

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

SHANNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

120 ACRE RECREATIONAL TRACT

Here it is, 120 acres of recreational ground up for grabs! If you have been looking for an affordable parcel of land to call your own this year for hunting season, please take a look! This property was logged fairly hard many years ago and has been growing back and lightly hunted over the past decade. With easy access off 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 on this property. There is 1 small pond in the northwest corner of the property and a couple of ridge tops and draws for ideal terrain. There

was a recent survey completed with the corners clearly marked to remove any 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 boundary. So whether you are looking for your own hunting paradise or the next investment, you can't go wrong! Give me a call at (417) 671-3117 and let's go take a closer look!



PROPERTY FEATURES

PRICE: **\$216,000** | COUNTY: **SHANNON** | STATE: **MISSOURI** | ACRES: **120**

- New build site cleared
- Trails throughout
- County road access
- 1 pond
- Recent survey completed
- Mixture of hardwoods, pines, & cedars
- Electric available along county road
- Thick vegetation to attract and hold deer
- Great investment opportunity
- Additional acreage available
- 8 minutes to Highway 60
- 15 minutes to Mountain View



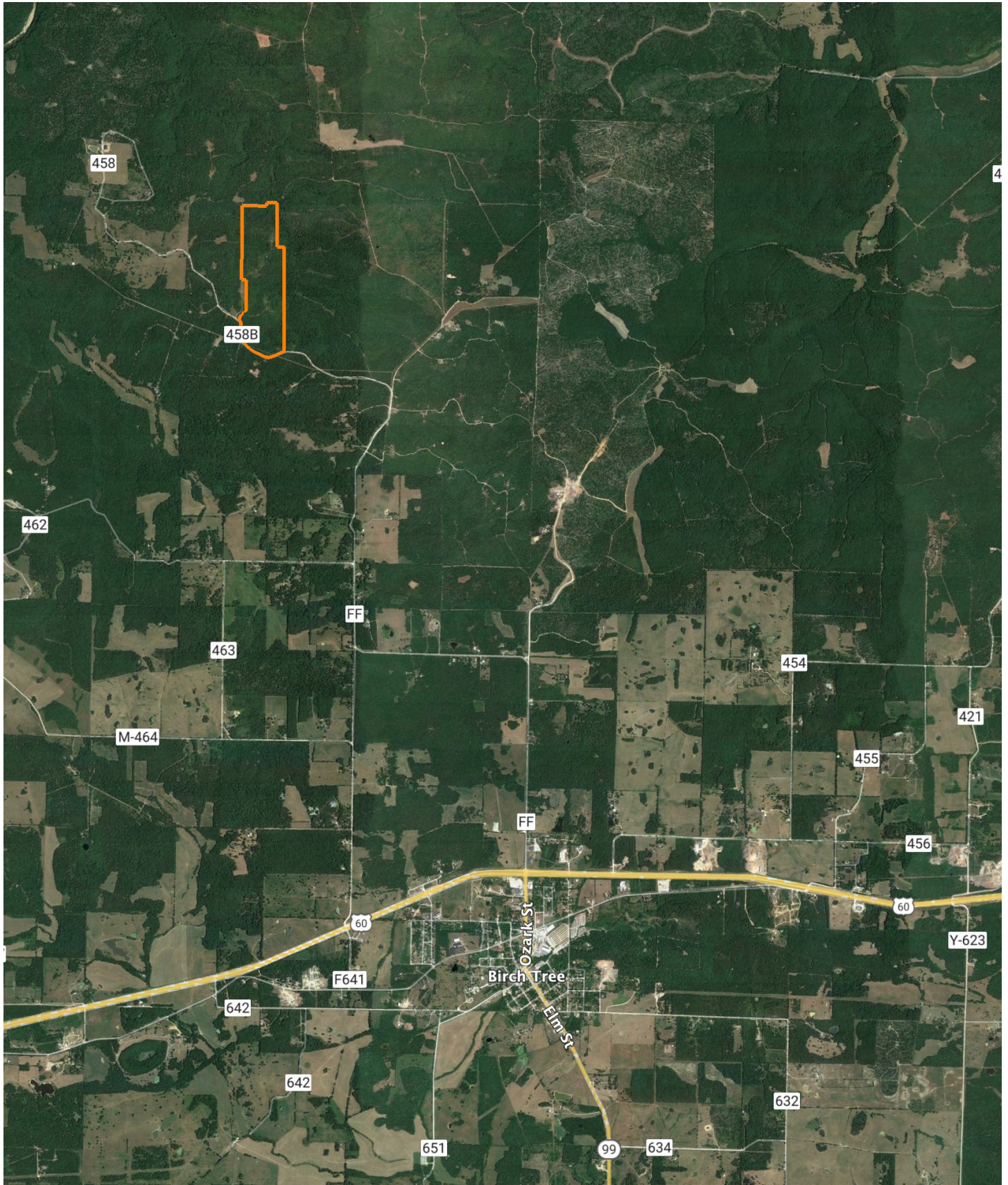
NEW BUILD SITE CLEARED



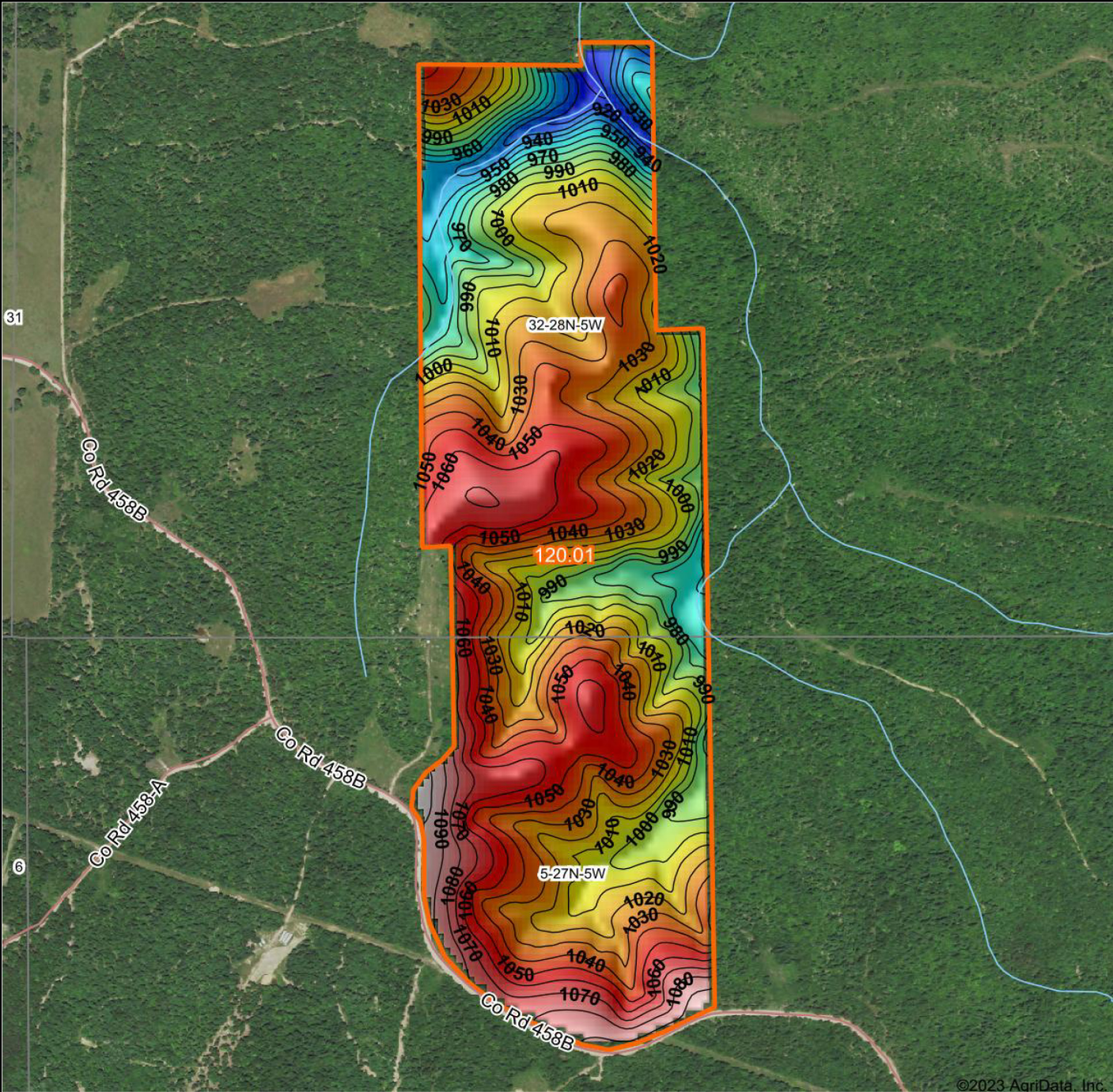
1 POND AND MIXTURE OF HARDWOODS



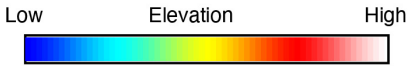
AERIAL MAP



HILLSHADE MAP

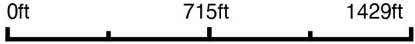


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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 907.1
 Max: 1,105.8
 Range: 198.7
 Average: 1,020.8
 Standard Deviation: 37.4 ft

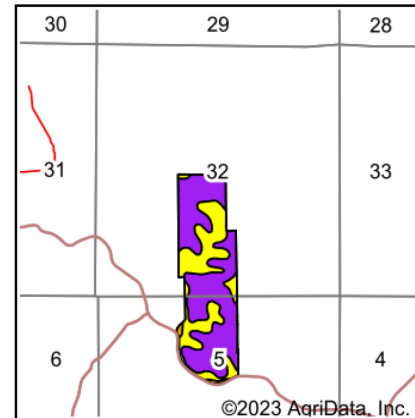


10/2/2023

32-28N-5W
Shannon County
Missouri

Boundary Center: 37° 2' 52.86, -91° 31' 11.55

SOIL MAP



State: **Missouri**
 County: **Shannon**
 Location: **32-28N-5W**
 Township: **Birch Tree**
 Acres: **120.01**
 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	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73223	Coulstone-Bender complex, 15 to 50 percent slopes, very stony	79.20	66.0%		VIIs		7	7	2
73311	Scholten-Bendavis-Poynor complex, 8 to 15 percent slopes	37.35	31.1%		IVe	2	40	38	25
76050	Tilk very gravelly coarse sandy loam, 1 to 3 percent slopes, rarely flooded	2.13	1.8%		IVs		52	52	34
70022	Tonti silt loam, 3 to 8 percent slopes	1.33	1.1%		IIIf		42	42	30
Weighted Average						5.31	*n 18.5	*n 17.8	*n 10

*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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