

MIDWEST LAND GROUP PRESENTS

52 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

52 +/- ACRES OF ENDLESS POSSIBILITIES

Located in Newton County, between Granby and Diamond, you will find this 52 +/- acre property. Several building spots are located throughout the flat. Electricity is nearby and is easily accessible. The seclusion of this small acreage tract is ideal for a future homestead, or clear it and run cattle or cut hay on the property. The acreage has paved

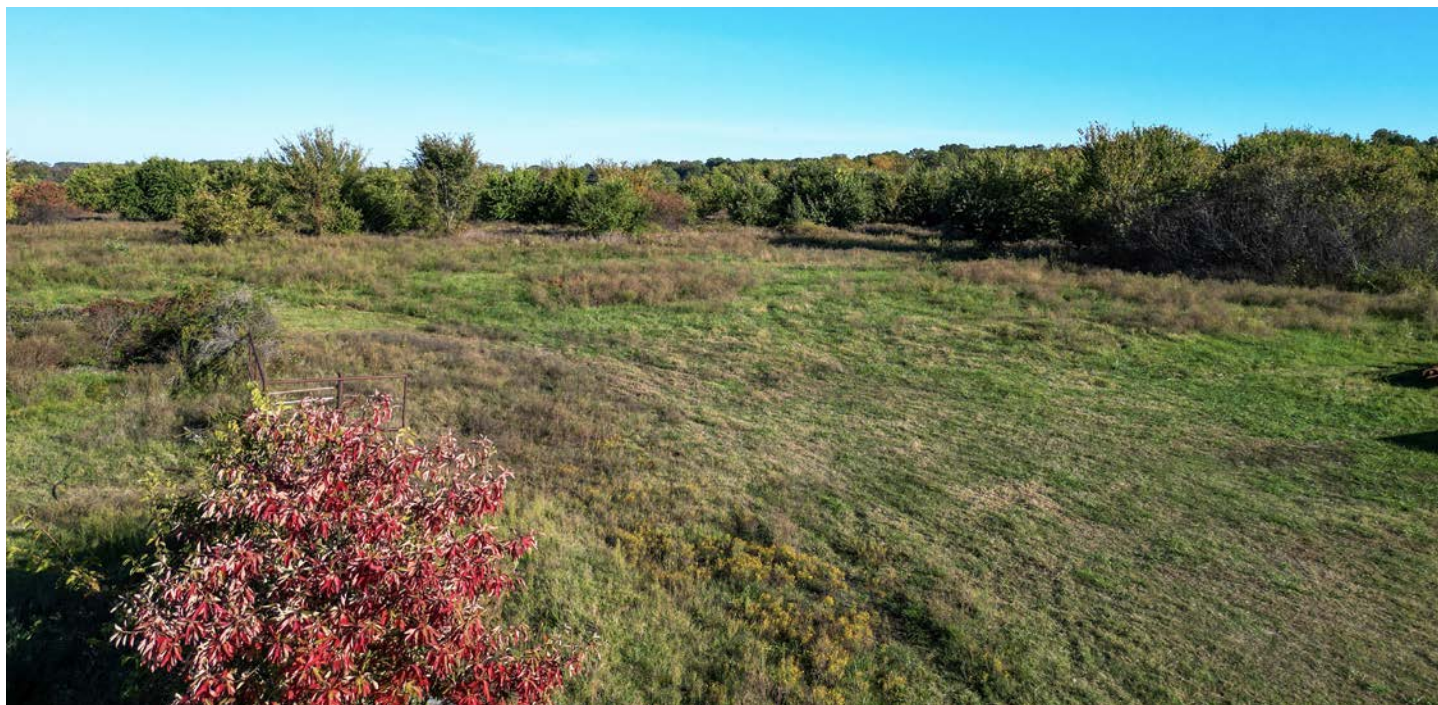
roads on the north and east side. There are no covenants or restrictions on this Newton County property. Will split into smaller tracks of 10-15 +/- acre parcels. If you are looking to invest your money into a great small acreage, building, or recreational tract, give Allen Barbre a call at (417) 312-9445 today for your personal tour!



