

MIDWEST LAND GROUP PRESENTS



LAWRENCE COUNTY, MO

120 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BUILT HOME ON 120 +/- ACRES FEATURING NEW POULTRY BARN

Nestled on a sprawling 120 +/- acre landscape, this 2017 custom-built home offers a unique blend of modern comfort and rural charm. The 2,200 square foot residence boasts 2 bedrooms, 2 full baths, and 2 half baths, with a 1-car garage for your convenience. The heart of the home features a grand European rock fireplace with a brick oven, under a timber-framed roof. Craftsmanship shines throughout, with woodwork accents and granite countertops in the kitchen. Step onto the expansive back deck to take in the breathtaking views, and don't miss the inviting hot tub. A basement adds extra space for your needs. The property itself is a harmonious mix of pastures and woods, enhanced by two serene ponds, one of which is stocked with bass, crappie, perch, and catfish. Just behind the main house, you'll find a barn with multiple facets. It includes a 16'x30' apartment with 1 bedroom and 1 full bath, perfect for accommodating guests. The barn also houses four horse stalls, a tack

room, and a hay loft. As a noteworthy addition, this acreage encompasses a small 1,200 sq. ft. home, which may require a bit of tender loving care, but holds great potential as a guest house or quarters for the poultry operation's staff. The jewel in the property's crown is the newly constructed and fully operational 50'x330' foot Vital Farms egg-packing poultry barn. Equipped with modern automation, it's easily managed by a single person. This thriving operation supports 20,000 pasture-raised chickens for egg packing, 16 pasture paddocks, an aviary system, fully fenced and operational offering a substantial annual income. With its picturesque surroundings, paved road frontage, custom-built home, a blend of pasture and timber, well-stocked pond, and a newly established poultry barn generating a reliable income, this farm offers a complete package for a discerning buyer. The seller is also willing to divide the property, please call for details!



PROPERTY FEATURES

PRICE: **\$2,299,000** | COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **120**

- Custom built home
- Great views
- Pasture timber mix
- Fully-operational poultry barn
- 2 ponds, 1 stocked
- Paved road frontage
- 120 +/- acres
- Nice barn with living quarters
- 2 wells
- Fully fenced
- Great hunting



