

MIDWEST LAND GROUP PRESENTS

112 ACRES IN

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# SHANNON COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# FANTASTIC RECREATIONAL PROPERTY NEAR EMINENCE, MISSOURI

If you are searching for a remote property to call your own with amazing views, take a look! This 112 +/- acre tract sits north of Eminence, 3 miles from Round Spring, and less than 1 mile to Sunklands State Conservation Area. The property is accessible by county road and has rolling terrain that provides exceptional travel corridors for deer and turkey. This property sits in a tranquil valley west of Highway 19, as you arrive you will be greeted by the peace and quiet of having no one else in sight! There are a couple of full-time homes out in the area, but you cannot see any of them from this property. With residential electrical lines already on the property, it would be easy to connect to power if desired. There is a spring-fed pond that stays full year-round. Spring Valley Creek, which is dry most of the time, runs through the property

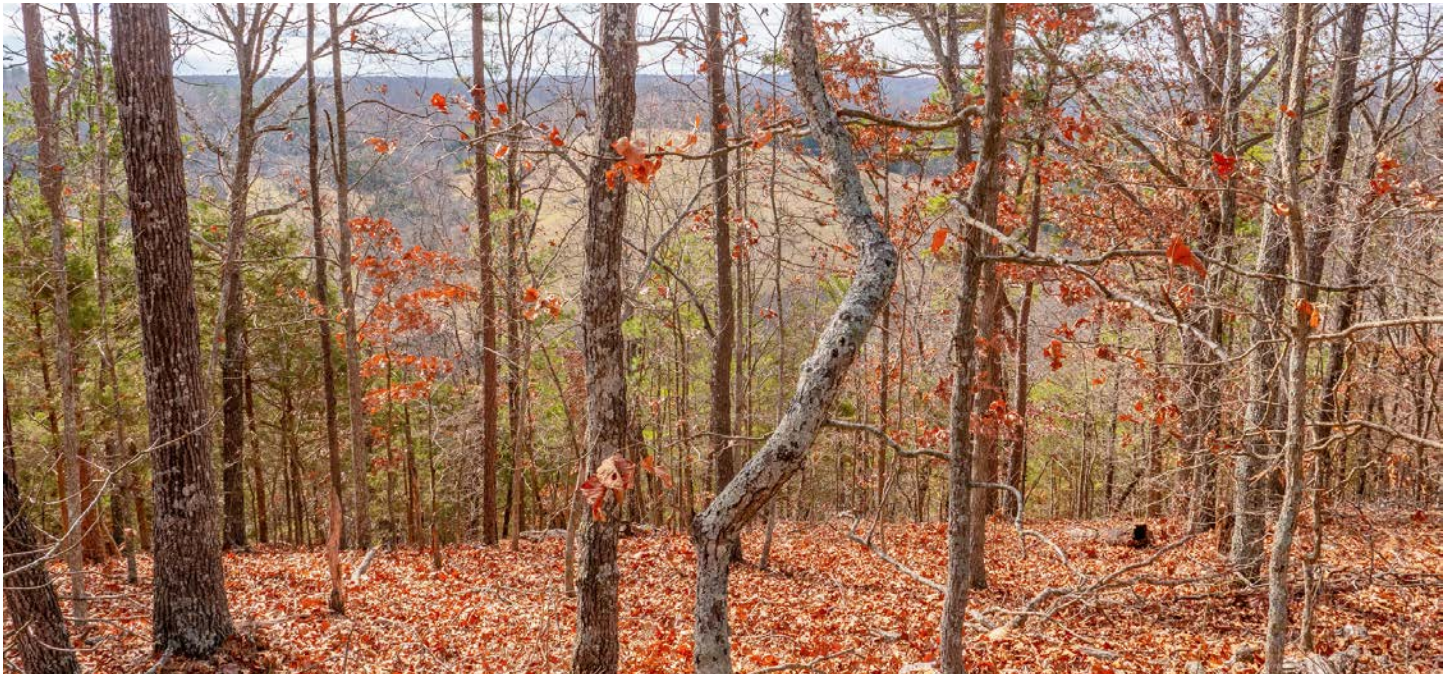
and is part of County Road 322. It can flood on rare occasions, however, there are alternative ways in/out of the property. There are plenty of terrain features across the property from a small hay field down near the creek, steep bluffs jetting back down to another creek bed, and rolling hills of pasture mixed in with timber stands. Due to the variety of terrain features, wildlife frequents the property. Whitetail deer, turkey, black bears, racoons, and predators all call this area home. If you want a place to build a cabin or home close to endless recreational options, this land will fit the bill. You can ride the trails within the Sunklands State Conservation Area for days, float the current river, explore caves, or trail ride your horses for miles! No matter which direction you have in mind, take a look and give Karl Ward a call at (417) 671-3117.