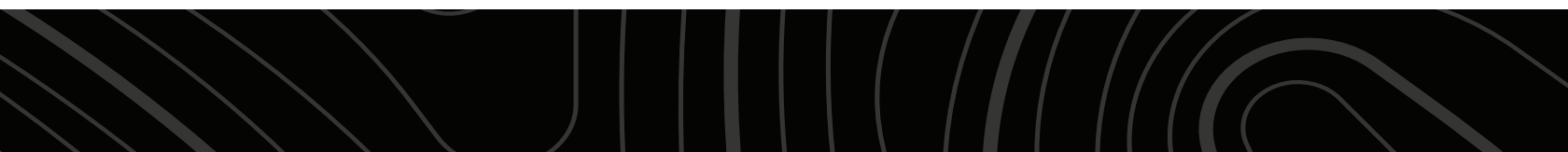
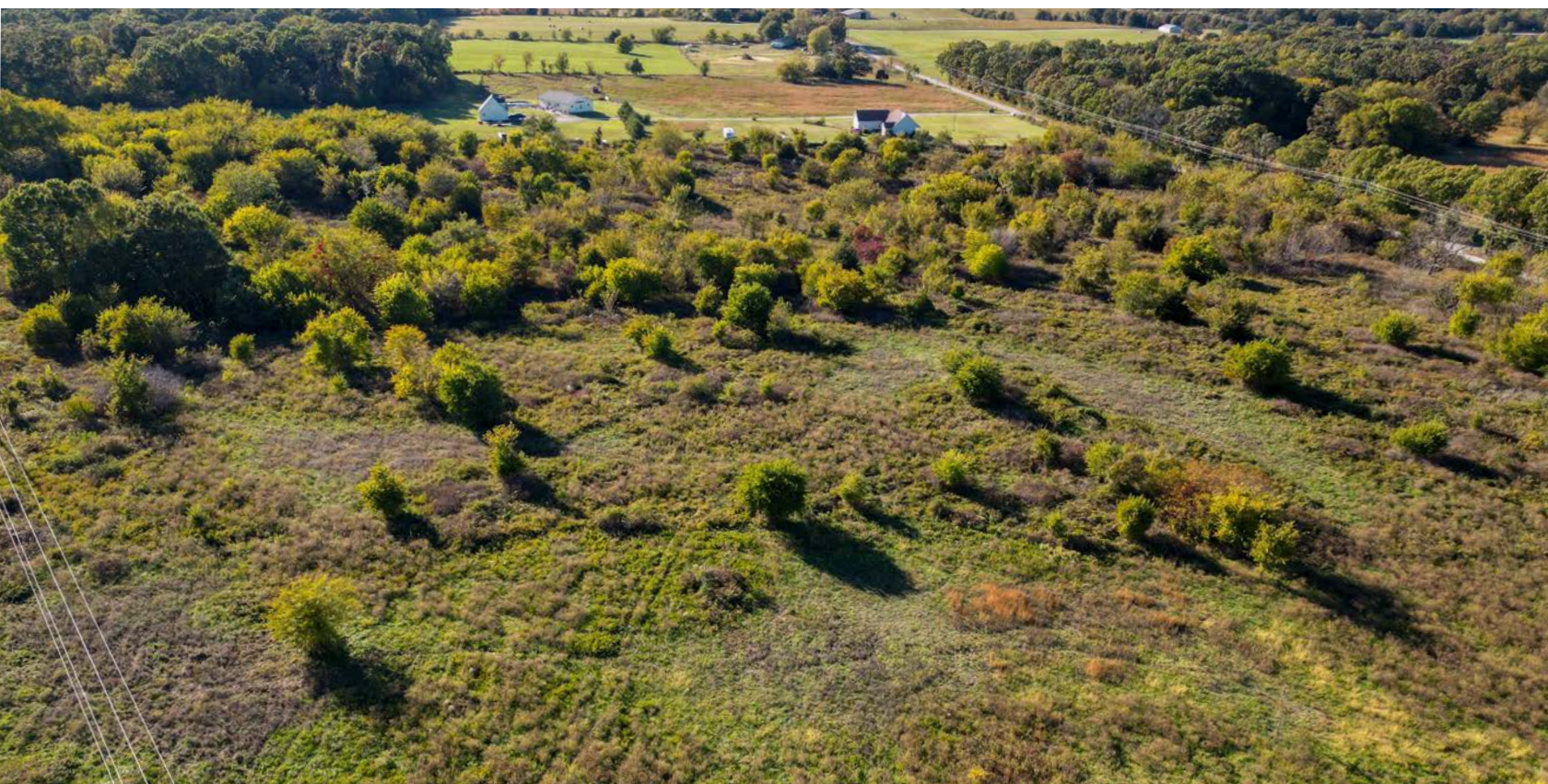
PROPERTY FEATURES

