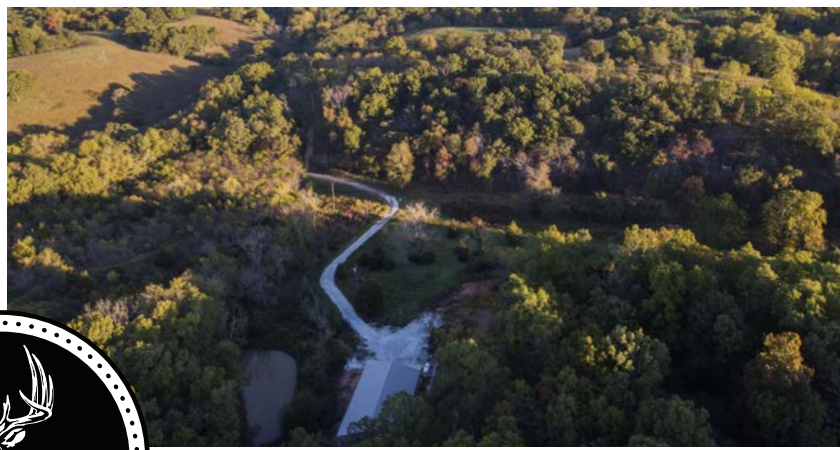
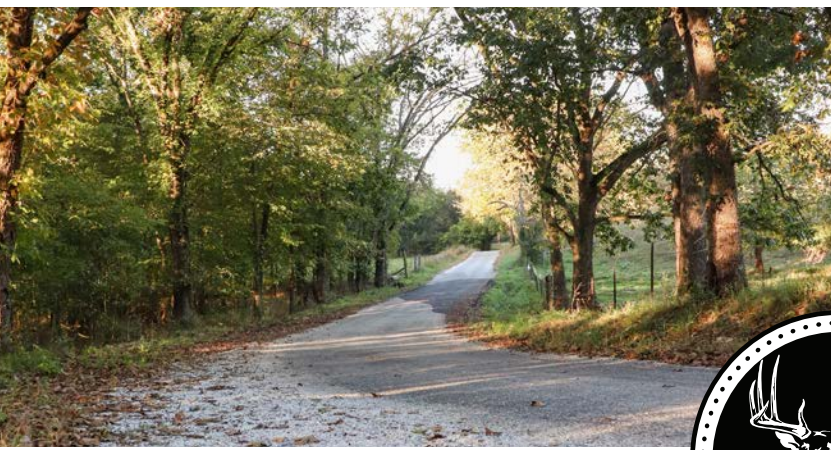


MIDWEST LAND GROUP PRESENTS

30 ACRES

CHRISTIAN COUNTY, MO

534 MONTERREY ROAD, HIGHLANDVILLE, MISSOURI, 65669



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME AND ACREAGE NEAR HIGHLANDVILLE, MO

Midwest Land Group is proud to present this great home and acreage set up near Highlandville, Missouri. This property encompasses about 30 acres and includes a 40'x70' shophouse that features all of the amenities and modern comforts.

The shophouse was built in 2018 and features about 1,100 square feet of living space and about 1,700 square feet of shop space. The living quarters have an open floor plan, two bedrooms, and one and a half bathrooms. You'll appreciate the beautiful granite countertops and the simple, yet charming layout of the living space. This shophouse also has the potential to be used as a temporary residence while you build your new home on one of the three potential build sites on the property, should you want the option to build another house.

The 30 +/- acres are primarily comprised of rolling hardwood timber, and a large open valley with the perfect amount of open pasture to have a small hobby farm, plant food plots, or simply enjoy the view! This valley runs the full width of the property and acts as a travel corridor for wildlife, just look at the trail camera pictures to see for yourself! There are two ponds that are just a stone's throw away from the shophouse, and there is a wet weather creek that runs along the bottom of the valley.

If you would like more information or if would like to schedule a showing, contact Land Agent Clay O'Dell at (417) 414-1808.



