

MIDWEST LAND GROUP PRESENTS

108.5 ACRES IN

SHANNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

108.5 ACRES OF SHANNON COUNTY RECREATIONAL OPPORTUNITY

This 108.5 surveyed acres of prime hunting ground is ready to go! If you have been looking for an affordable parcel of land to call your own this year for hunting season, please take a look! With 2 newly cleared build sites, there are great options to build your new home and hunt your own land. This property was logged years ago and has been growing back and has been lightly hunted over the past decade. With easy access off of a county road, there are trails to drive through the property. There are miles of ATV trails with a couple of small clearings in place and ready to hunt this fall. With abundant deer populations in the area, you will have ample opportunity to see and take deer, turkey, or the occasional black bear on this property. There are a couple of ridge tops and draws for ideal recreational

terrain. With the corners clearly marked, there will be no doubts for the new owners. There is also additional acreage available if desired.

If a new investment opportunity is more your speed, this will fit most business models. Due to the county road access and mostly level land along the roads, it would not take much to divide this parcel into multiple lots for future build sites. There is electric service available along the south and eastern boundaries. So whether you are looking for your new home build site, your personal hunting paradise, or the next investment, you can't go wrong! Give me a call at (417) 671-3117 to schedule a private showing!



PROPERTY FEATURES

PRICE: **\$205,000** | COUNTY: **SHANNON** | STATE: **MISSOURI** | ACRES: **120**

- New build sites cleared
- Trails throughout
- County road access on 2 sides
- Recently survey completed
- Mixture of hardwoods, pines, & cedars
- Electric available along county road
- Great deer & turkey hunting
- Thick vegetation to attract & hold deer
- Great investment opportunity
- Additional acreage available
- 8 minutes to Highway 60
- 15 minutes to Mountain View