PRICE: **\$262,500** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **52**

- Paved road frontage on two sides
- Electricity available
- Great build sites
- Investment opportunity
- No covenants or restrictions
- East Newton School District
- 7.5 miles to Grandy
- 7 miles to Diamond
- 10 miles to I-44



52 +/- ACRES



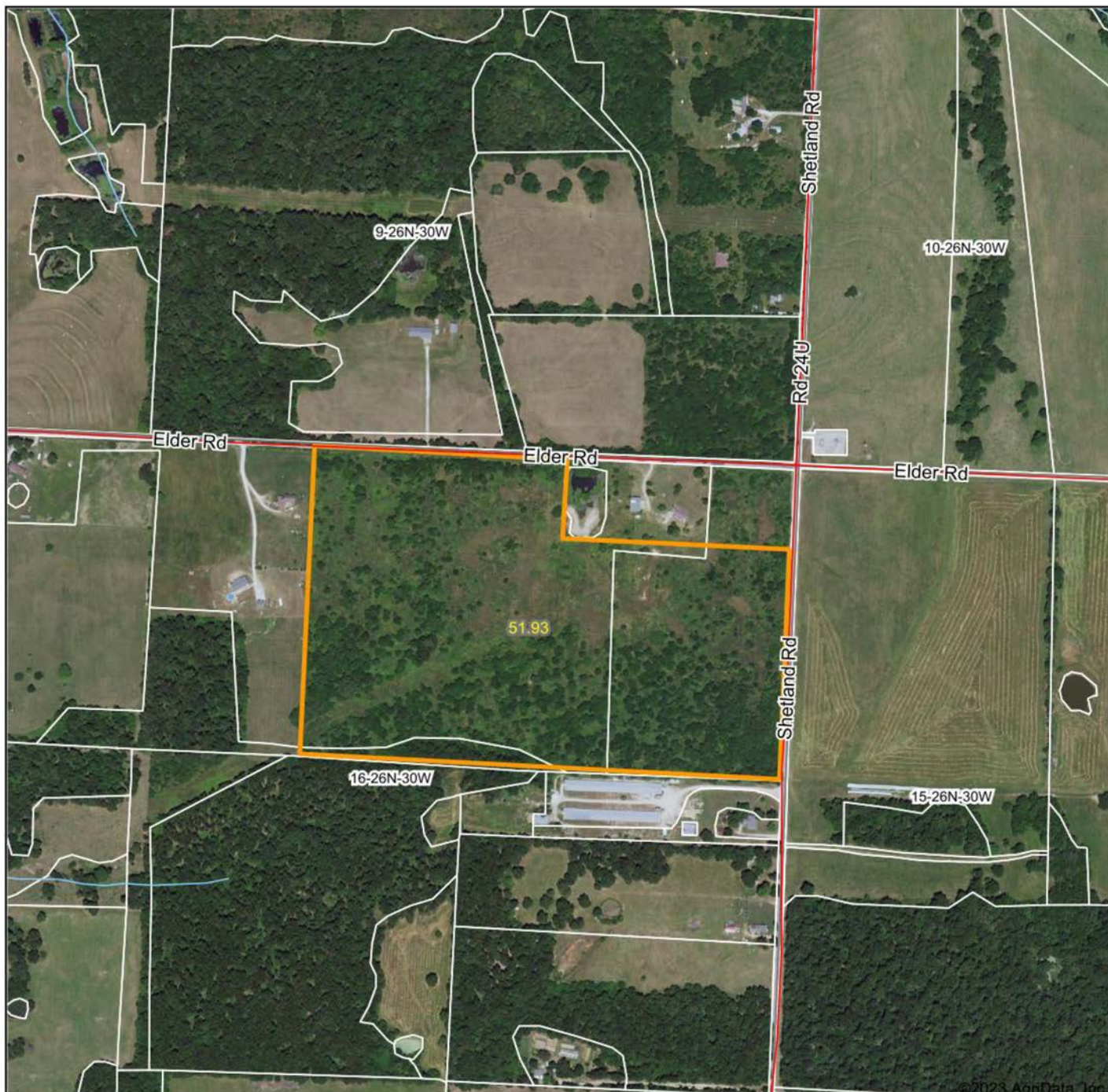
ELECTRICITY AVAILABLE



GREAT BUILD SITES



AERIAL MAP



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Boundary Center: 36° 58' 38.07, -94° 12' 36.91



Maps Provided By:



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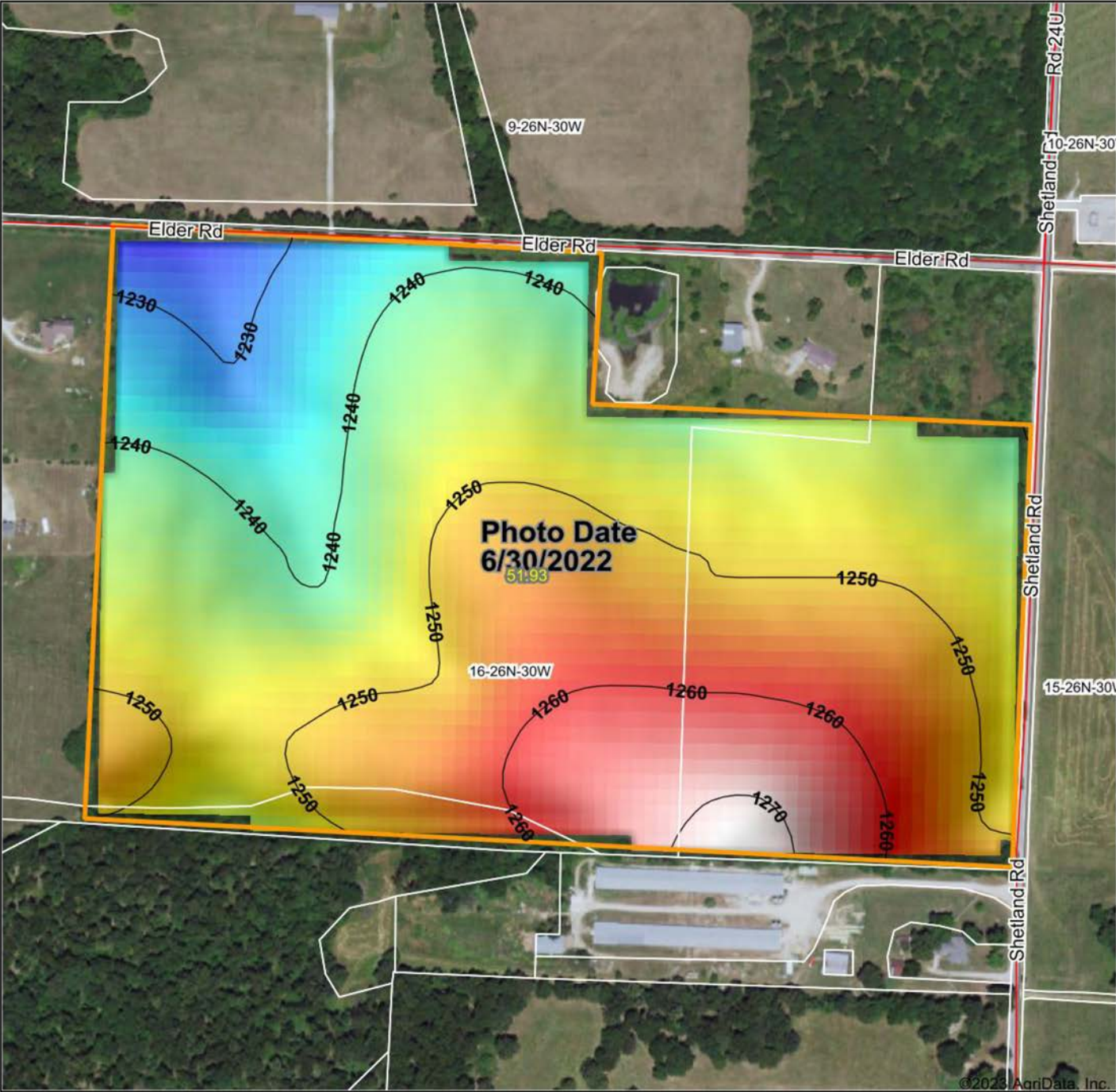
16-26N-30W
Newton County
Missouri