PROPERTY FEATURES

PRICE: **\$464,900** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **30**

- 40' x 70' shophouse
- 1,100 +/- sq. ft. of living space
- 1,700 +/- sq. ft. of shop space
- Secluded setting
- Great recreational opportunities
- Two ponds
- Wet weather creek
- No restrictions or HOA
- 15 minutes from Nixa, MO
- 30 minutes from Springfield, MO
- 35 minutes from Table Rock Lake access



40' X 70' SHOPHOUSE

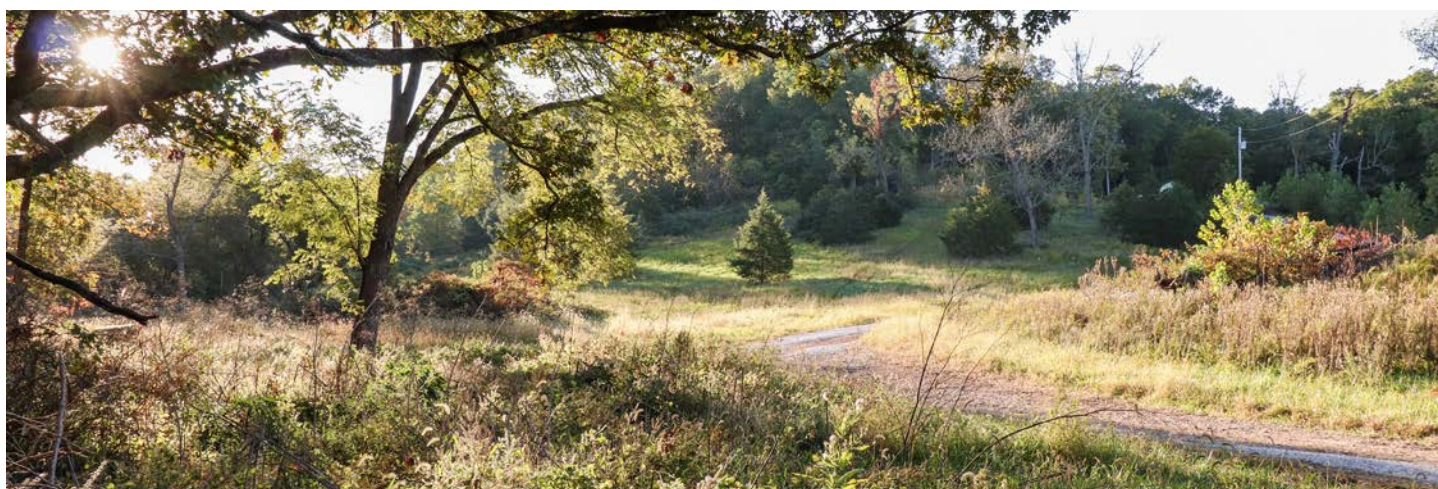
The shophouse was built in 2018 and features about 1,100 square feet of living space and about 1,700 square feet of shop space. The living quarters have an open floor plan, two bedrooms, and one and a half bathrooms.



