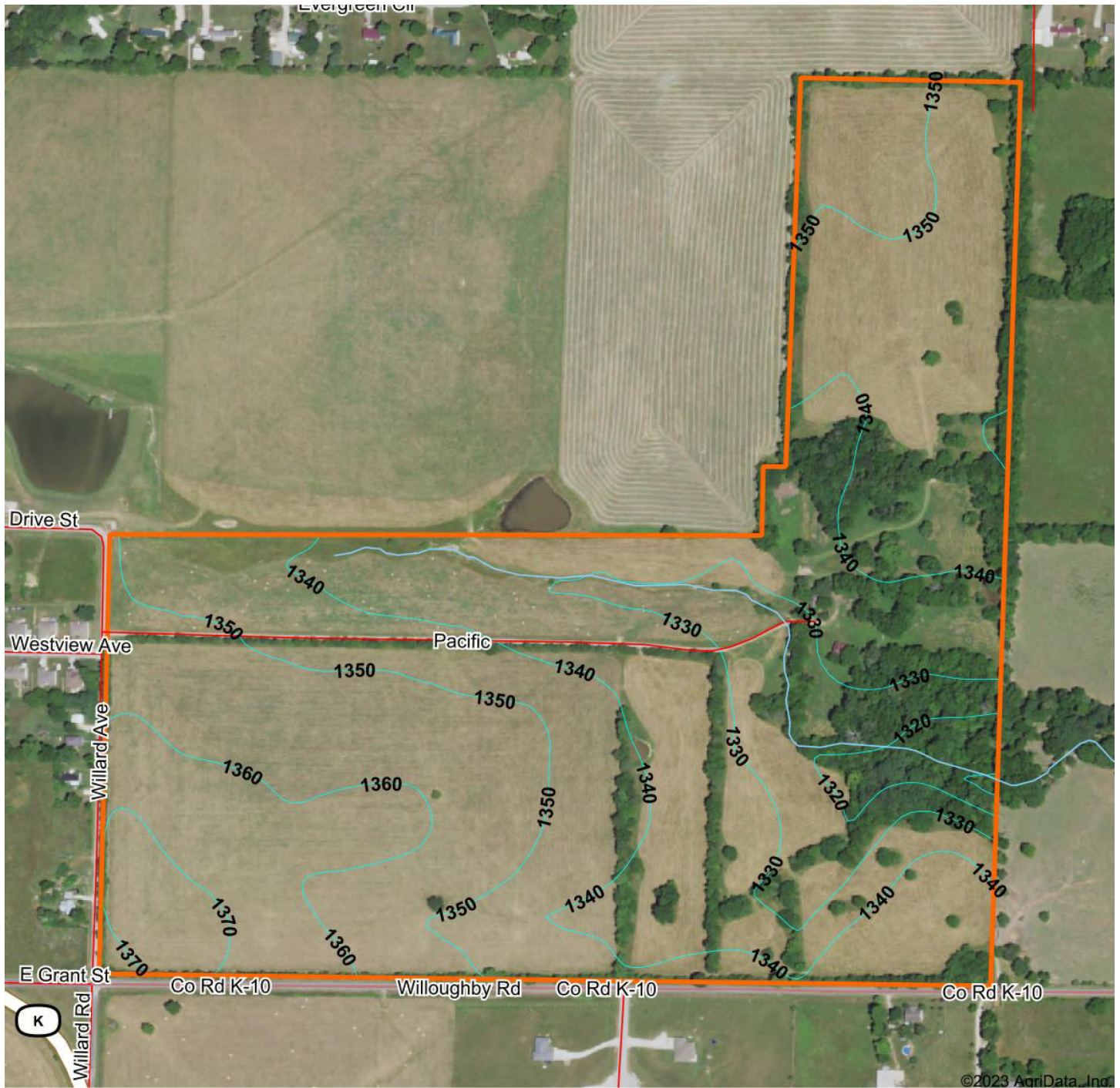


Maps Provided By:



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TOPOGRAPHY MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 1,308.6
Max: 1,371.8
Range: 63.2
Average: 1,343.9
Standard Deviation: 12.34 ft