# PROPERTY FEATURES

PRICE: **\$297,400** | COUNTY: **SHANNON** | STATE: **MISSOURI** | ACRES: **112**

- Remote area with county road access
- Electric lines on property
- Great build site options
- Spring-fed pond
- Pole barn
- Amazing views
- Mixture of pasture/timber
- Small hay field
- Phenomenal hunting opportunities
- Less than a mile to Sunlands State Conservation Area
- 3 miles to Round Spring
- 20 minutes to Eminence



# 112 +/- ACRES

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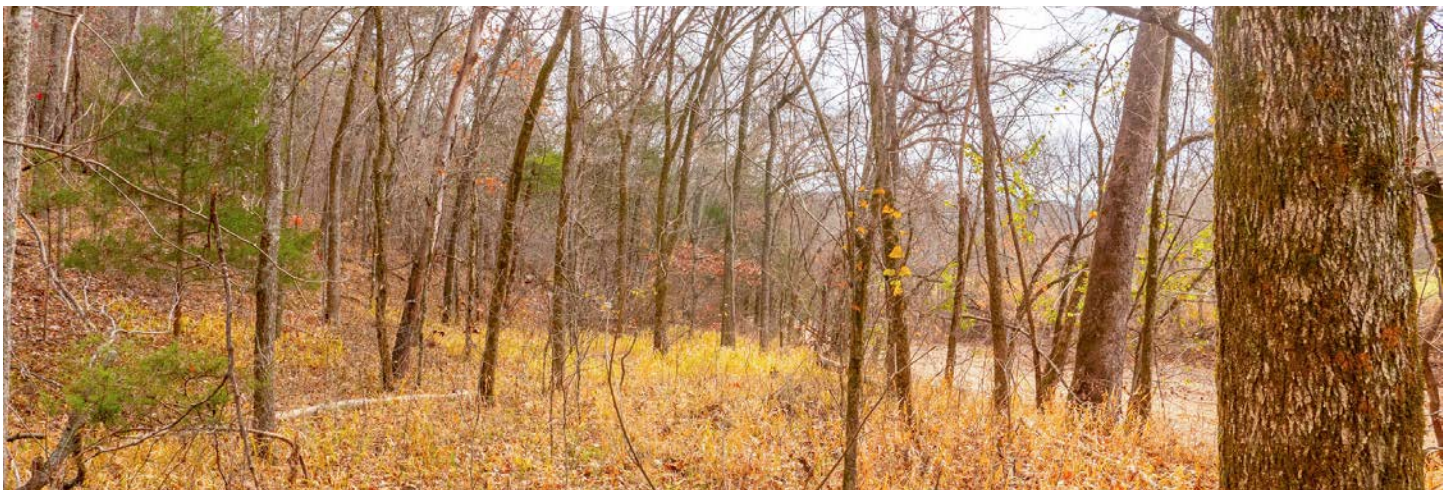
# POLE BARN BY SPRING-FED POND

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# MIXTURE OF PASTURE AND TIMBER