10/22/2023

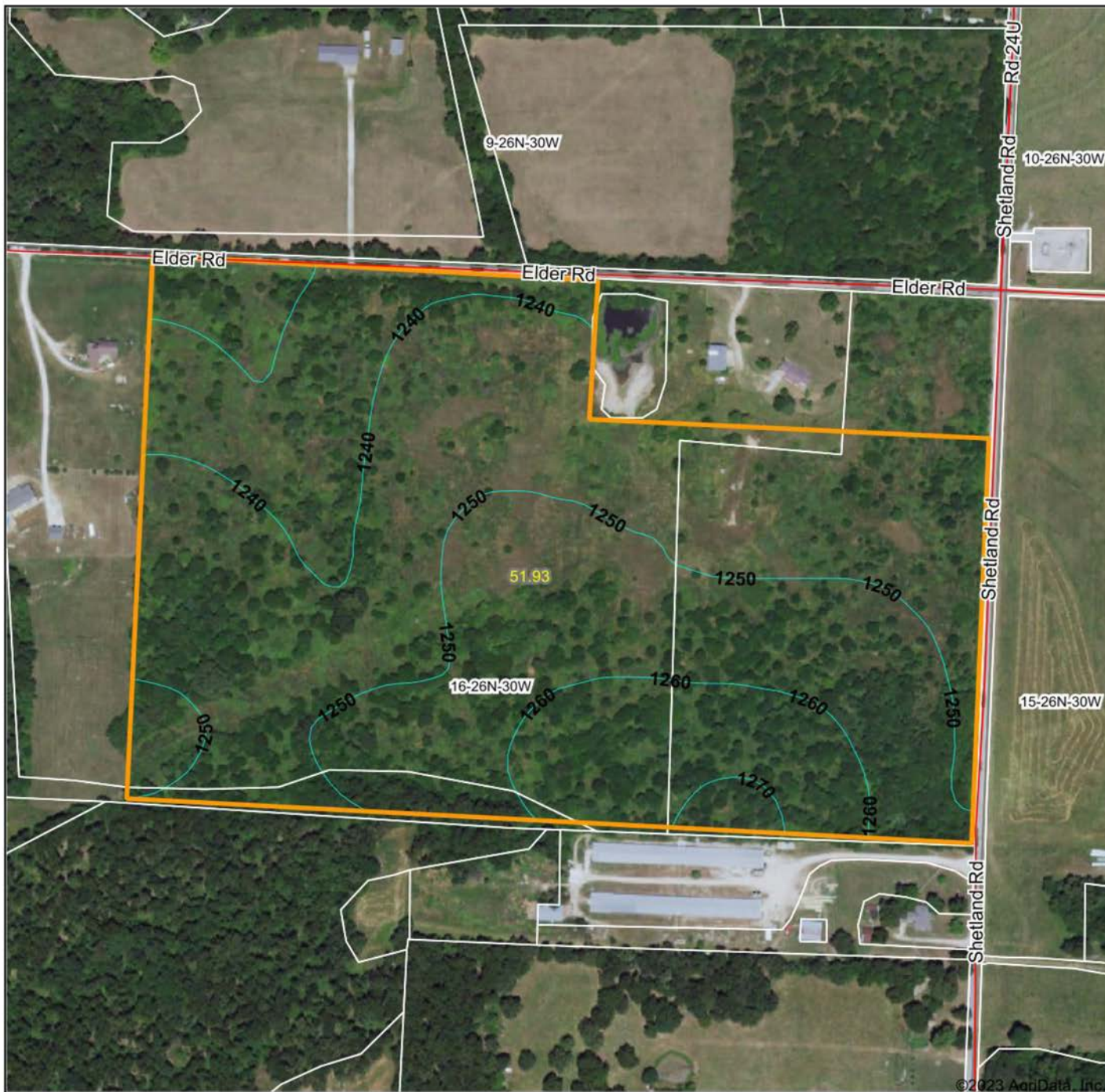
Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 10 Min: 1,224.2 Max: 1,272.1 Range: 47.9 Average: 1,248.6 Standard Deviation: 9.28 ft</p>	<p>0ft 341ft 681ft</p>
<p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008</p>		<p>10/22/2023</p> <p>16-26N-30W Newton County Missouri</p> <p>Boundary Center: 36° 58' 38.07, -94° 12' 36.91</p>

