

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

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# WEBSTER COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME BUILD SITE WITH SCENIC SURROUNDINGS NEAR FINLEY CREEK

Welcome to your dream property located in Webster County, just a stone's throw away from the picturesque Finley Creek. Situated within the Fordland School District, this exceptional build site offers the perfect canvas to create your ideal home. With its tranquil setting and stunning natural surroundings, this property presents an incredible opportunity for those seeking a peaceful and secluded lifestyle.

Nestled amidst the beauty of nature, this remarkable property boasts a delightful wet weather creek meandering through its grounds. In addition to the natural charm, the property features marketable timber, allowing you to capitalize on its resources while adding to the scenic appeal of your homestead. Nature enthusiasts will be enthralled by the abundance of wildlife

that frequents this area. Whether you enjoy hunting or wildlife photography, this property promises countless opportunities to observe and connect with nature's wonders. Moreover, its coveted location within walking distance of Finley Creek offers endless possibilities for outdoor activities, such as fishing, swimming, or simply unwinding by the water's edge.

Don't miss this incredible opportunity to own a remarkable build site in Webster County, where you can craft the home of your dreams while embracing the serenity of the surrounding landscape. Secluded yet conveniently located within the Fordland School District and with easy access to Finley Creek, this property is truly a haven for nature lovers and those seeking a tranquil retreat.





# PROPERTY FEATURES

PRICE: **\$52,900** | COUNTY: **WEBSTER** | STATE: **MISSOURI** | ACRES: **5**

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- Prime build site in Webster County
- Located just down the road from the scenic Finley Creek
- Situated within Fordland School District
- Charming wet weather creek
- Marketable timber
- Abundant wildlife
- Secluded and tranquil setting
- Access to electricity
- 12 minutes to Rogersville
- 35 minutes from Springfield





# PRIME BUILD SITE

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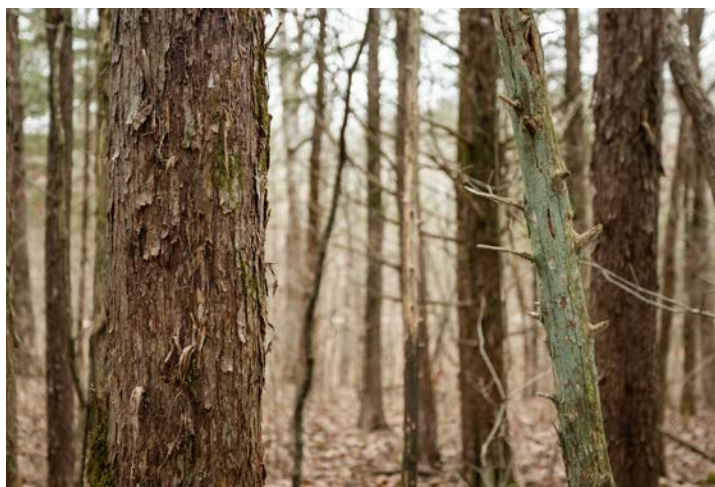
# CHARMING WET WEATHER CREEK

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# MARKETABLE TIMBER

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 37° 5' 29.1, -92° 56' 54.57



Maps Provided By:



**30-28N-18W**  
**Webster County**  
**Missouri**



6/21/2023



# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem  
Interval(ft): 20.0  
Min: 1,303.7  
Max: 1,367.5  
Range: 63.8  
Average: 1,330.6  
Standard Deviation: 17.72 ft

0ft 201ft 401ft



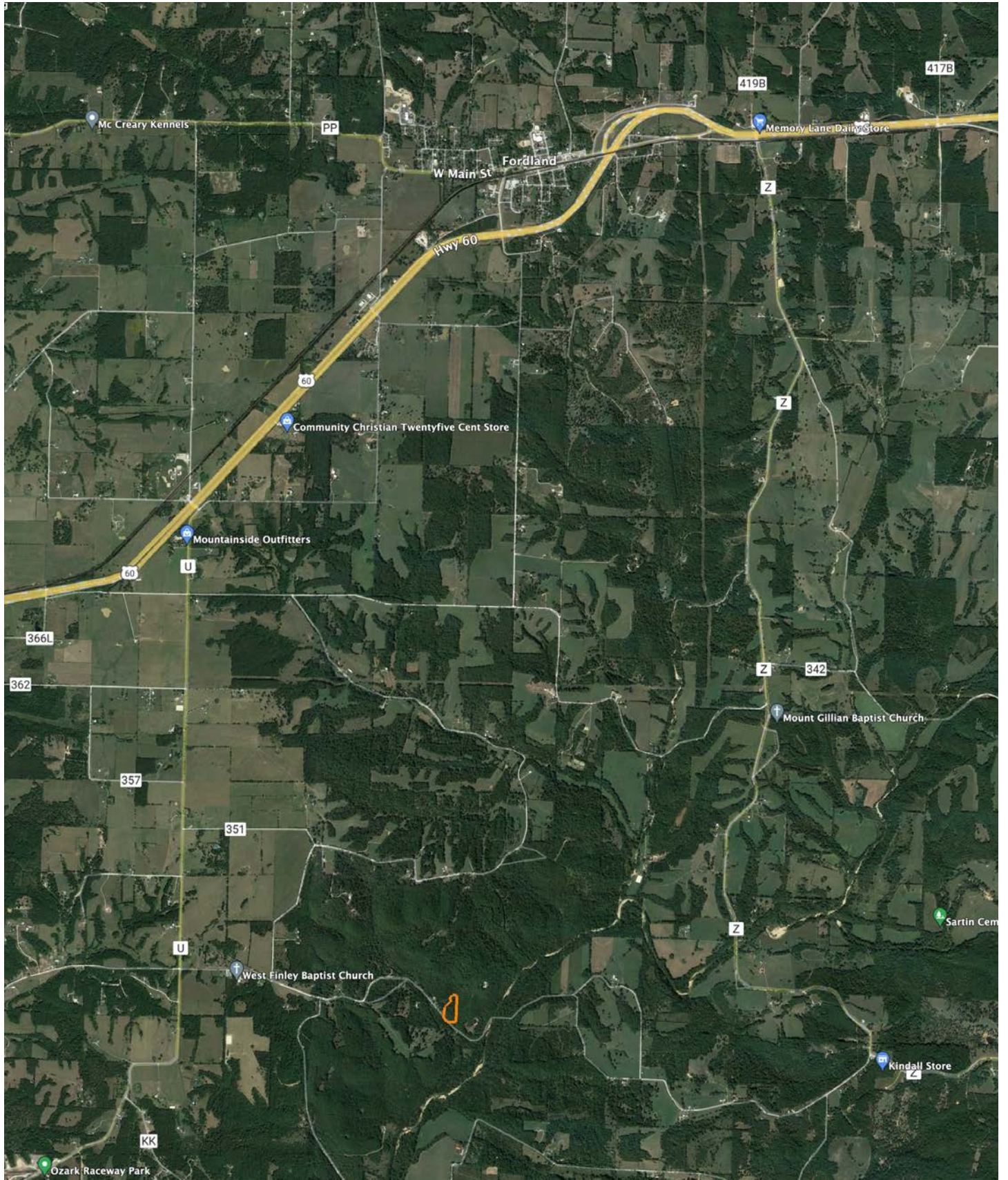
6/21/2023

**30-28N-18W**  
**Webster County**  
**Missouri**

Boundary Center: 37° 5' 29.1, -92° 56' 54.57



# OVERVIEW MAP





# AGENT CONTACT

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When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



**BEAU MANTLE**, LAND AGENT  
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