SECLUDED SETTING



30 +/- ACRES



TWO PONDS

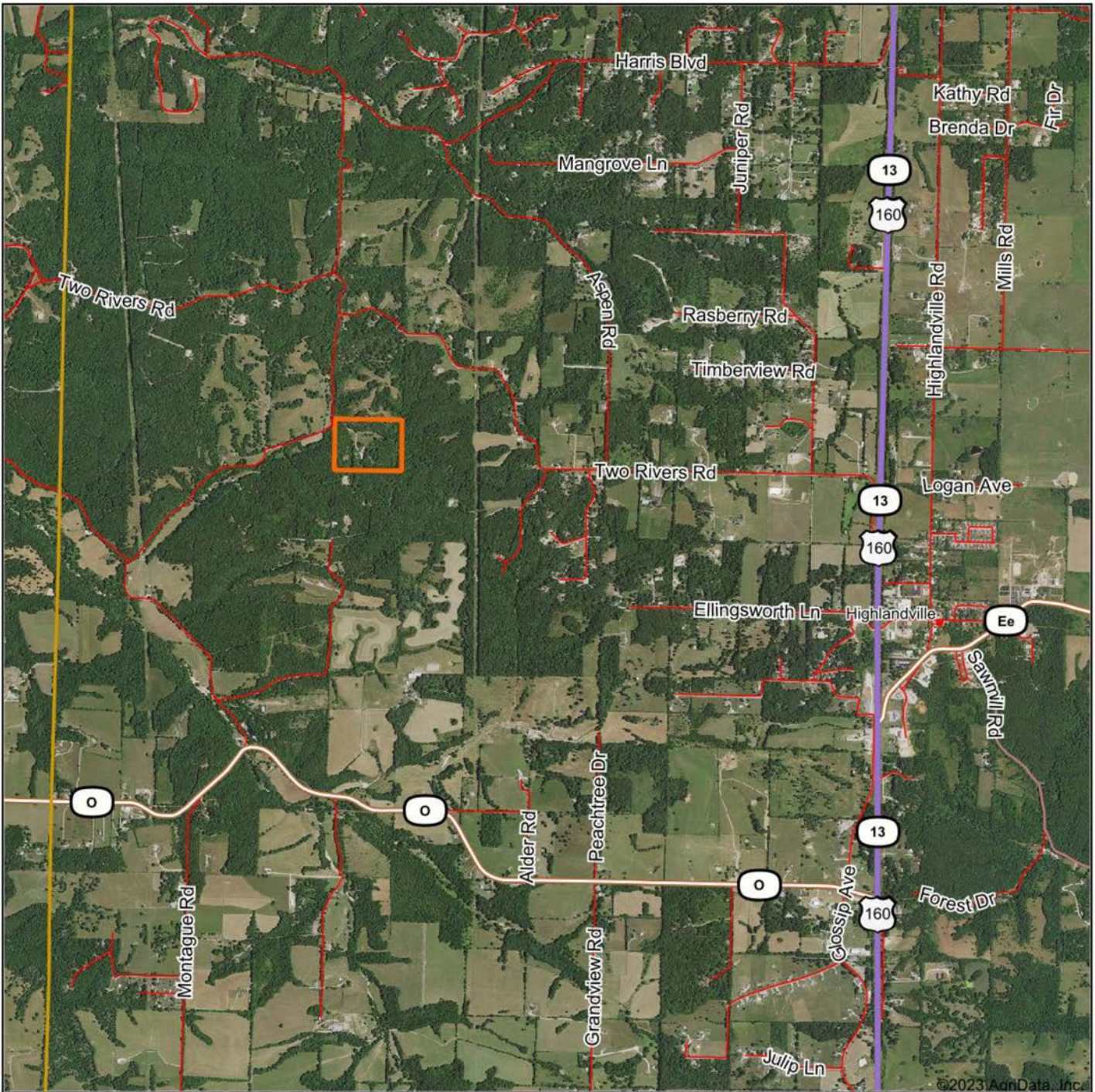
There are two ponds that are just a stone's throw away from the shophouse, and there is a wet weather creek that runs along the bottom of the valley.



GREAT RECREATIONAL OPPORTUNITIES



AERIAL MAP



Boundary Center: 36° 56' 31.64, -93° 19' 6.07



Maps Provided By:



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23-26N-22W
Christian County
Missouri



11/8/2023

TOPOGRAPHY MAP



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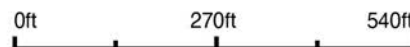


Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 1,167.0
Max: 1,314.9
Range: 147.9
Average: 1,227.4
Standard Deviation: 38.48 ft