TOPOGRAPHY MAP



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 1,224.2
 Max: 1,272.1
 Range: 47.9
 Average: 1,248.6
 Standard Deviation: 9.28 ft

0ft 371ft 742ft

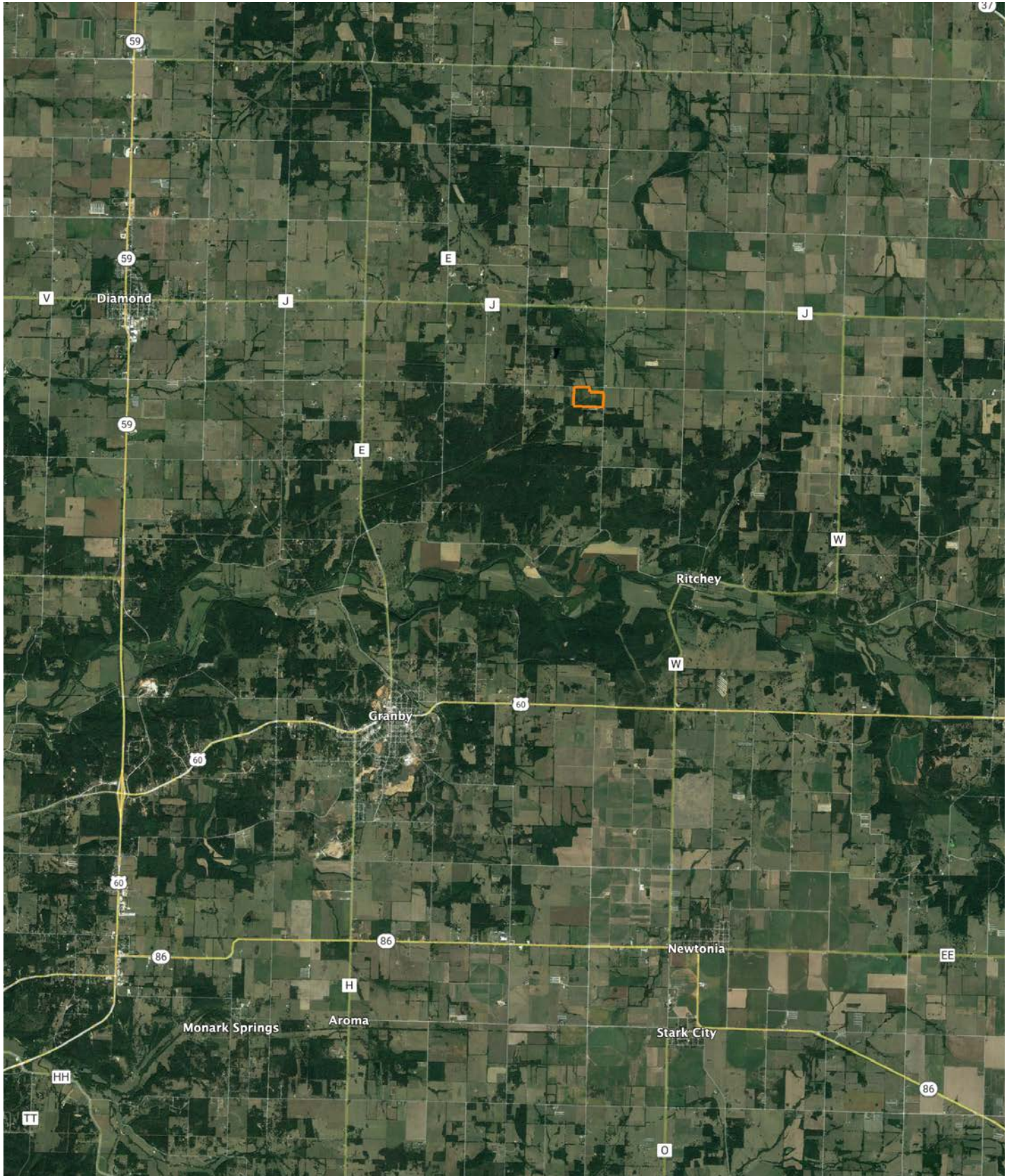


10/22/2023

16-26N-30W
Newton County
Missouri

Boundary Center: 36° 58' 38.07, -94° 12' 36.91

OVERVIEW MAP



AGENT CONTACT

Agent Allen Barbre is not just passionate about the outdoors, he possesses an uncanny ability to discern the intrinsic value of land. Born and raised in Neosho, Missouri, Allen's affinity for the land was sparked at an early age, fueling his dream of one day owning a farm—a dream he has since turned into a reality. Now, Allen is devoted to helping others find their own dream properties. His hands-on experience extends from buying, developing, and flipping farms, to running a thriving cattle farm complete with corn, bean, and winter wheat crop grounds, and managing the deer on the property.

A graduate of East Newton High School and Missouri Southern State University, Allen majored in Criminal Justice and excelled as a college football player. His athletic prowess led to a 10-year NFL career, during which he played for the Green Bay Packers, Seattle Seahawks, Philadelphia Eagles, and Denver Broncos. The same spirit of determination and teamwork he displayed on the field, he now brings to Midwest Land Group. Once bitten by the land investment bug, Allen turned his focus to helping others find their perfect properties.

In his free time, Allen can be found relishing the tranquility of the great outdoors with his family, tending to his farm, hunting, and fishing. He is particularly passionate about managing deer to help them reach their full potential, enjoys elk hunting, and takes pleasure in crappie fishing in the local lake. Allen also shares his love of sports with the next generation as a coach for his children's youth football and basketball teams. He and his wife Callie, along with their two boys, Knox and Beau, make their home in Granby.

Allen's unique blend of outdoor passion, real-world farming experience, and strong community ties make him an approachable, knowledgeable, and reliable choice for your land investment needs.



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