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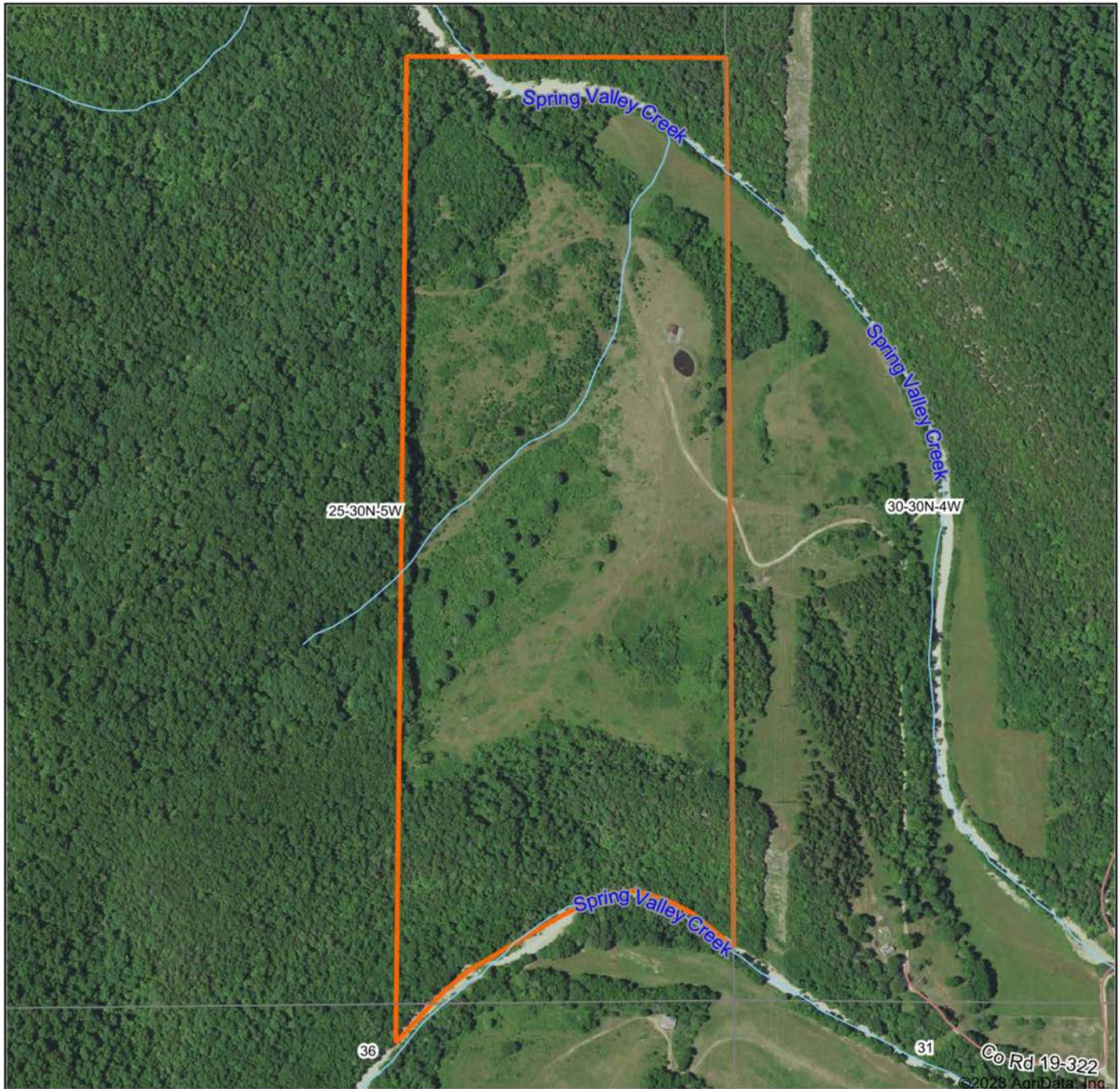


# AMAZING VIEWS

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# AERIAL MAP



Boundary Center: 37° 15' 51.11, -91° 25' 56.1

0ft 632ft 1264ft



Maps Provided By:



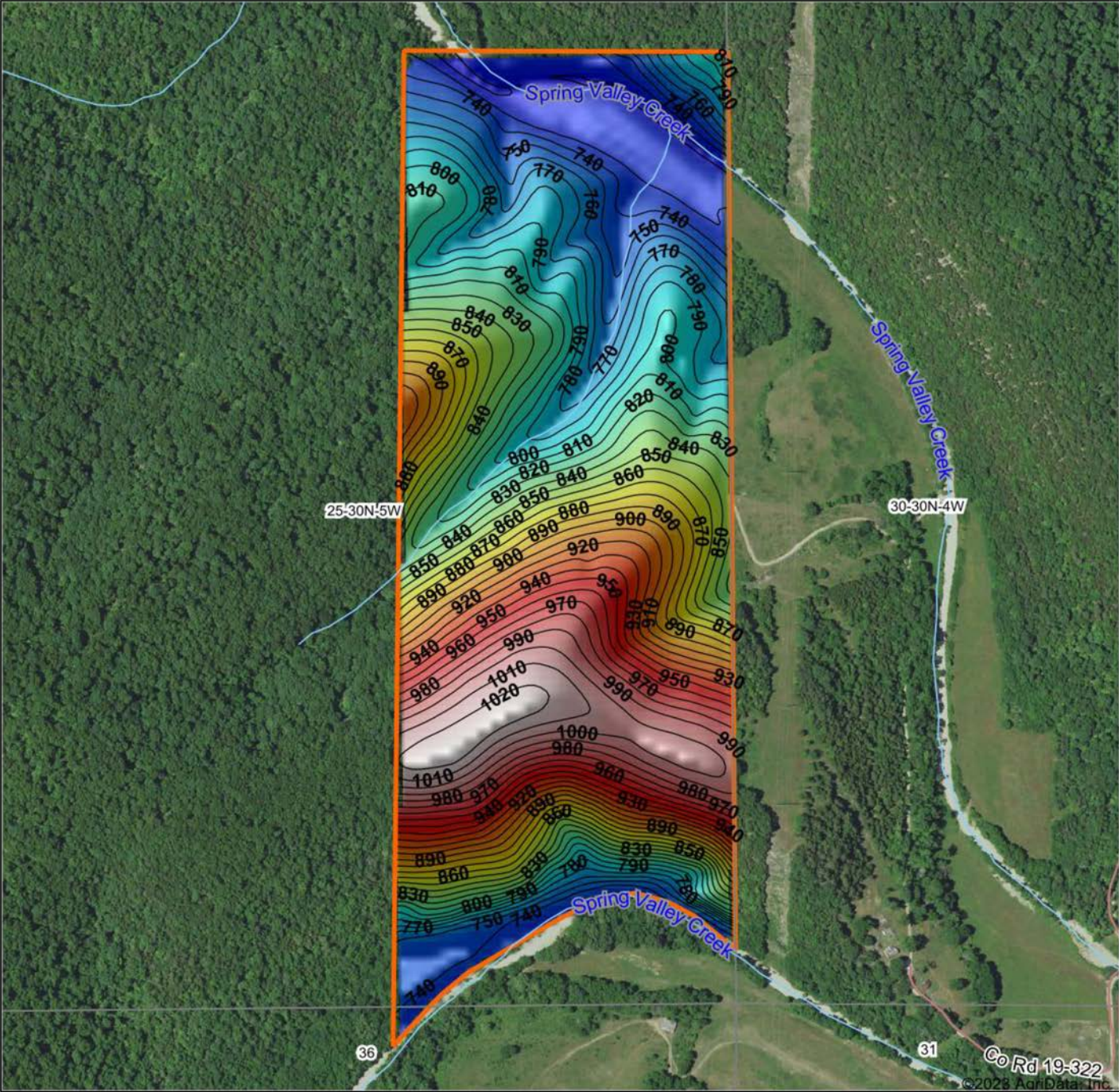
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**25-30N-5W**  
**Shannon County**  
**Missouri**