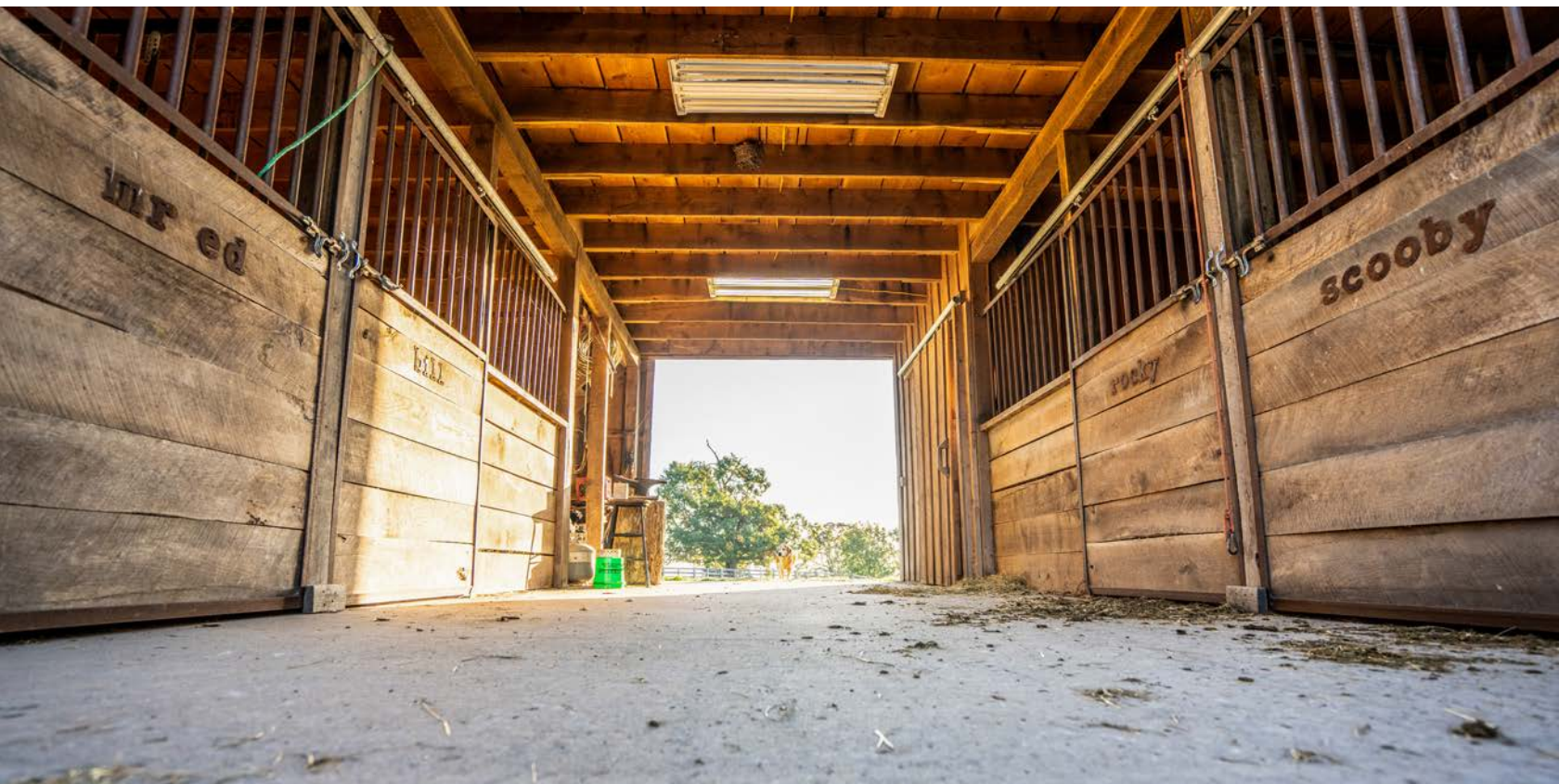
CUSTOM BUILT HOME



FULLY-OPERATIONAL POULTRY HOUSE



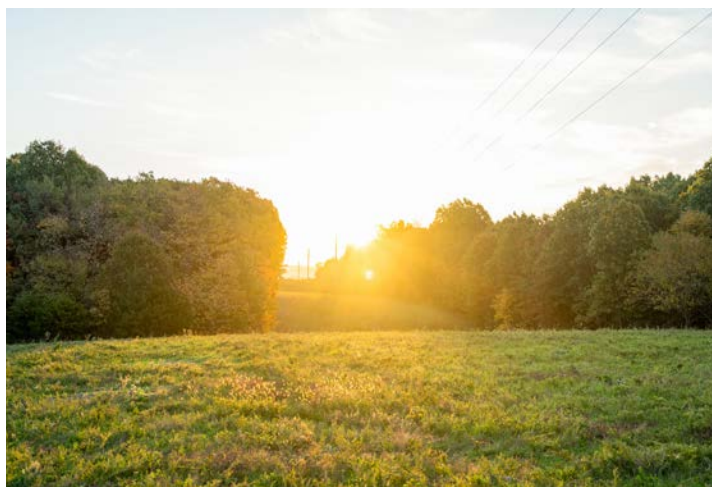
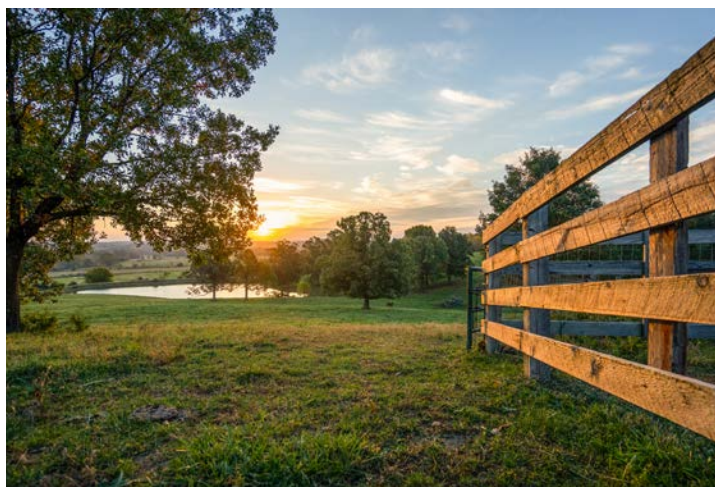
NICE BARN WITH LIVING QUARTERS



