

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

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# NEWTON COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# MULTI-HOME FARM NEAR SENECA, MISSOURI

Midwest Land Group is proud to present this great home and acreage set up near Seneca, Missouri. This property encompasses about 20 +/- acres and includes a well-maintained home that was built in 2001, an early 1900's farmhouse, and several outbuildings. You'll be hard-pressed to find such a turn-key setup in the area!

The main home was built in 2001 and boasts about 2,650 +/- under-roof square footage. As you enter through the front door of the home, you'll instantly appreciate the open floor plan. The spacious living area and kitchen flow together, allowing you to fill and arrange the space to fit your needs. Down the main hallway, you'll find the master suite as well as two guest bedrooms, and one additional bathroom. There are two carports for parking, one is attached to the home and the other is free standing next to the home. The original farmhouse sits southwest of the main home. The exact year of construction is unknown; however, it is suspected it was built sometime during the early 1900's. A small addition was added on the east side of the home many years later. The farmhouse is currently being leased, with an option

to extend or cancel that agreement. The two homes are on a shared well, and the farmhouse had a new septic system put in a few years back.

The 20 +/- acres are comprised of rolling pasture that is fenced on three sides. The pasture has been well maintained and could very easily be cross-fenced for intensive grazing or be tailored in many ways to fit your needs. A wet weather creek runs through the northwestern portion of the property and given some of the topography contours, there are several spots where a pond could be built. The pasture is currently being leased for cattle with the option for the lease to be continued or cancelled. There are two barns on the property. The first barn is 30'x40' with a 15' lean-to and overall is in good shape. The second barn is 25'x35' with a 12' lean-to and a large enclosed addition.

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



# PROPERTY FEATURES

PRICE: **\$485,000** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **20**

- 19.8 +/- acres
- 2,560 +/- sq. ft. home built in 2001
- 1,500 +/- sq. ft. early 1900's farmhouse
- Storm shelter
- 25'x35' barn with 12' lean-to & enclosed addition
- 30'x40' barn with 15' lean-to
- Rolling pasture
- 5 Minutes from Seneca, MO
- 20 minutes from Joplin, MO
- 20 minutes from Neosho, MO
- 25 minutes from Miami, OK



# 19.8 +/- ACRES

This property encompasses about 20 +/- acres and includes a well-maintained home that was built in 2001, an early 1900's farmhouse, and several outbuildings.



# TWO HOMES

The main home was built in 2001 and boasts about 2,650 +/- under-roof square footage. The original farmhouse sits southwest of the main home. The exact year of construction is unknown; however, it is suspected it was built sometime during the early 1900's.



# ROLLING PASTURE

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## 25'X35' & 30'X40' BARN WITH LEAN-TO