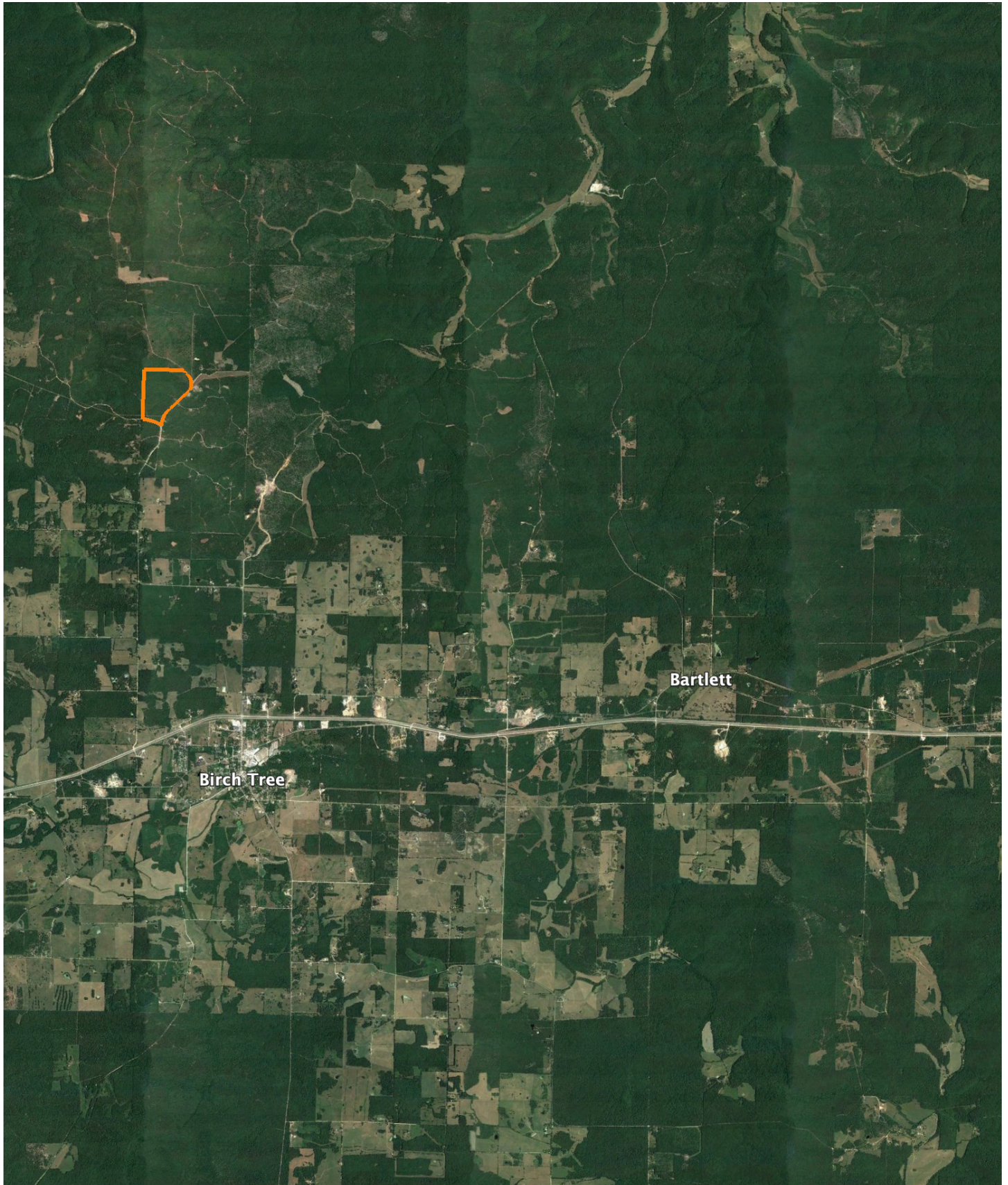
NEW BUILD SITE CLEARED



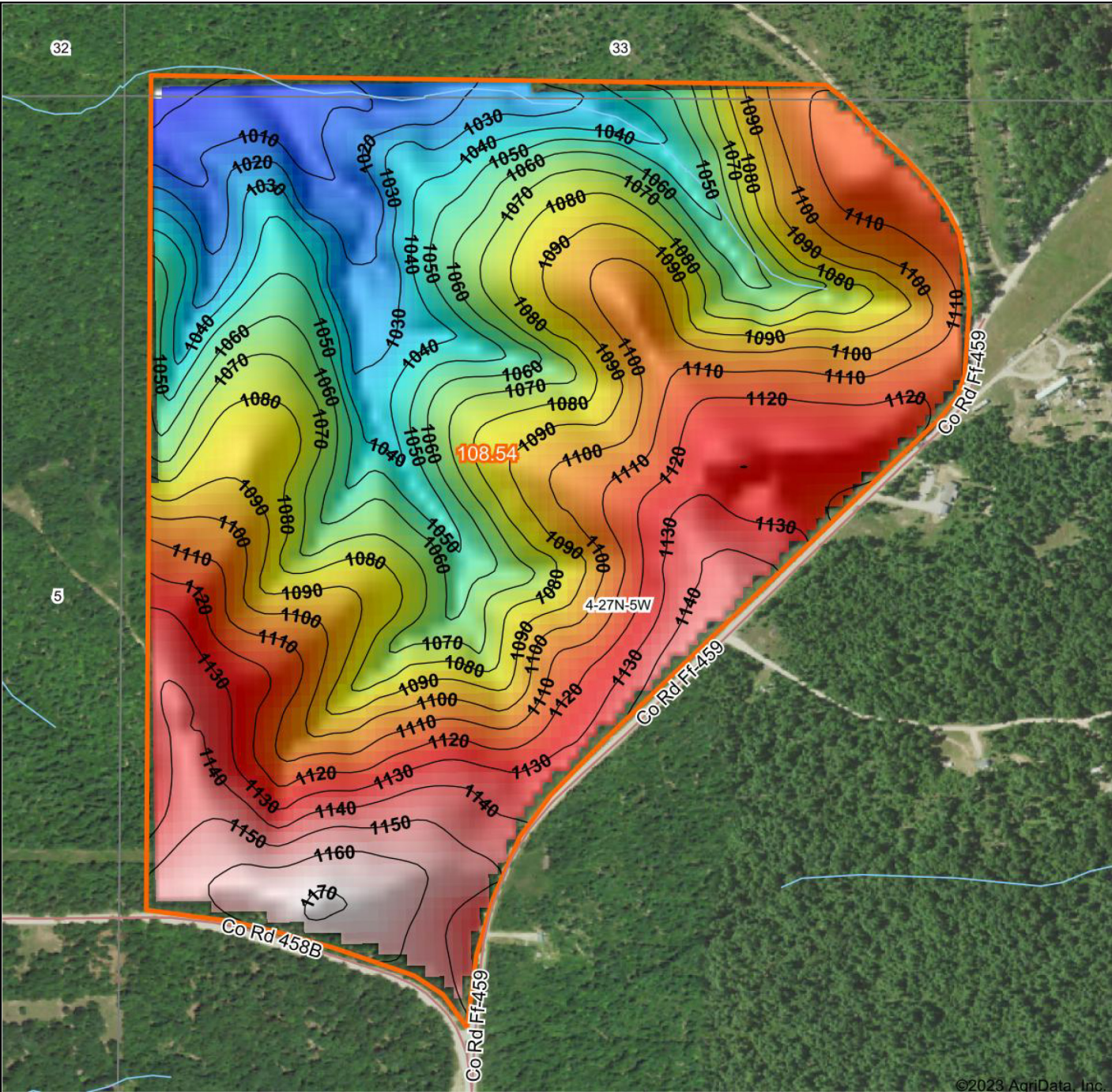
MIXTURE OF HARDWOODS



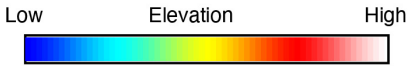
AERIAL MAP



HILLSHADE MAP



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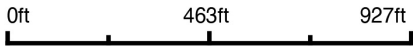


Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 10
Min: 996.0
Max: 1,170.8
Range: 174.8
Average: 1,088.4
Standard Deviation: 40.52 ft

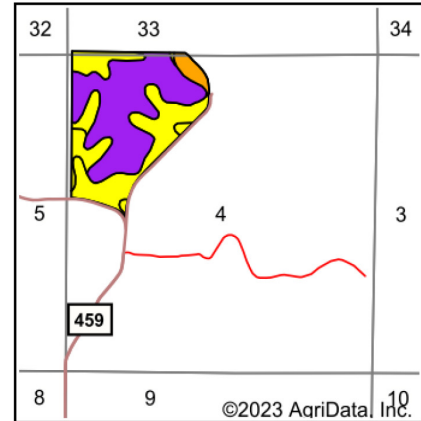
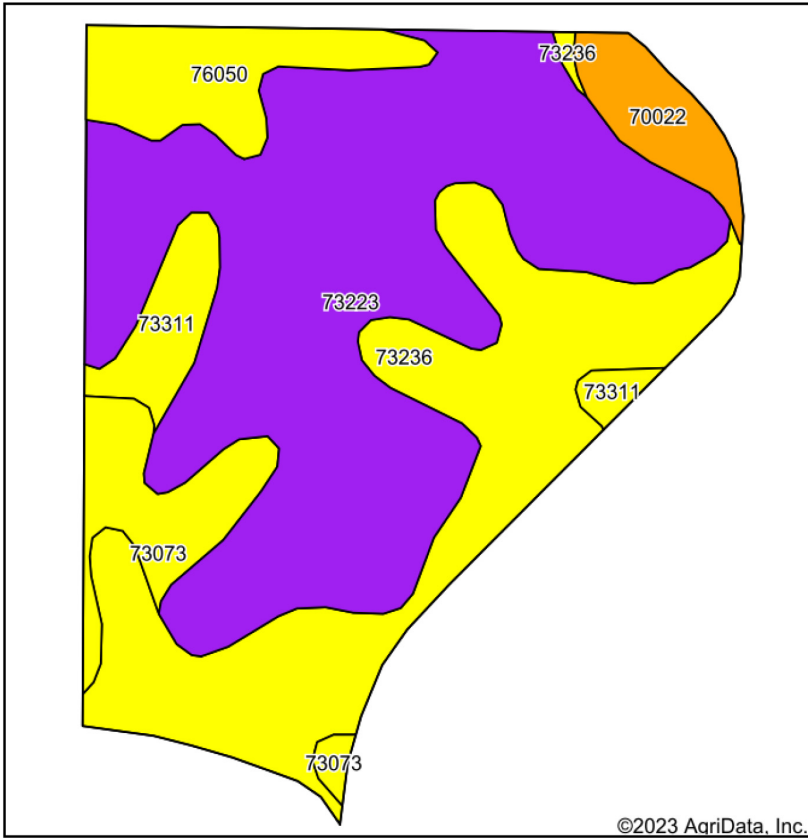


10/2/2023

4-27N-5W
Shannon County
Missouri

Boundary Center: 37° 2' 34.89, -91° 30' 19.97

SOIL MAP



State: **Missouri**
 County: **Shannon**
 Location: **4-27N-5W**
 Township: **Birch Tree**
 Acres: **108.54**
 Date: **10/2/2023**









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Soils data provided by USDA and NRCS.

Area Symbol: MO203, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73223	Coulstone-Bender complex, 15 to 50 percent slopes, very stony	56.17	51.8%		VIs			7	7	2
73236	Scholten-Poynor complex, 3 to 8 percent slopes	28.70	26.4%		IVs	3	3.5	44	40	28
76050	Tiik very gravelly coarse sandy loam, 1 to 3 percent slopes, rarely flooded	7.58	7.0%		IVs			52	52	34
73073	Scholten-Poynor complex, 8 to 15 percent slopes	6.98	6.4%		IVs			40	40	27
73311	Scholten-Bendavis-Poynor complex, 8 to 15 percent slopes	4.73	4.4%		IVe		2	40	38	25
70022	Tonti silt loam, 3 to 8 percent slopes	4.38	4.0%		IIle			42	42	30
Weighted Average					4.99	0.8	1	*n 24.9	*n 23.8	*n 14.8

*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.

AGENT CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all-things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl's the problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinette, of 25 years and, together, they have 4 children and 2 grandchildren.



KARL WARD,

LAND AGENT

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