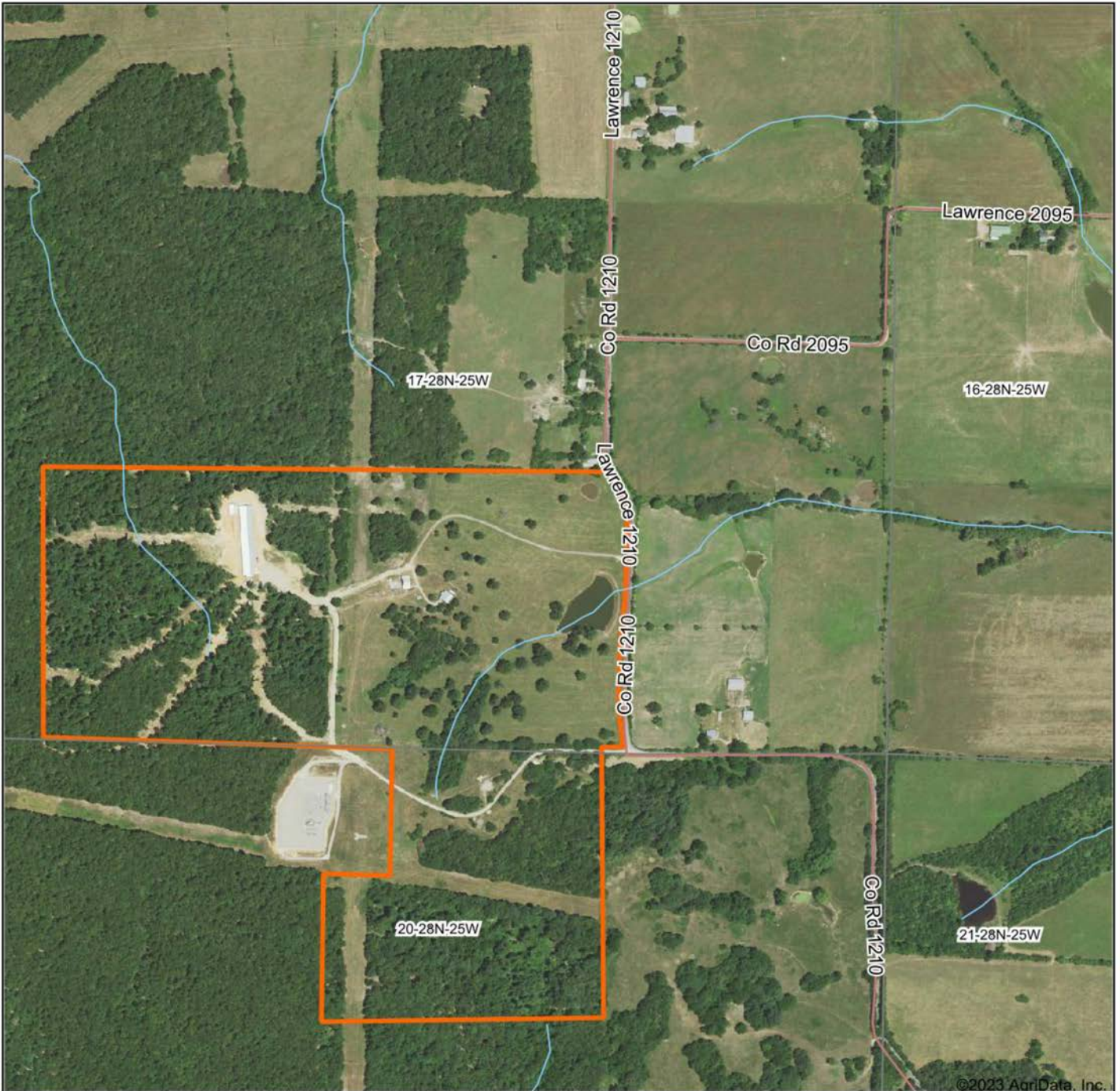
2 PONDS, 1 STOCKED



120 +/- ACRES OF PATURE AND TIMBER MIX



AERIAL MAP



Boundary Center: 37° 7' 43.53, -93° 41' 25.8



Maps Provided By:



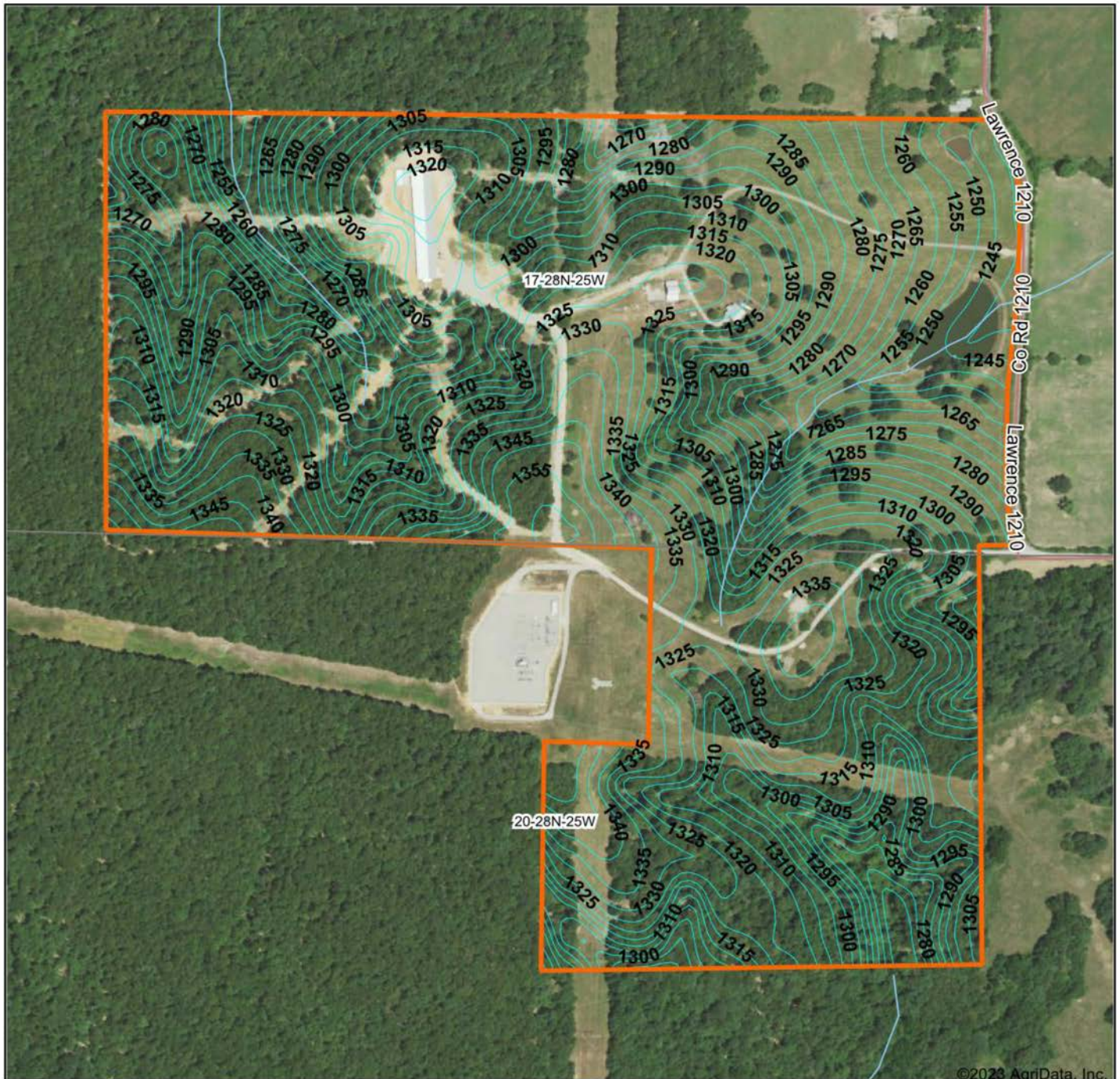
CUSTOMIZED ONLINE MAPPING
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17-28N-25W
Lawrence County
Missouri



10/23/2023

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 5.0
 Min: 1,238.3
 Max: 1,362.1
 Range: 123.8
 Average: 1,303.5
 Standard Deviation: 25.69 ft