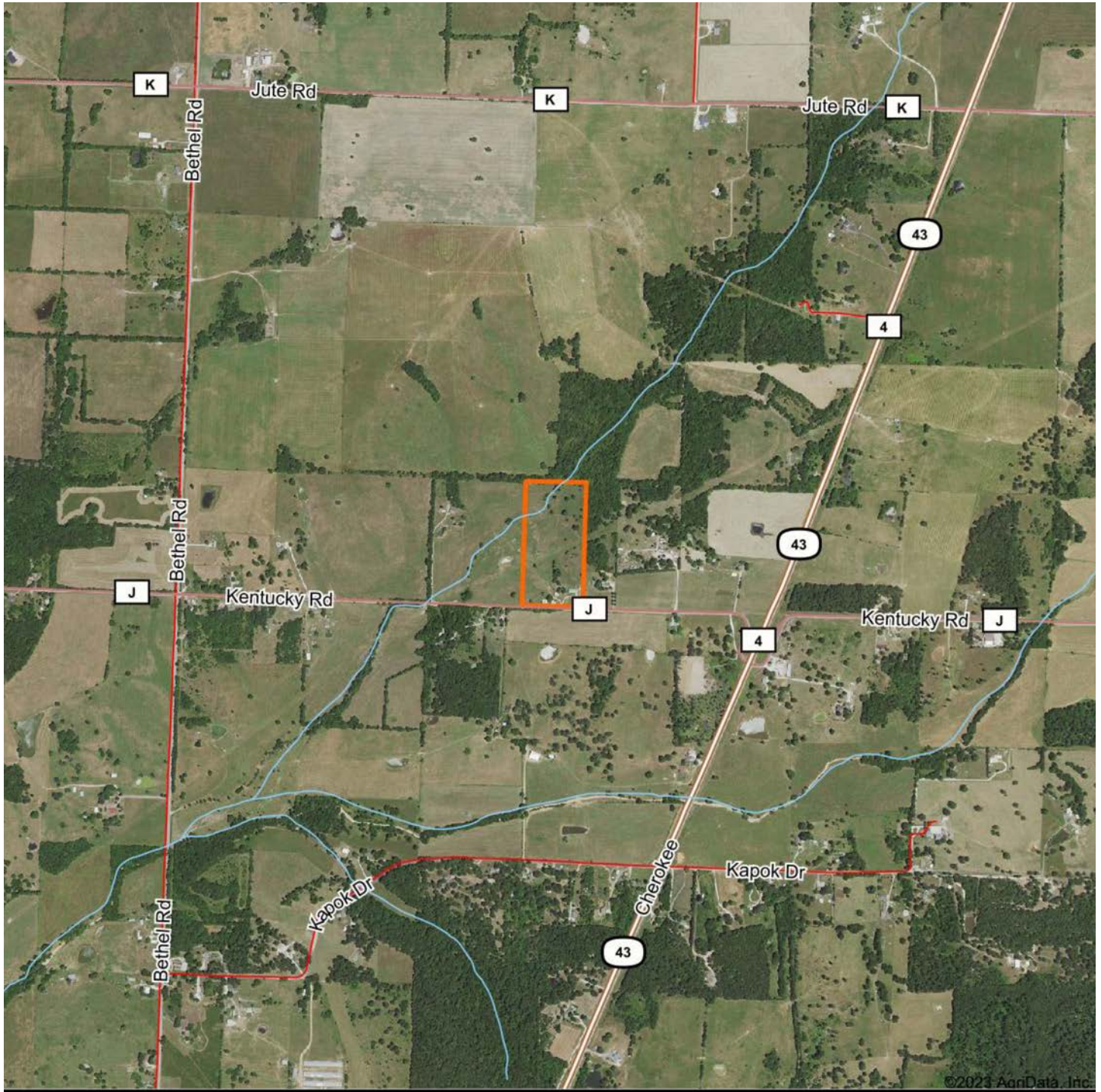
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# ADDITIONAL PHOTOS



# AERIAL MAP



Boundary Center: 36° 53' 54.47, -94° 35' 36.16



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**12-25N-34W**  
**Newton County**  
**Missouri**



12/15/2023



# TOPOGRAPHY MAP



Maps Provided By:



Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,018.4

Max: 1,076.8

Range: 58.4

Average: 1,043.9

Standard Deviation: 18.7 ft

0ft 265ft 531ft

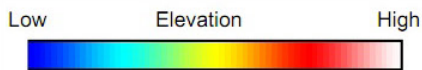
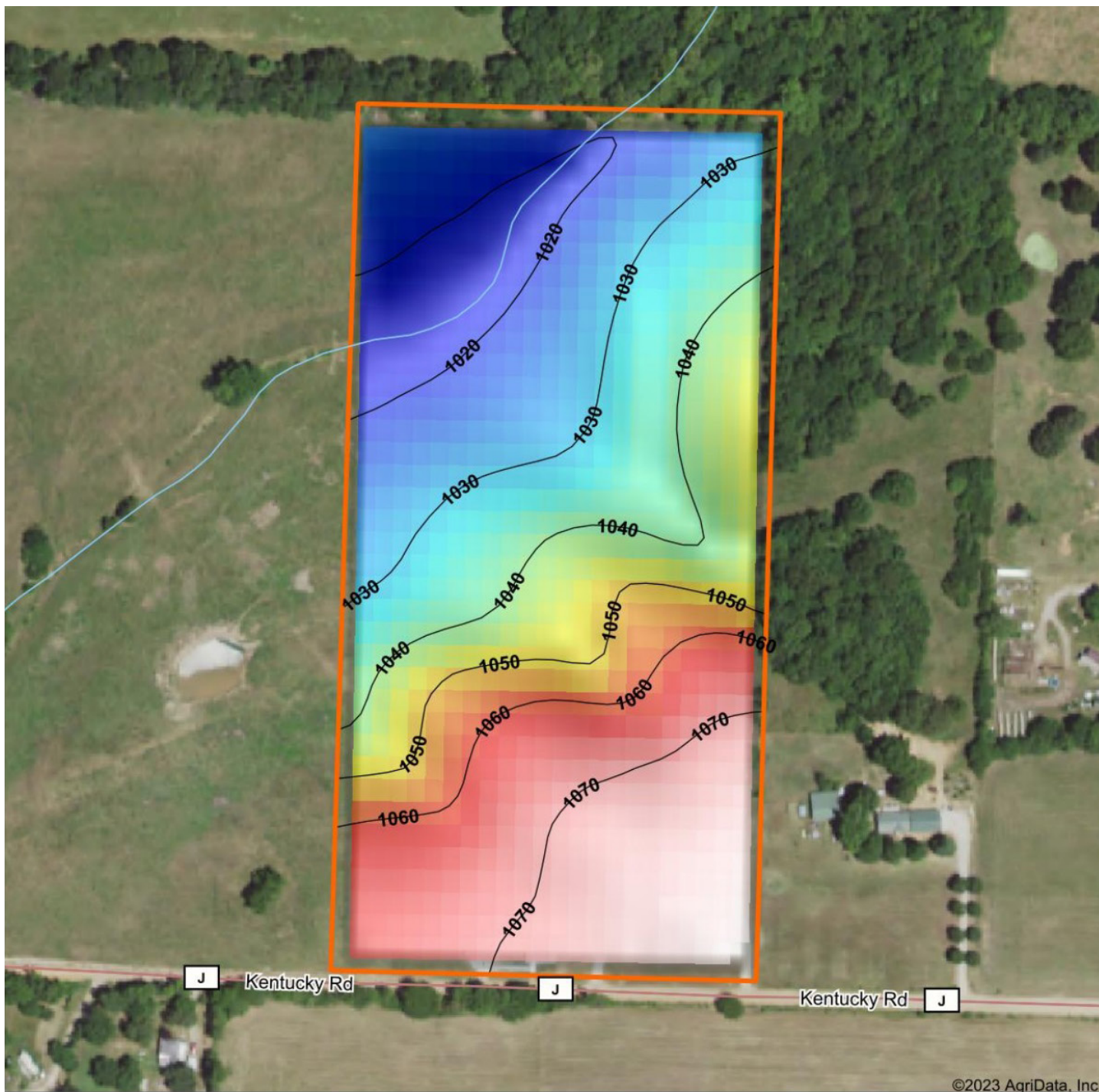


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**Missouri**

Boundary Center: 36° 53' 54.47, -94° 35' 36.16

# HILLSHADE MAP



Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 1,018.4  
 Max: 1,076.8  
 Range: 58.4  
 Average: 1,043.9  
 Standard Deviation: 18.7 ft