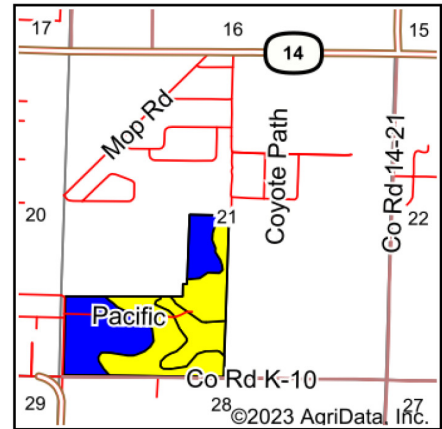
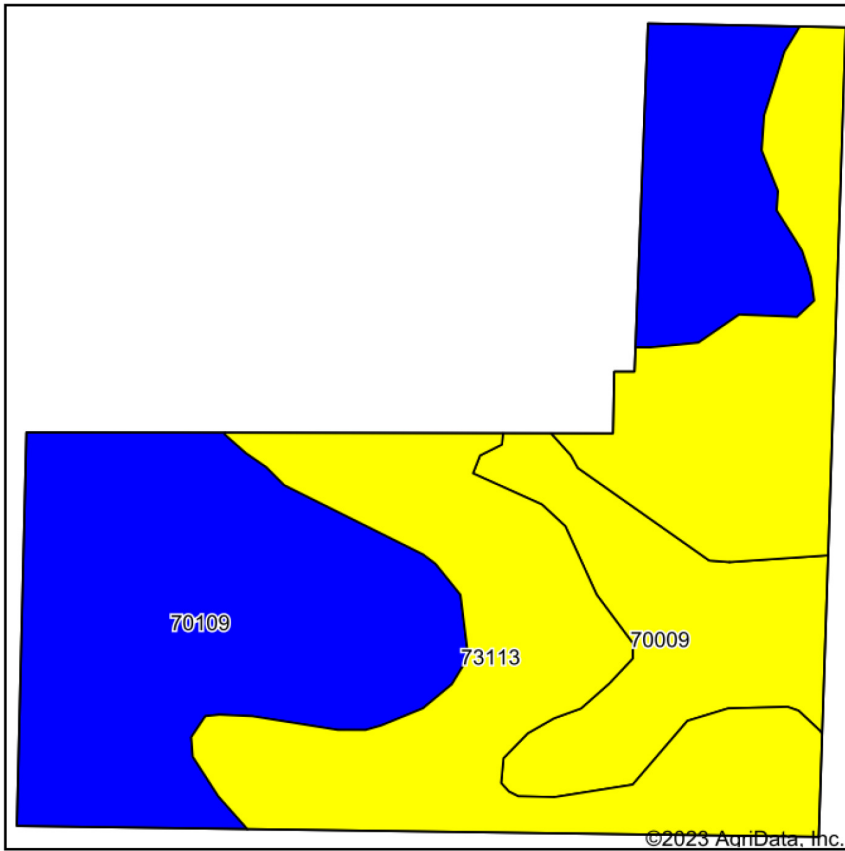


10/2/2023

21-27N-23W
Christian County
Missouri

Boundary Center: 37° 1' 35.62, -93° 27' 34.49

SOIL MAP



State: **Missouri**
 County: **Christian**
 Location: **21-27N-23W**
 Township: **Lincoln**
 Acres: **97.15**
 Date: **10/2/2023**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MO043, Soil Area Version: 30

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	*n NCCPI Corn	*n NCCPI Soybeans
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	42.30	43.5%	Yellow	IVs	2	1	2	2	40	40	24
70109	Captina-Needleye complex, 1 to 3 percent slopes	41.15	42.4%	Blue	Ile	2	5	6	6	59	59	43
70009	Goss gravelly silt loam, 8 to 15 percent slopes	13.70	14.1%	Yellow	IVe	4	6	5	5	56	56	39
Weighted Average					3.15	2.3	3.4	4.1	4.1	*n 50.3	*n 50.3	*n 34.2

*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.

AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



CLAY O'DELL, LAND AGENT
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