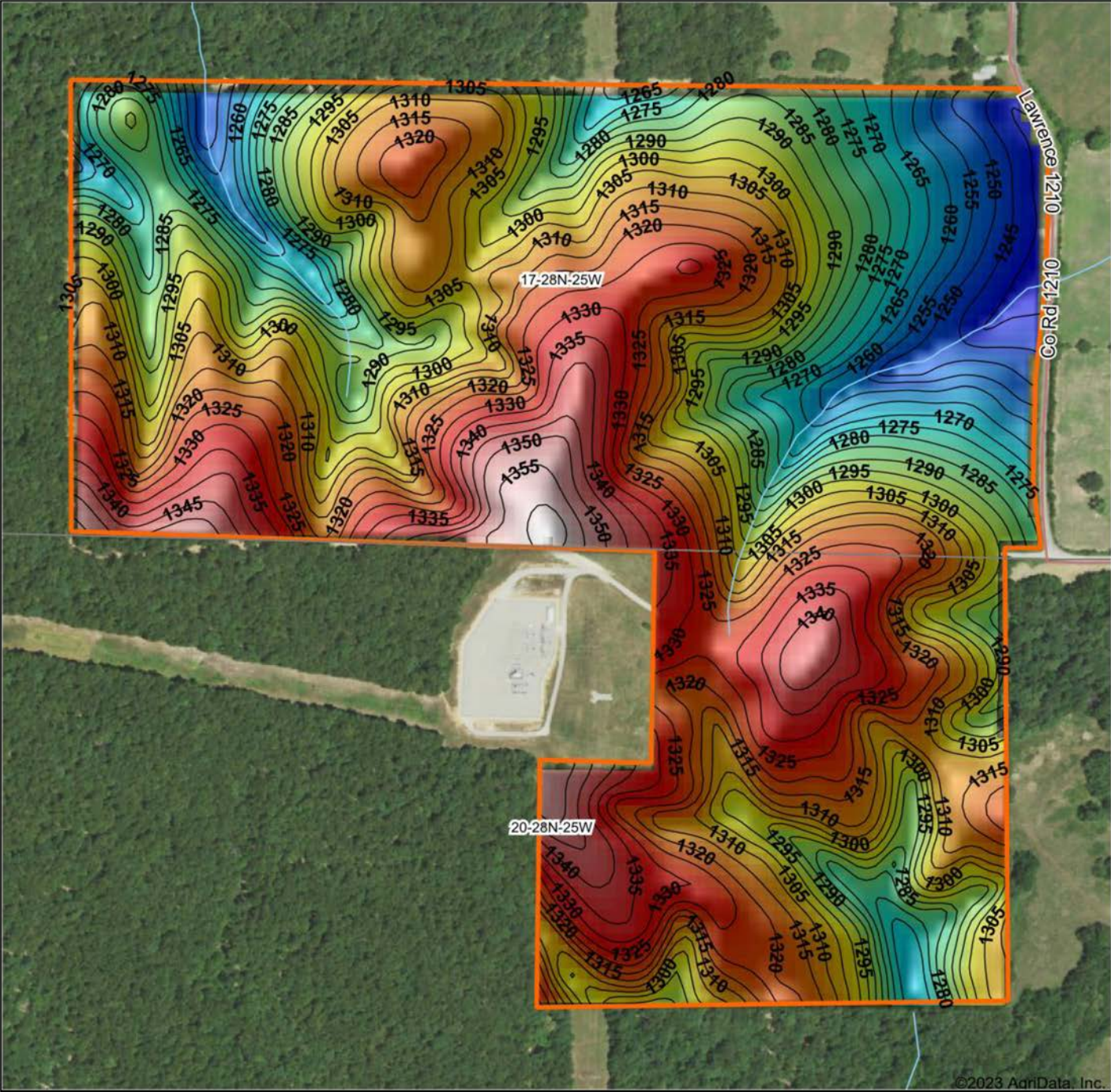


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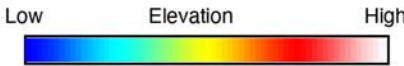
17-28N-25W
 Lawrence County
 Missouri