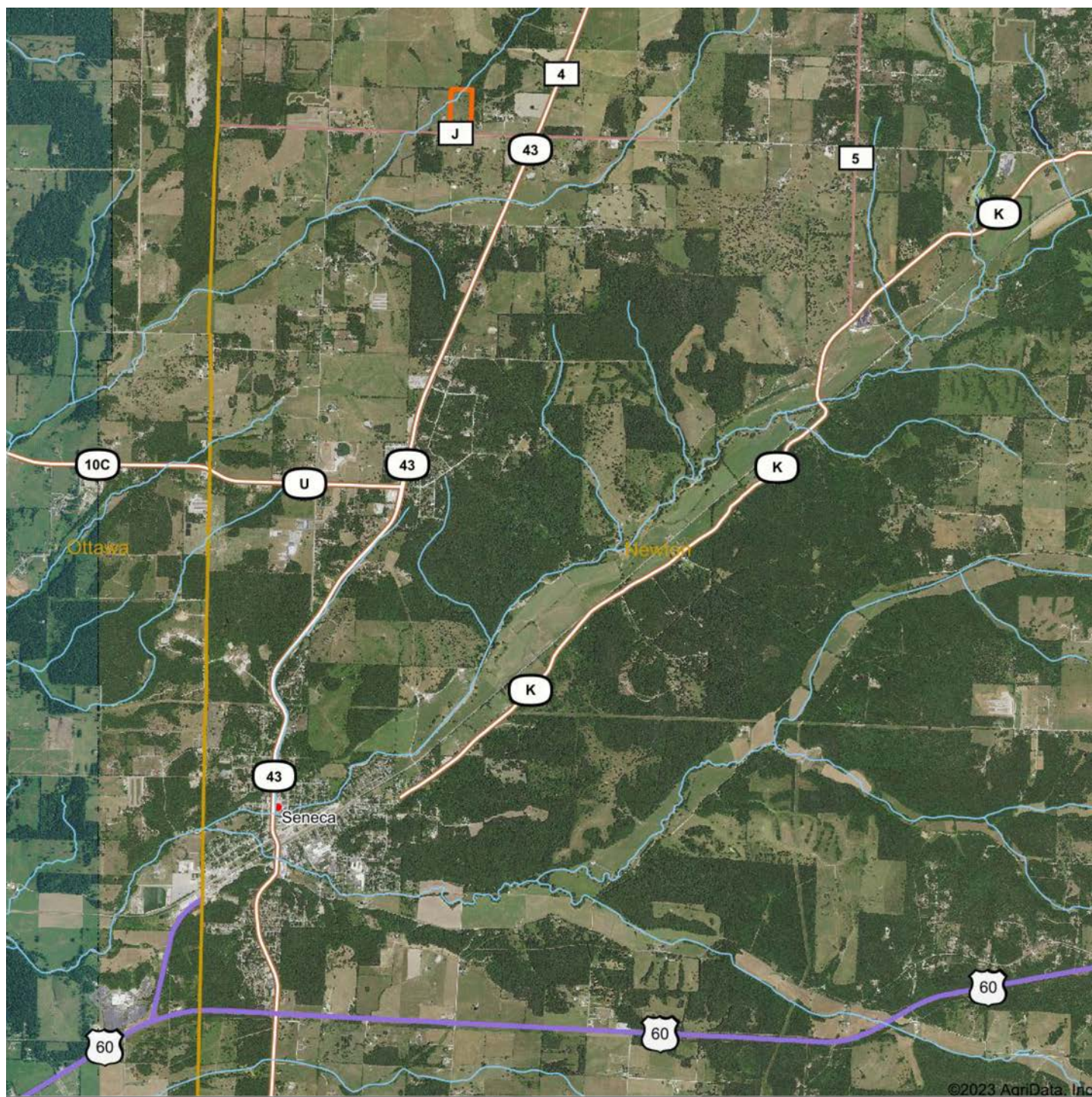
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# OVERVIEW MAP



Boundary Center: 36° 53' 54.47, -94° 35' 36.16



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12/15/2023

## 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  
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## MidwestLandGroup.com

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