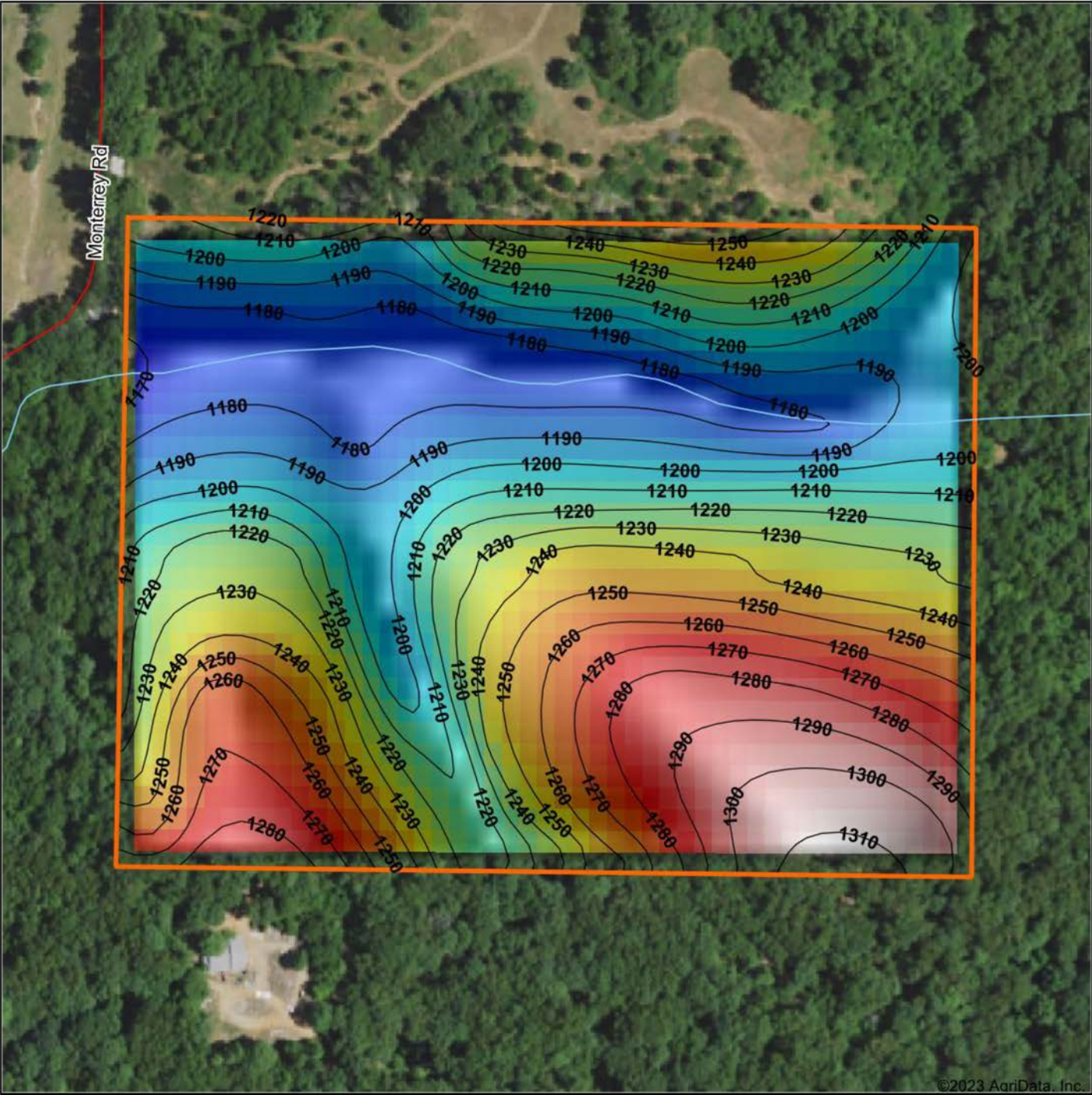


11/8/2023

23-26N-22W
Christian County
Missouri

Boundary Center: 36° 56' 31.64, -93° 19' 6.07

HILLSHADE MAP



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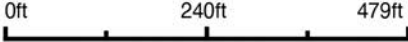


Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
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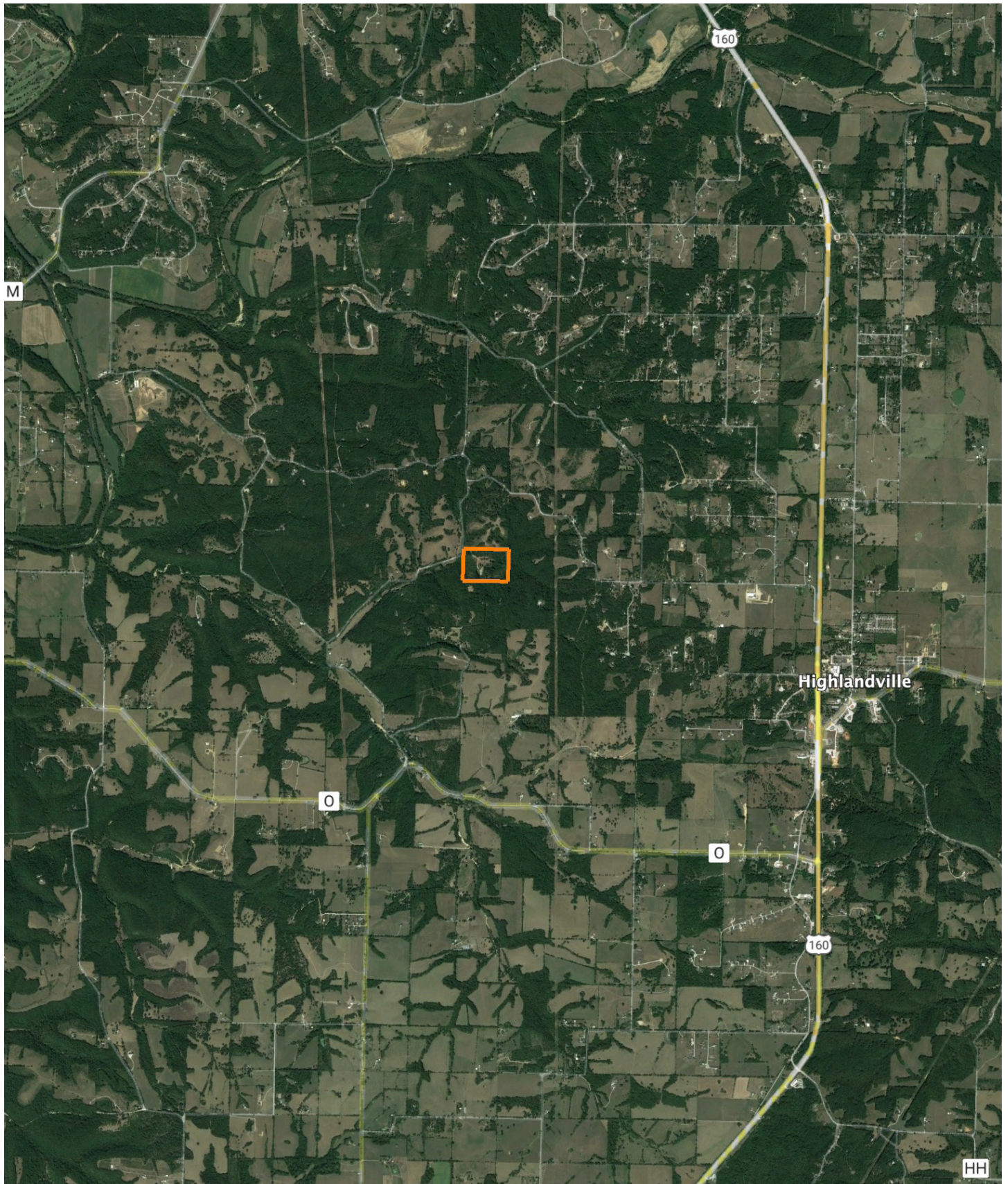


11/8/2023

23-26N-22W
Christian County
Missouri

Boundary Center: 36° 56' 31.64, -93° 19' 6.07

OVERVIEW MAP



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
417.612.8215
COdell@MidwestLandGroup.com



MidwestLandGroup.com

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