Boundary Center: 37° 7' 43.53, -93° 41' 25.8

HILLSHADE MAP



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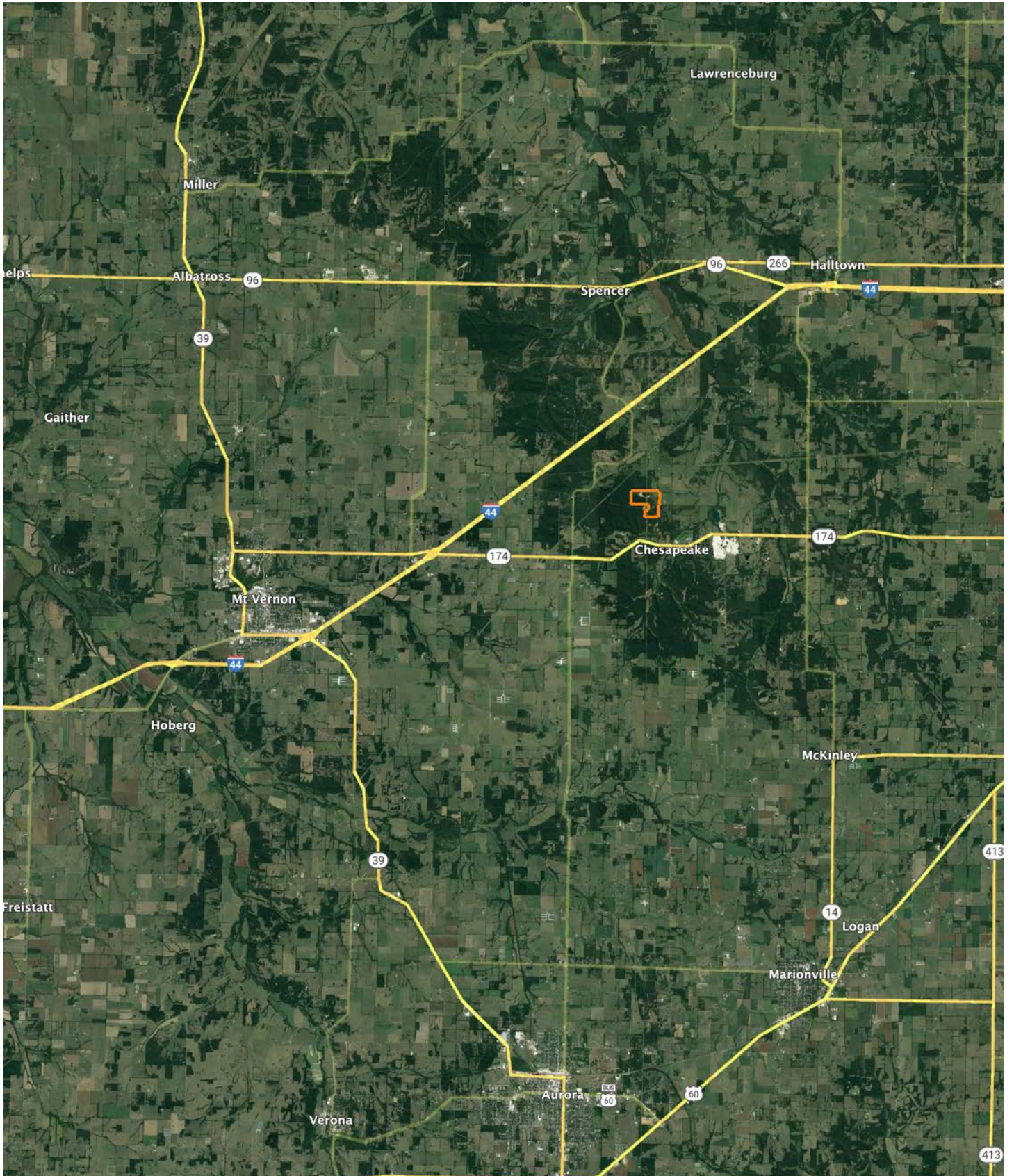
Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 1,238.3
 Max: 1,362.1
 Range: 123.8
 Average: 1,303.5
 Standard Deviation: 25.69 ft



17-28N-25W
 Lawrence County
 Missouri
 10/23/2023
 Boundary Center: 37° 7' 43.53, -93° 41' 25.8

OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
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