11/18/2023

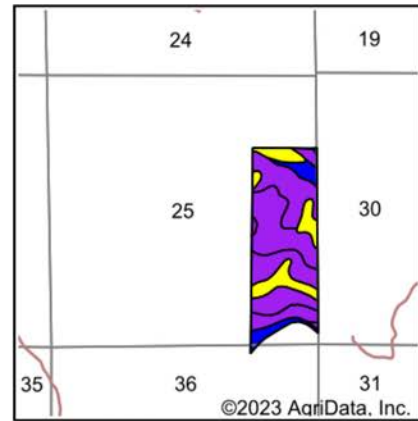
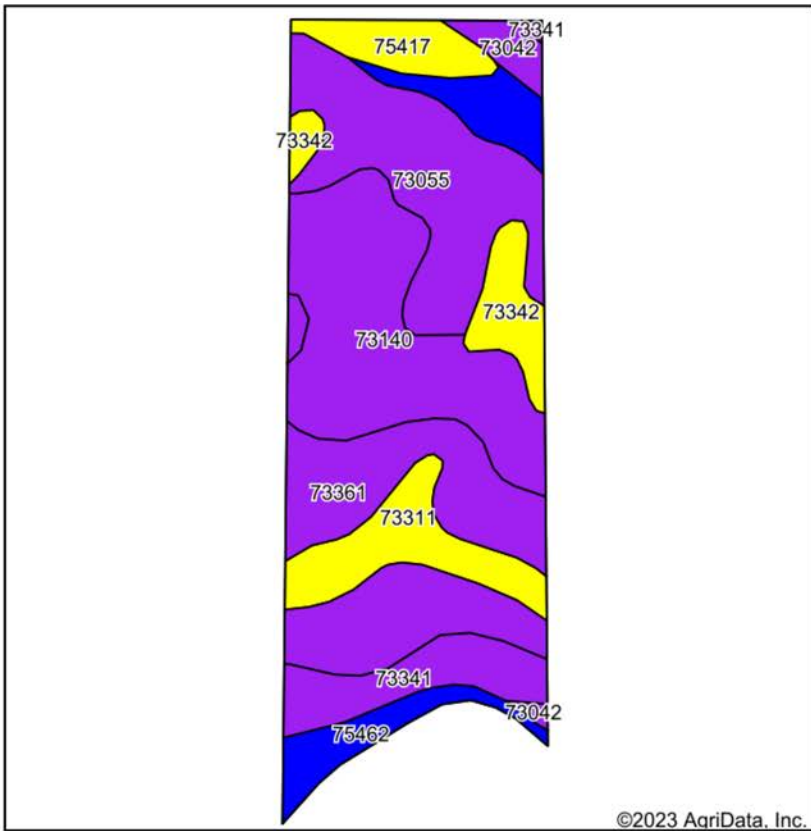
# HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem              Interval(ft): 10              Min: 718.3              Max: 1,027.3              Range: 309.0              Average: 851.0              Standard Deviation: 88.48 ft</p>	<p>0ft 629ft 1257ft</p>
<p>Maps Provided By:</p> <p><b>surety</b>  <small>CUSTOMIZED ONLINE MAPPING</small>          © AgriData, Inc. 2023 www.AgriDataInc.com</p>		<p>11/18/2023</p> <p><b>25-30N-5W</b>  <b>Shannon County</b>  <b>Missouri</b></p> <p>Boundary Center: 37° 15' 51.11, -91° 25' 56.1</p>



# SOIL MAP



State: **Missouri**  
 County: **Shannon**  
 Location: **25-30N-5W**  
 Township: **Eminence**  
 Acres: **107.7**  
 Date: **11/18/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO203, Soil Area Version: 25

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	
73140	Clarksville-Scholten complex, 15 to 45 percent slopes, very stony	25.04	23.2%		Vls		15	15	7	
73361	Coulstone-Alred complex, 15 to 50 percent slopes, very stony	24.08	22.4%		Vlle		10	10	3	
73055	Alred-Rueter complex, 15 to 35 percent slopes, very stony	20.08	18.6%		Vls		14	13	5	
75462	Huzzah sandy loam, 0 to 3 percent slopes, occasionally flooded	9.10	8.4%		llw		71	66	56	
73311	Scholten-Bendavis-Poynor complex, 8 to 15 percent slopes	8.87	8.2%		IVe	2	40	37	26	
73341	Gepp-Arkana complex, 15 to 55 percent slopes, rocky	7.84	7.3%		Vlle		10	10	4	
73342	Alred-Arkana complex, 8 to 15 percent slopes, rocky	5.62	5.2%		IVe		42	42	30	
75417	Relfe-Sandbur complex, 0 to 2 percent slopes, frequently flooded	4.62	4.3%		IVw		48	48	33	
73042	Niangua-Bardley complex, 15 to 50 percent slopes, extremely stony	2.45	2.3%		Vlle	2.6	15	15	6	
<b>Weighted Average</b>						<b>5.63</b>	<b>0.2</b>	<b>*n 22.9</b>	<b>*n 22.1</b>	<b>*n 13.5</b>

\*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.

# OVERVIEW MAP



## AGENT CONTACT

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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, Trinetta, of 25 years and, together, they have 4 children and 2 grandchildren.



**KARL WARD,**

LAND BROKER

**417.671.3117**

[KWard@MidwestLandGroup.com](mailto:KWard@MidwestLandGroup.com)



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